



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS

180 – Unit Apartment Community
Serving Families of the City of McKinney

Proposed Tax Credit Development
by Circle F Ranch Lofts, Ltd.
dba GroundFloor

SENIORS

180 – Unit Apartment Community
Serving Seniors of the City of McKinney

Proposed Tax Credit Development
by Circle F Ranch Seniors, Ltd.
dba GroundFloor



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Development Summary

Circle F Ranch Lofts and Circle F Ranch Seniors are two unique developments proposed by GroundFloor to be situated at the corner of future Hardin Boulevard at Community Avenue – in the Honey Creek Entertainment District near the border of the Scenic District according to its ONE McKinney 2040 Comprehensive Plan. There exists convenient access to Interstate Highway 75 in both directions, and public libraries, city parks, shopping and dining, and the public school campuses serving the communities are just minutes away. As a high opportunity area for tax credit housing, the proposed developments scores increasingly well for the 9% LIHTC allocation cycle in 2018.

Circle F Ranch Lofts is a proposed three story development for families and comprised of 180 total units, of which 110 will be limited by income compliance. These units are 1 BR, 2 BR and 3 BR dwellings serving 30%, 50% and 60% AMI; however, there are 70 market rate units in the development making this a true mixed income community.

Circle F Ranch Seniors is also a proposed three story development for seniors and comprised of 180 total units, of which 115 will be limited by income compliance. These units are 1 BR and 2 BR dwellings serving 30%, 50% and 60% AMI; however, there are also 65 market rate units in the development, making it a true mixed income community as well.

