

Sphinx at Throckmorton Villas

820 E. University Dr., McKinney, TX 75069

Tax Exempt Bonds w/ 4% Tax Credits

2017

Schedule of Utility Allowances						
Category	Type	Bedrooms				
		Eff	1	2	3	4
Heating	ELECTRIC	\$ 9.00	\$ 10.00	\$ 13.00	\$ 16.00	\$ 19.00
Cooking	ELECTRIC	\$ 4.00	\$ 4.00	\$ 6.00	\$ 8.00	\$ 10.00
Basic Electric	ELECTRIC	\$ 14.00	\$ 17.00	\$ 23.00	\$ 29.00	\$ 36.00
Water Heating	ELECTRIC	\$ 9.00	\$ 10.00	\$ 13.00	\$ 16.00	\$ 19.00
Air Conditioning	ELECTRIC	\$ 9.00	\$ 10.00	\$ 14.00	\$ 18.00	\$ 22.00
Water						
Sewer						
Other						
Total		\$ 45.00	\$ 51.00	\$ 69.00	\$ 87.00	\$ 106.00
Source	McKinney Housing Authority					
Effective	1-May-17					

Debt Sizing:	
NOI	\$ 1,541,252
DCR	1.15
Cash available for debt service	\$ 1,224,429
Tax exempt interest rate	5.00%
Maximum tax exempt debt	\$ 28,000,000
Maximum annual payment	\$ 1,695,751
Annual cash available for tax-exempt debt service	\$ 1,224,429
Tax-exempt debt	\$ 20,217,000
actual debt service including fee spread	\$ 1,224,392
Cash available for taxable debt	\$ -
Taxable Interest rate	3.00%
Taxable amortization term	30.0
Taxable Debt	\$ -
Actual Tax-exempt debt service	\$ 1,224,392
Actual Taxable debt service	\$ 0.00
Actual total debt service	\$ 1,224,392
Servicing and other Fees	
issuer fee	0.00% \$ -
compliance fee	
Monitoring fee	
Servicer fee	0.0000% \$ -
Trustee fee	\$ -
Total Fees	\$ -
Fees as a % of tax exempt bonds	
Total Actual debt service and fees	1,224,392
Actual DCR	1.2588
Amount in excess of allowable	\$ 37
LTV Loan Calc:	Cap Rate: 8.00% 19,593,000
LTC Loan Calc:	37,065,323 90% 33,358,000

Revenue Summary	
Rent	\$ 2,430,283
Other	\$ 186,738
Gross Total	\$ 2,617,021
less Vacancy	(196,277)
Net Total Income	\$ 2,420,745

Debt/Unit	PerLoan/Cost
\$ 92,315	49.1%

Sources of Funds				Uses of Funds			
		Amount	% of Total	Total Costs	Per Unit	% of Total	
Debt & Other	Taxable			Land & Other Improvements	1,425,000	6,507	3%
Primary Mortgage	0	20,217,000	49%	Construction (site, hard, garage)	27,660,696	126,305	67%
Other Gap (McKinney NOFA)		-	0%	Architecture & Engineering	859,000	3,922	2%
Soft Funds (TDHCA HOME TCAP)		3,000,000	7%	Permits & Fees	917,982	4,192	2%
McKinney - Fee Waiver & Sales Tax		-	0%	Financing	695,170	3,174	2%
Debt Service Reserve Fund Bonds		-	0%	Construction Period Interest	2,310,000	10,548	6%
TDHCA MFDL Match		150,000	0%	Bond Costs	534,435	2,440	1%
Equity				Tax Credit Costs	79,337	362	0%
Tax Credit Equity	\$1.00	15,688,713	38%	Soft Costs	442,201	2,019	1%
Deferred Developer Fee	45%	2,127,979	5%	Legal	124,000	566	0%
GP Equity		-	0%	FF&E	224,600	1,026	1%
				Pre Stabilization Costs	89,500	409	0%
				Reserves	1,051,942	4,803	3%
				Developer Fee	4,769,828	21,780	12%
Total Sources of Funds		41,183,692	100%	Total Uses of Funds	41,183,692	188,053	100%
Cash developer Fee		2,641,849					

