

APPLICATION FOR FINANCING

Executive Summary Information Prior to Inducement

to

McKinney Housing Finance Corporation

in the amount of

\$11,000,000

for

Lakes of Eldorado Apartments

1400 Eldorado Parkway

McKinney, Texas 75069

(220 Units)

Applicant

Lakes of Eldorado To-Be-Formed LLC

First Southwest Company

May 9, 2014

Project Information

Property Identification

Lakes of Eldorado Apartments will be located just east of I-75 at 1400 Eldorado Parkway, McKinney, TX 75069. The project is a proposed rehabilitation of an existing garden style two-story, brick and hardy side wood frame building.

Zoning

Yes for apartments

EXISTING PROJECT / REHABILITATION

Age of Units

19 Years

Proposed Improvements

Full interior rehabilitation with replacement appliances, flooring, window coverings, faucets, sinks, light fixtures, hardware. Exterior rehabilitation will include exterior painting, replacement of deteriorated carpentry, replacement of sign package, exterior lighting, HVAC replacement, irrigation and landscaping improvements, parking lot improvements, sidewalk improvements, drainage and erosion control, boiler replacements.

Estimated Rehab per Unit

\$15,000

Proposed Unit Mix

	<u># of Units</u>	<u>Unit Type</u>	<u>Sq. Feet</u>	<u>Rent</u>
	100	1 Bedroom	576-586	\$635-665
	60	2 Bedroom/1BA	750	\$820
	20	2 Bedroom/2BA	850	\$820
	<u>40</u>	3 Bedroom	959	\$940
Total	220			

Current Occupancy

95%

Acreage

Approximately 10 acres

Property Amenities

1 Clubhouse, 2 laundry centers, 44 garages, 2 swimming pools, 1 playground

Unit Amenities

Range, refrigerator, dishwasher, garbage disposal, full size washer & dryer connections, ceiling fan in living room, individual hvac units, central hot water boiler.

Market Study Results

N/A Project is currently at 95% Occupancy

Ownership & Management Information

Name, address, phone number and contact of Applicant Lakes of Eldorado To-Be-Formed LLC
621 Cowboys Parkway, Suite 200
Irving, TX 75063

Contact: Tim Smith
832 230-4302

Applicant Information For-Profit Corporation
Date of Organization: To Be Formed
State of Organization: Texas

Applicant’s Involvement in a Lawsuit None per applicant

Name, address, phone number and contact of Management Company Norstar Accolade Property Management
621 Cowboys Parkway, Suite 200
Irving, TX 75063

Contact: Stephanie Baker
Phone: 214 496-0600 x228

Ownership Information (of project site) Present Owners: The Lakes of Eldorado, Ltd.

Bond Structure and Financing Information

Estimated Total Cost of Project \$17,635,433

Estimated Amount of Financing applied for \$11,000,000 (subject to change)

Reason for financing To access tax-exempt rates and obtain allocation of tax credit equity

Proposed type of security or credit enhancement for Bonds Cash Collateralized. Bonds are anticipated to be paid off on the placed in service date (March 31, 2016 est.) using permanent FHLMC or FNMA financing.

Affordable Housing Component

Applicant's plan for enhancing the availability of units for persons and families of low or moderate income 100% of units @ 60% of median income.