Development Team

DEVELOPER

GroundFloor – Dallas, TX

GENERAL CONTRACTOR

Maker Bros, Inc. - Dallas, TX

ARCHITECT

Cross Architects , PLLC - Plano, TX

CIVIL ENGINEERING

Sanchez & Associates, LLC - McKinney, TX

MANAGEMENT

Texas Inter-Faith Management Corporation - Houston, TX

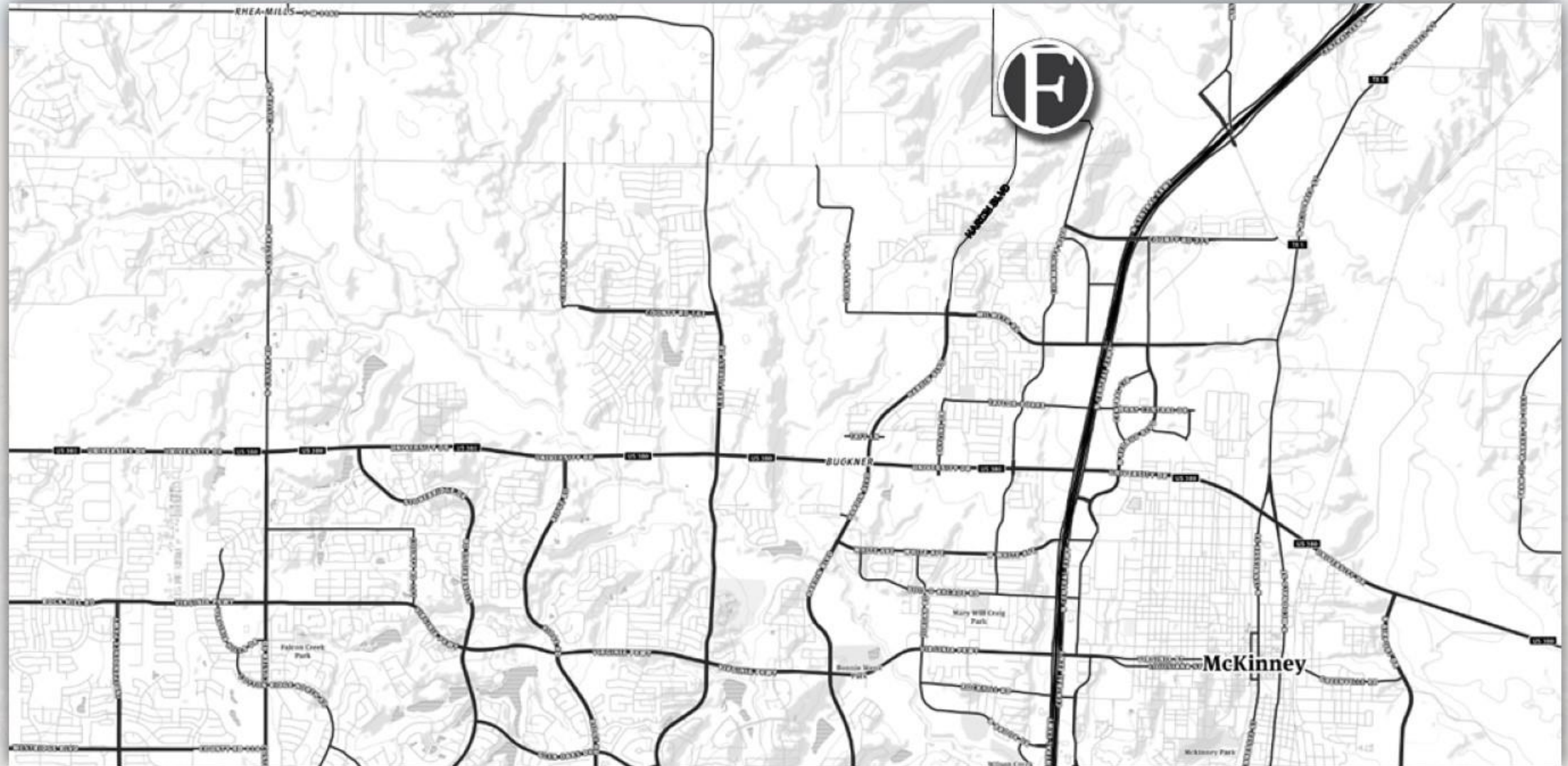
RESIDENT SERVICES

Portfolio Resident Services, Inc. - Houston, TX



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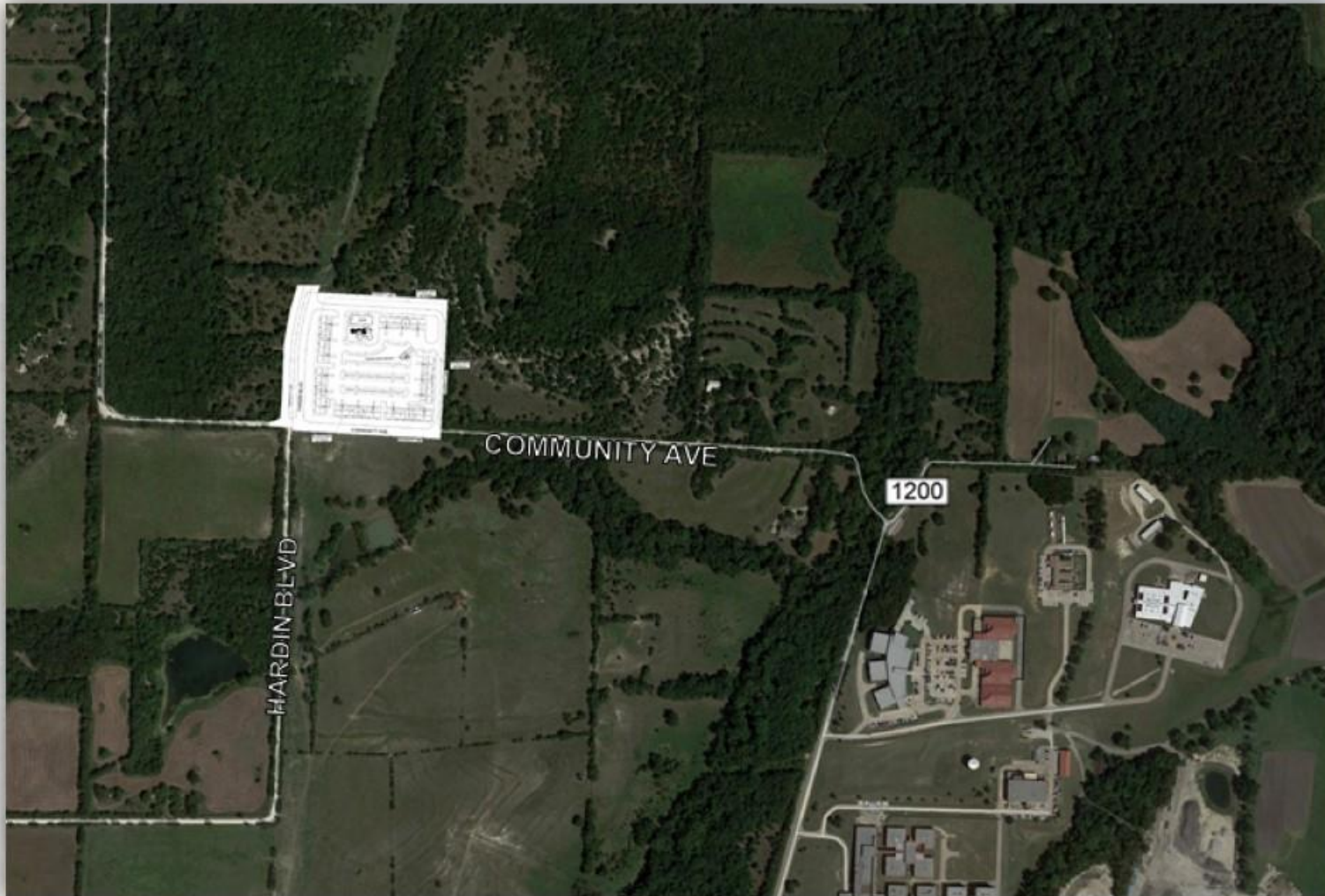




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LOFTS – Site Layout





CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

SENIORS – Site Layout





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LOFTS AND SENIORS – Site Layout