Syndication Costs & Capital Contributions		Federal Tax Credit Calculation		Acquisition Credits		New Construction		Total
Syndicators Legal Fees	\$ -	Total Eligible Basis	-	\$ -	-	36,568,681		
Construction Services Fe	\$ 0.00	High Cost Area Adjustment	100%		130%			
Bridge Loan Fee	\$ 0.00	Applicable Fraction	98%		97.947%			
Initial Capital Contribution	\$ -	Total Qualified Basis	-		46,563,358			
Bridge Loan	0.00%	Credit Percentage	3.37%		3.37%			
First Capital Contribution	0.00%	Total Annual Tax Credits - per basis	-		1,569,185	3.81%	\$ 1,569,185	
less Initial	\$ -	Maximum Annual Credits				3.81%	2,000,000	
less Bridge Loan	\$ -	Annual Tax Credits					1,569,185	
First Additional Contribution	\$ -	Total 10 Years Tax Credits					15,691,852	
Second Capital contributic	0.00%	General Partner Tax Credits					3,138	
Final Capital Contribution	0.00%	Limited Partner Tax Credits					15,688,713	
Total Capital Contribution	\$ -	Gross Tax Credit Factor					\$ 1.00	
Net Capital Contribution	0	Gross Proceeds From TC Sale					15,688,713	
		less Syndication Cost					\$ -	
		Net Proceeds From TC Sale					15,688,713	

Other Income, monthly					
Application Fees	35%	219	\$50.00	100%	\$319
Forfeited Deposits	35%	219	\$250.00	15%	\$240
Late Rents & NSF		219	\$35.00	15%	\$1,150
Lease Termination & Cleaning Fees		5	\$35.00		\$15
Pet Fees		219	\$ 15.00	20%	\$ 657
Interest Income		219	\$250.00	2.0%	\$91
Laundry Income		219	\$3.00	15%	\$1,495
Other: Retail Rental Income		12,392	\$1.00	85%	\$10,533
Garages	0%	0	\$0.00	85%	\$0
Vending Machines		219	\$3.00	10%	\$66
Cable TV and Telephone Fees		219	\$7.00	65%	\$996
20 \$ 75.00 per unit max		Monthly Total		per unit:	\$15.562
				Annualized for	\$186.738