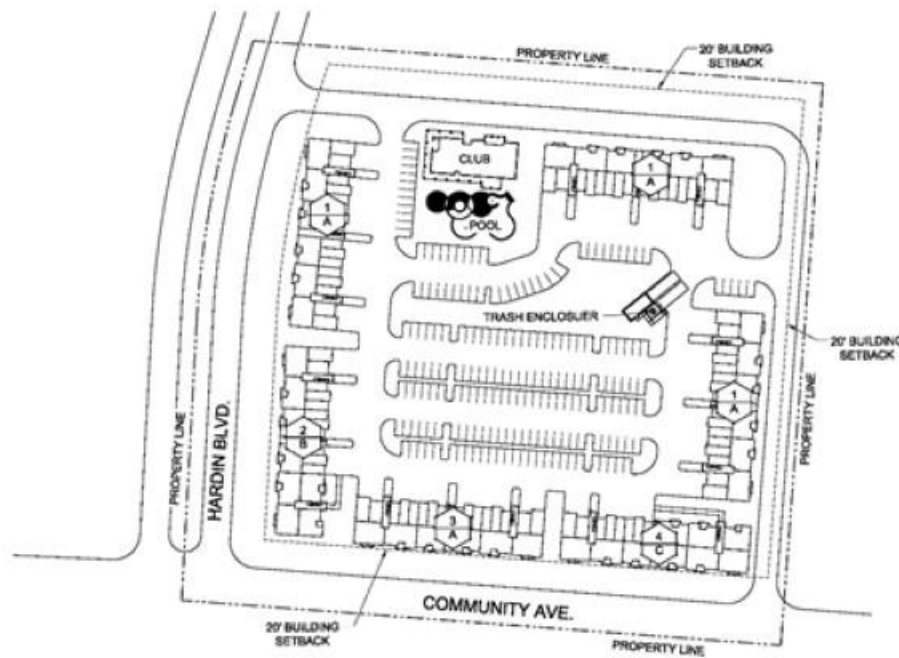




CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS – Preliminary Site Plan & Project Data



Cross architects

GF HOLDINGS
McKINNEY, TEXAS

A1.0

SITE PLAN
TRACT A

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SITE PLAN
SCALE 1" = 100'

Preliminary Unit Mix – All 3-Story Buildings

Unit Type	Unit Sq Ft	# of Units	Total Net Unit Sq Ft
1 Bed/ 1 Bath	750 SF	50 Units	37,500 SF
2 Bed/ 2 Bath	950 SF	100 Units	95,000 SF
3 Bed/ 2 Bath	1,350 SF	30 Units	40,500 SF
Totals		180 Units	173,000 SF

Typical Property Amenities

- Controlled Access Gates
- Microwave
- Dishwasher
- Washer/Dryer Hook-ups
- Balconies
- Patios
- Exterior Storage
- Ceiling Fans
- Refrigerator w/ icemaker
- Spacious Closets
- Library
- Fitness Center
- Pool / Covered Arbor
- Spa
- Theater/Media Center
- Common Area Wi-Fi
- Business Center
- Barbeque and Picnic Areas
- Walking Trails



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS – Representative Architecture

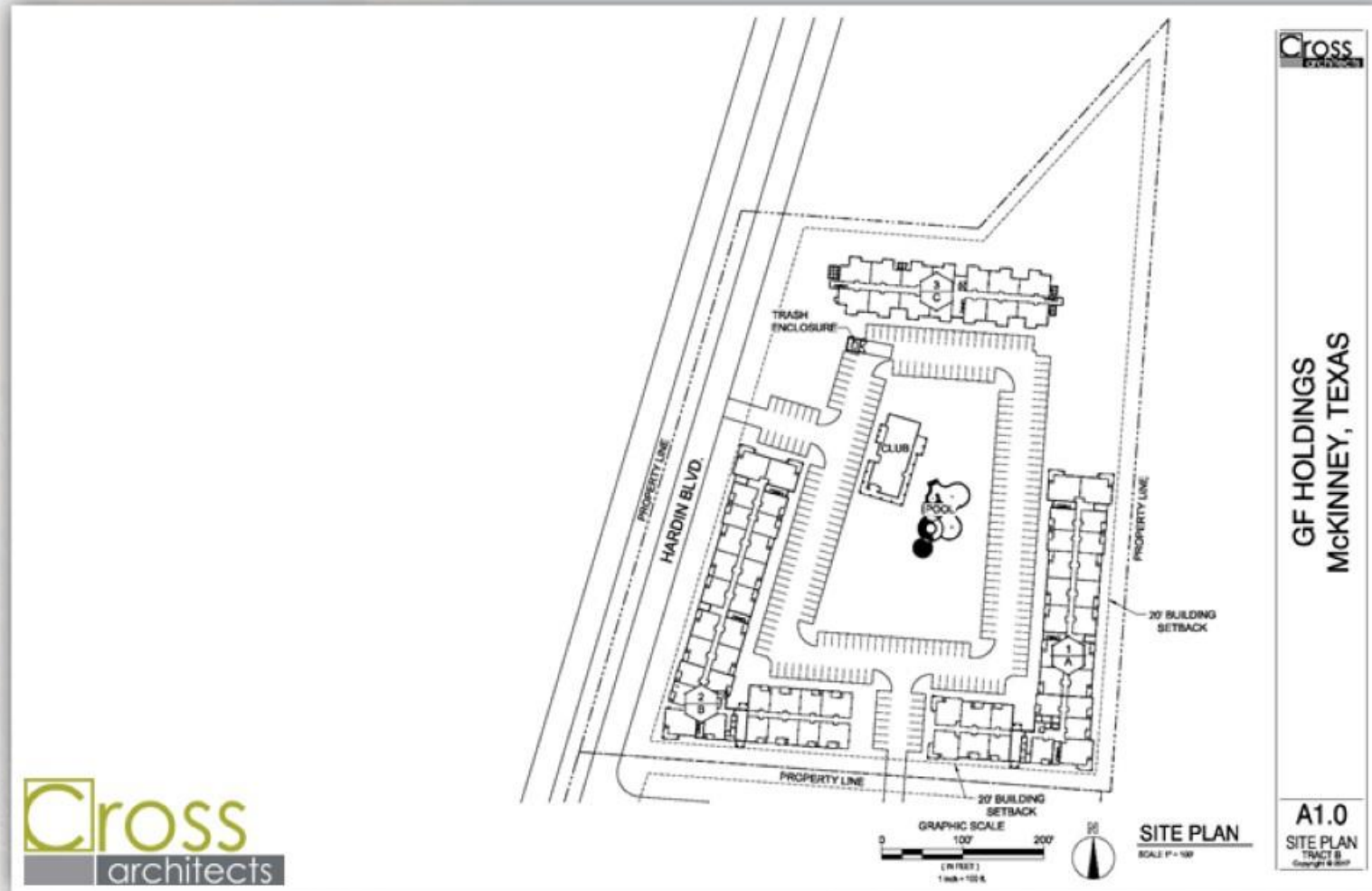




CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

SENIORS – Preliminary Site Plan & Project Data



Preliminary Unit Mix – All 3-Story Buildings

Unit Type	Unit Sq Ft	# of Units	Total Net Unit Sq Ft
1 Bed/ 1 Bath	750 SF	140 Units	105,000 SF
2 Bed/ 2 Bath	950 SF	40 Units	38,000 SF
Totals		180 Units	143,000 SF

Typical Property Amenities

- Controlled Access Gates
- Microwave
- Dishwasher
- Washer/Dryer Hook-ups
- Balconies
- Patios
- Exterior Storage
- Ceiling Fans
- Refrigerator w/icemaker
- Spacious Closets
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- Business Center
- Barbeque and Picnic Areas
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SENIORS – Representative Architecture





CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Surrounding Area

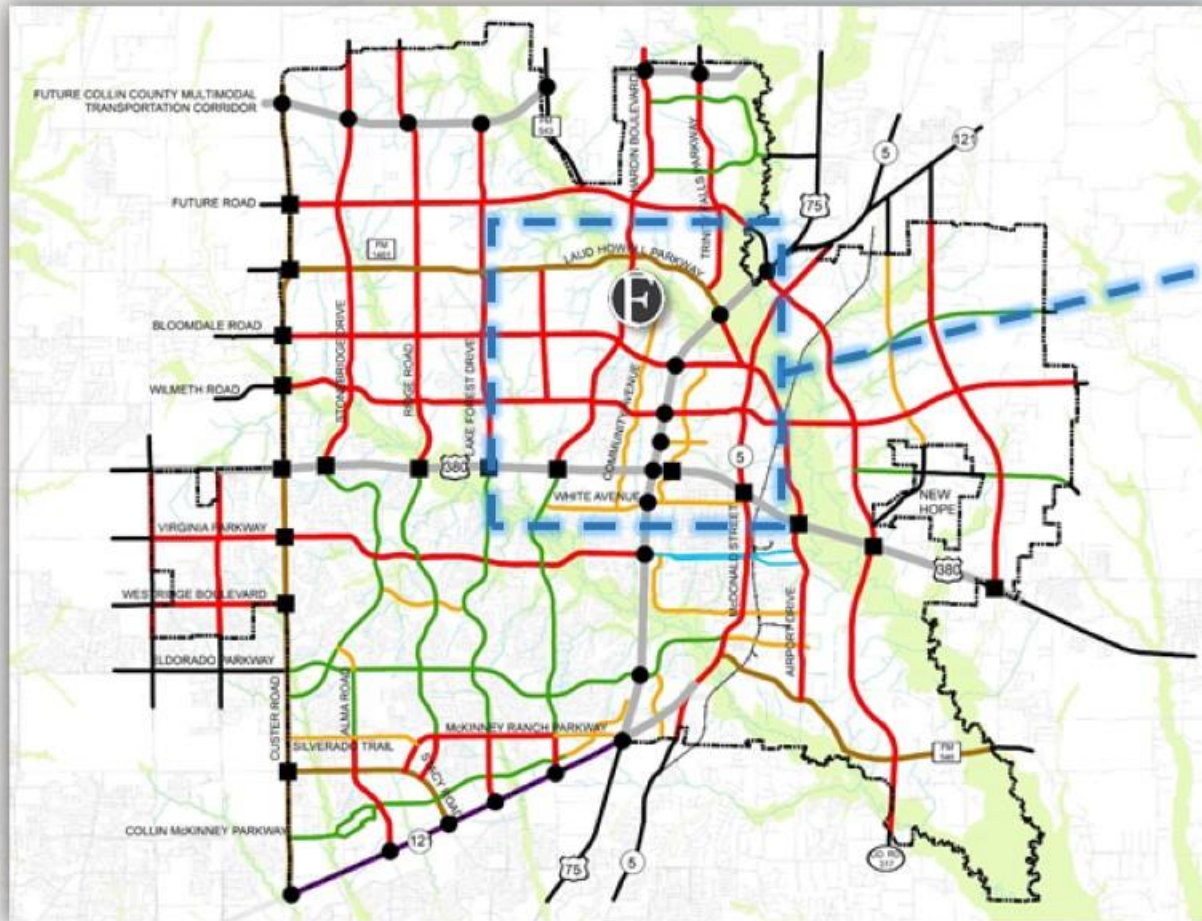




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Hardin Boulevard at Community Avenue – McKinney, Texas

City of McKinney Master Thoroughfare Plan

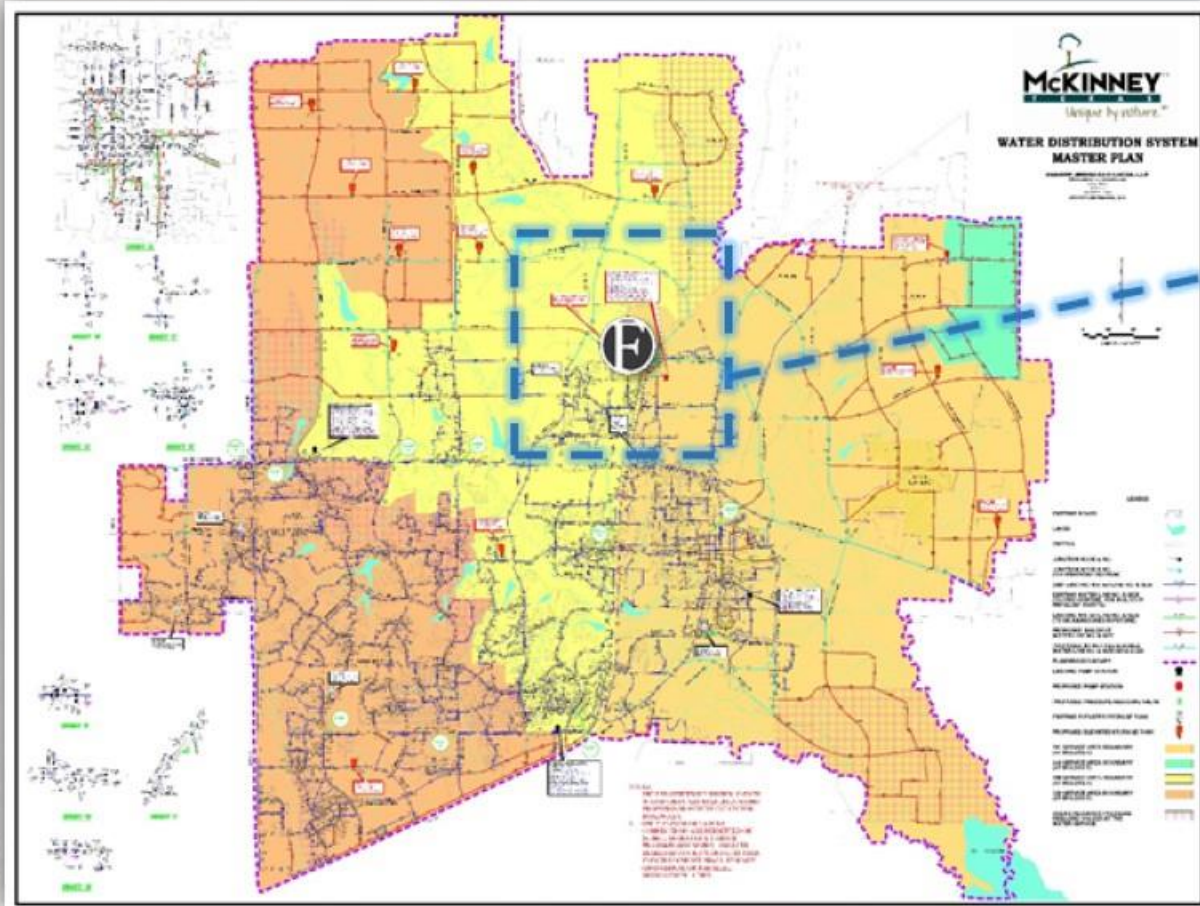




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City of McKinney Master Water Distribution Plan

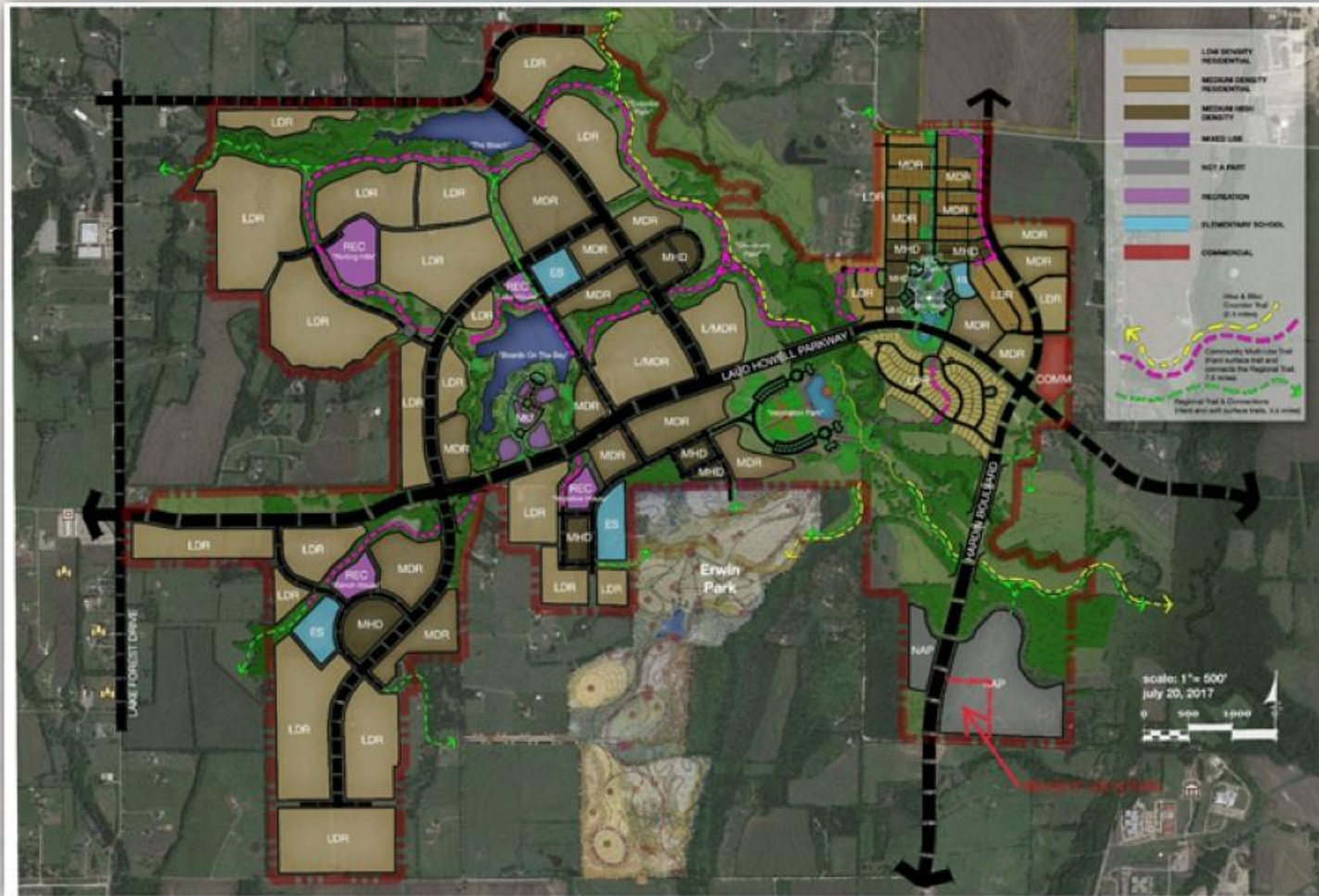




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Hardin Boulevard at Community Avenue – McKinney, Texas

City of McKinney Honey Creek Master Plan





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GroundFloor Overview



Brandon Bolin is a co-founder, Chief Executive Officer and President of GroundFloor. Prior to forming GroundFloor in 2009, Mr. Bolin practiced law at Jackson Walker L.L.P. as a Land Use Associate. While there, Mr. Bolin worked with some of the top development companies in Dallas-Fort Worth on land development, zoning and public incentive matters. During law school, Mr. Bolin worked with the in-house counsel of Hillwood Capital on the \$2 billion Victory Park Project, and with Harvest Partners on the \$750 million Park Lane Project. After law school, Brandon took a position in acquisitions with INCAP Fund assisting with the River District land assembly in the North Oak Cliff area of Dallas.

Mr. Bolin is a graduate of the Dedman School of Law at Southern Methodist University where he was inducted as a Barrister and received the John F. Kennedy award given annually to two of the top graduating law students. Mr. Bolin is a graduate of The City College of New York, graduating Summa Cum Laude, Phi Beta Kappa, with a Bachelor's degree in Political Science.





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Design Architect - Cross Architects, PLLC

Firm Profile

Cross Architects is a forty two person architectural firm that was founded in 2003. The firm specializes in the design and planning of multi-family apartments, commercial office buildings, retail shopping centers, retail shops, restaurants and hotels. We have designed thirty four 221d4 HUD projects, twenty seven senior living projects, and over one hundred sixty multi-family apartment projects.

The firm's goal is to establish a long-term partnership with its clients. We earn our client's respect with integrity, honesty and high moral standards. Cross Architects has worked with many types of developers and clients. This has enabled our company to build a firm foundation for all types of developments. Cross Architects is a HUB (Historically Underutilized Business) certified business.

Brian W. Rumsey, founding partner, obtained his Architectural Degree from Texas Tech University in 1998 and is principal in charge of the residential/multi-family/hospitality design studio. He is a member of the National Council of Architectural Registration Boards (NCARB).

Bret Flory, partner, received his Architectural Degree from the University of Arkansas in 1998. He is principal in charge of the commercial design studio.

Cross Architects is currently working on projects with: Accent Development, Cadence Capital, Cadence Diversified, Caliber Collision, Carleton Residential Construction, Cayetano Development, Cross Development, Duval Construction, Gardner Capital, Hamilton Valley Management, Hunt Properties, JCI Residential, NE Construction, Northpoint Properties, Salem Clark, Stoneleaf Companies, Stonehawk Capital Partners, Strategic Construction, SWBC Real Estate Development, St. Ives Realty, Trinity Partners, Trepex Construction, Palladium USA International, Roundstone Development, Thompson Realty, Right Quest, Piller, Mathew Southwest, and Western Securities Limited.





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General Contractor - Maker Bros, Inc.

Maker Bros. (“Maker”) is a privately held real estate development and construction company based in Dallas, Texas. Our team is dedicated to providing an exceptional experience and value to its investors, customers and residents. The partners have spent their careers sourcing, underwriting, zoning, acquiring, building and capitalizing multifamily and other commercial real estate assets in suburban and infill locations throughout Texas. Having built or developed in excess of 18,000 multifamily units, each partner’s expertise plays an important role within Maker’s fully integrated team. You can expect our highly qualified team to execute and deliver quality projects on-time and on-budget.

Maker was founded on a principle that is now rarely found in our industry – provide an exceptional client and investor experience. We accomplish this by partnering with project stakeholders that share in our core values and character. Maker only develops and constructs sustainable communities that provide a sense of place for our residents, while simultaneously exceeding the goals set by our investors and partners.

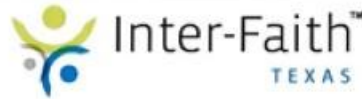




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Texas Inter-Faith Management Corporation



Texas Inter-Faith Management Corporation

Texas Inter-Faith Management Corporation (TIFMC) was formed in 1998 and is a non-profit organization that was specifically formed to improve the life of economically disadvantaged people through the advocacy and management of decent affordable housing that supports mutual aid programs.

Stable asset performance is a key ingredient towards ensuring content, satisfied residents. Recurring maintenance repairs including the unit interiors, exterior, common areas, capital improvements, and preventative maintenance programs promote a high quality, clean, healthy environment for residents, their guests, and for the TIFMC staff. Building and grounds maintenance promotes leasing activity and resident longevity. Through the TIFMC trained management professionals, contractors are required to submit competitive bids and all work is coordinated and inspected by experienced in-house staff for quality. A Policy and Procedures Manual for all on-site and Corporate Office personnel is distributed to ensure quality service is uniformly administered.

TIFMC is the liaison between the Property Owner and all other outside sources, to include governmental compliance authorities, residents, contractors, etc. Although a proactive approach to management is TIFMC's preferred methodology, an immediate action is occasionally required; therefore, an experienced team is crucial when executing decisions on high priority issues that may have short deadlines.

Apart from the operational aspects, the Accounting Systems are in place to include auditors, software systems, banking relationships, annual budgets, and customized reports that provide a clear, accurate accounting trail of costs, revenues, delinquencies, along with Balance Sheets, Rent Rolls, and other reports that maintain and monitor financial activity. This data is archived and accessible at all times.

This organization is ready to assume management or assist with special operational requests twenty-four/seven, or at a moment's notice.



Current Assets Managed by Texas Inter-Faith Management Corporation

800 Heights (Sr) Occupancy 97%	60 Units	Beall Village (Sr) Occupancy 97%	78 Units
800 Heights Blvd. Houston, Texas 77007		4463 N. MacGregor Way Houston, Texas 77004	
Brompton Square Apts. Occupancy 98%	214 Units	Sprucewood Apts. Occupancy 97%	152 Units
1323 Witte Road Houston, Texas 77055		12101 Steepleway Blvd. Houston, Texas 77029	
Coronado Apartments Occupancy 98%	140 Units	Avenue Terrace Occupancy 97%	144 Units
2901 FM 518 E. League City, Texas 77573		4004 Irvington Blvd. Houston, Texas 77009 (Third Party – Not GROUP Owner)	
Buckhorn Crossing Apts. Occupancy 99%	240 Units	Avenue Terraces Occupancy 94%	48 Units
6650 Prue Road San Antonio, Texas 78240 (Asset Management)		4300 Irvington Blvd. Houston, Texas 77009 (Third Party – Not GROUP Owner)	
Enclave @ Copperfield Occupancy 96%	252 Units	Washington Courtyards Occupancy 97%	74 Units
15503 FM 529 Houston, Texas 77095		2505 Washington Houston, Texas 77007 (Third Party – Not GROUP Owner)	
Enclave @ Quail Crossing Occupancy 99%	196 Units	Pleasant Village (Sr) Occupancy 92%	144 Units
Phase 1 5000 Watkins Way Friendswood, Texas 77546		1922 Pleasantville Houston, Texas 77029	
Enclave @ Quail Crossing Occupancy 100%	68 Units	Avenue Station Occupancy 97%	68 Units
Phase 2 5000 Watkins Way Friendswood, Texas 77546		2010 N. Main Street Houston, Texas 77009 (Third Party – Not GROUP Owner)	
Gateway Park Apts. Occupancy 99%	204 Units		
2500 Watson Road Arlington, Texas 76014			

2,082 Total Units

Senior Properties are noted above: (Sr)



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Portfolio Resident Services



Portfolio Resident Services, Inc. (PRS) is a 501 (c) (3) non-profit organization that works to improve the lives of children, adults, and seniors who reside within affordable (low to moderate income) apartment communities.

PRS designs, staffs, implements, and tracks programs that proactively assist residents in both the short and long term. Our efforts focus on meeting LURA requirements, building community, and providing upward mobility through beneficial resources and educational programs. Having modeled and refined resident services for over 19 years, and with its signature Good Neighbor Program, PRS has become one of the top third-party providers in the nation. PRS currently serves over 240 properties throughout Texas, Mississippi, Oklahoma, Colorado, and New Mexico represented by more than 39,500 apartment homes. Our reporting software is instrumental in delivering uniform, high quality services throughout our portfolio. PRS tracks resident participation, outside donations, and community success stories to ensure quality control across our portfolio. Our enhanced programming, which includes video supported curriculum targeted at specific audiences with topics including women empowerment and teen self-esteem have allowed PRS to maintain its impactful mission through less on site hours for smaller properties with cash flow restraints.

PRS currently offers 120 dynamic and relevant programs which include after school activities, homework help, adult education, financial literacy, computer skills, nutrition classes, exercise classes, and community pride projects. We often achieve our mission through collaborating with community partners and channeling resources to our residents. We currently partner with over 75 organizations to provide our residents with resources including utility assistance, back-to-school supplies, health screens, healthcare consulting, and financial planning. We currently collaborate with the Central Texas Food Bank for after school program meals while another organization provides hot lunches to our Senior Citizens every Monday through Friday. The reigning Miss Black America, Roneshia Ray, has hosted numerous self-esteem building workshops for our teens. We encourage each resident to participate to improve their quality of life and strengthen their sense of community. It is proven that these resources and activities are more effective when individuals are motivated to pursue them.



MAINTAINING A HIGHLY SUCCESSFUL RESIDENT SERVICES PROGRAM

The Good Neighbor Program, Portfolio Resident Services' premier resident services program, is your one-stop shop for quality resident programs and activities, agency compliance, an extensive partnership network, and added value for your apartment community.

Our comprehensive approach makes certain that service and quality are not compromised. By partnering with the owner, management team, and residents, we ensure residents' personal needs and interests are addressed and the apartment community benefits having the financial and social boost it needs to remain competitive.

PROGRAM BENEFITS

Activities for Residents: Our team creates, promotes, and facilitates a wide variety of activities for residents of all ages and backgrounds, including LURA requirements and other specific program requests. Resident surveys help our team to identify needs and interests within the community and evaluate the relevance of the activities offered. Calendars and flyers are posted in common areas and provided for management distribution each month.



Compliance: Quality and experience matter to you and they matter to us. Each month, a report is generated detailing the activities offered and those who participated. All compliance documentation, including Monthly Reports, Calendars and Flyers, Resident Sign-In Sheets, and Registration Forms, is maintained on-site in the event of an audit.



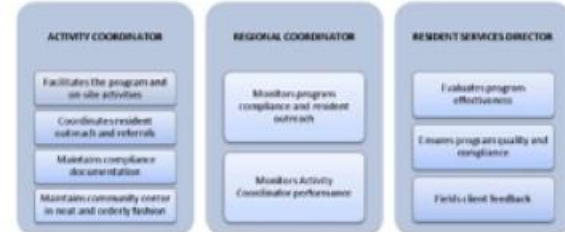
Partnership: Our team actively pursues partnership opportunities with local and state agencies and members of the community at large. Our partnership network allows us to procure specialized programming, donations, volunteers, and guest speakers that may be of interest within your apartment community. Local resource information is readily available in every community center for easy reference by residents.

Added Value: As residents become aware of the availability and take advantage of the program, their roots within your apartment community grow deeper. The effects of the program extend beyond the community center's door. Whether residents learn and try something new, meet a neighbor, or acquaint themselves with employment opportunities in the surrounding area, residents and prospects alike will associate your apartment community with an amenity and support system valued well beyond their rental dollars.



A SUCCESSFUL TEAM, A SUCCESSFUL PROGRAM

The Activity Coordinator, our on-site expert, handles all aspects of activity selection, scheduling, marketing and compliance. Each Activity Coordinator is supported locally by a Regional Coordinator and monitored corporately by a Resident Services Director. These additional layers of oversight allow us to ensure the program provided at your apartment community is highly successful and well-received by residents and the community at large. Our team members are available to assist with all aspects of the program.



YOUR SUPPORT MAKES A SUCCESSFUL PROGRAM POSSIBLE

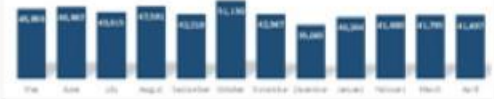
- Use the program as a selling tool! Highlight the program as an amenity unique to your apartment community. Tour the community center with prospects and introduce the Activity Coordinator when at all possible. Prospects will be enthused to learn all activities are offered free of charge to residents.
- Cheer our team on! Take every opportunity to encourage residents to participate in activities.
- Ask questions! Read the Resident Services Agreement, look through compliance documentation, and observe the program in action. We enjoy talking about the program and the potential outcomes it can produce in your apartment community.
- Provide feedback! Communicate with our team regularly. Our team values and utilizes your feedback to constantly improve the program and guarantee the best available resident services product within your community.
- Notify us! As soon as you learn of a compliance audit, please contact us. We'll make sure to have our team on the ground to conduct a pre-audit and ensure that the services portion is ready.



Resident Participation

12 Month (May 2016-April 2017)

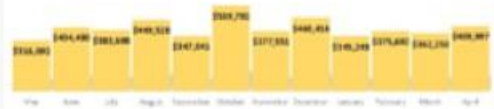
Total Participation 528,883



Added Value

Monetary Donations, Goods, & In-Kind Volunteers
12 Month (May 2016-April 2017)

Total Added Value \$4,175,796



Resident Participation by Impact Category

12 Month (May 2016-April 2017)

Serving 40,715 Units





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THANK YOU!

Contact:

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