Sphinx at Throckmorton Villas

820 E. University Dr., McKinney, TX 75069

Tax Exempt Bonds w/ 4% Tax Credits

2017

PERSONNEL				per unit	2017
Administrative Payroll/Payroll Taxes					
5204	Property Manager		\$25.00	237.44	52,000
5204	Assistant Property Manager		\$18.00	182.65	40,000
5204	Leasing Agent	20	\$15.00	71.23	15,600
5204	Other Office Personnel	0	\$15.00	0.00	0
5220	Payroll Taxes & Benefits		25%	122.83	26,900
Subtotal Administrative Payroll/Payroll Taxes				614.16	134,500
Maintenance Payroll/Payroll Taxes					
5202	Foreman		\$23.08	219.18	48,000
5202	Assistant Foreman	40	\$17.50	166.21	36,400
5202	Part-time Assistant	20	\$15.00	71.23	15,600
5202	Part-time Assistant	0	\$9.00	0.00	0
5220	Payroll Taxes and Benefits		25%	114.16	25,000
Subtotal Maintenance Payroll/Payroll Taxes				570.78	125,000
Staff Apartment				0 \$ 921	0.00
PERSONNEL				SUBTOTAL	1,184.93 259,500
MANAGEMENT FEES					
		\$ 1,000	min/mo.		
5106	Management Fee at	4.0%	EGI	442.15	96,830
ADMINISTRATIVE					
5320	Office Supplies				4,500
5108	Social Services				8,000
5322	Postage & Federal Express				1,750
5306	Legal				7,500
5324	Printing and Duplicating				4,250
5310	Employee Training				3,300
5112	Compliance Monitoring				8,600
5302	Onsite Computer Software	Yardi			4,000
5326	Telephone and Answering Service				3,200
5100	Accounting				4,150
Other Administrative					0
ADMINISTRATIVE				SUBTOTAL	224.88 49,250
LEASING					
5400	Advertising			56.62	12,400
5406	Promotion, Signs & Misc.			36.53	8,000
	Brochures			25.11	5,500
	Newspaper			30.59	6,700
LEASING				SUBTOTAL	148.86 32,600
UTILITIES					
5500	Electricity			287	62,800
5508	Water/Sewer & Trash Removal			639	140,000
5504	Gas (Heating and Hot Water)				0
UTILITIES				SUBTOTAL	926.03 202,800
SERVICE CONTRACTS					
					per unit
5630	Grounds Expense (Landscaping Contract)				21,000
5622	Exterminating				2,340
56xx	Misc.				0
5646	Security				3,240
5656	Uniforms / Work Clothes				600
5618	Elevator				0
5626	Fire Safety				1,000
SERVICE CONTRACTS				SUBTOTAL	128.68 28,180
CLEANING & DECORATING					
5610	Carpet		80.00		7,008
5640	Painting		100.00		8,760
5612	Cleaning, Blinds		50.00		4,380
CLEANING & DECORATING				SUBTOTAL	92.00 20,148
REPAIRS & MAINTENANCE					
5644	Swimming Pool				7,500
5614	Office/Hallways/Common Areas				1,750
5616	Electrical				1,500
5642	Plumbing				1,500
5628	Heating/Air Conditioning				750
5600	Appliances				900
5654	Hard ware and Tools				500
5634	Locks and Keys				1,000
5632	Light Bulbs & Fixtures				1,000
5606	Building Exterior				2,500
5662	Miscellaneous Supplies	240			52,560
Laundry Facilities					0
REPAIRS & MAINTENANCE				SUBTOTAL	326.30 71,460
TAXES & INSURANCE					
5708	Real Estate Taxes			0.00	0
5702	Insurance			275.00	60,225
7305	Franchise tax	Trustee Fees		15.98	3,500
Replacement Reserves				251.14	55,000
TAXES & INSURANCE				SUBTOTAL	542.12 118,725
Land Lease payment					0
TOTAL OPERATING EXPENSES				36.3%	879,492
OPERATING EXPENSE PER UNIT					4,016

Sphinx at Throckmorton Villas

820 E. University Dr., McKinney, TX 75069
Tax Exempt Bonds w/ 4% Tax Credits

2017

0

20 Year - OPERATING PRO FORMA			Year	1	2	3	4	5	6	7	8	9	10	
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
Income														
Gross Potential Revenue	\$	924.77	\$	2,430,283	\$ 2,478,889	\$ 2,528,467	\$ 2,579,036	\$ 2,630,617	\$ 2,683,229	\$ 2,736,894	\$ 2,791,631	\$ 2,847,464	\$ 2,904,413	
Other Income	\$	71.06	\$	186,738	190,473	194,282	198,168	202,131	206,174	210,298	214,503	218,794	223,169	
Interest Earnings on DSRF		0.00%		-	-	-	-	-	-	-	-	-	-	
Less: Vacancy		7.50%		(196,277)	(200,202)	(204,206)	(208,290)	(212,456)	(216,705)	(221,039)	(225,460)	(229,969)	(234,569)	
TOTAL REVENUE			\$	2,420,745	\$ 2,469,160	\$ 2,518,543	\$ 2,568,914	\$ 2,620,292	\$ 2,672,698	\$ 2,726,152	\$ 2,780,675	\$ 2,836,288	\$ 2,893,014	
Expenses														
Operating	#	3,323	\$	727,662	\$ 749,492	\$ 771,977	\$ 795,136	\$ 818,990	\$ 843,560	\$ 868,867	\$ 894,933	\$ 921,781	\$ 949,434	
Management Fee	4.00%	442	\$	96,830	98,766	100,742	102,757	104,812	106,908	109,046	111,227	113,452	115,721	
Property Taxes		-	\$	-	-	-	-	-	-	-	-	-	-	
Reserves		251	\$	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	
Franchise tax		-	\$	-	-	-	-	-	-	-	-	-	-	
Land Lease Payment		-	\$	-	-	-	-	-	-	-	-	-	-	
TOTAL EXPENSES	0.363	\$ 824,492	\$	879,492	\$ 904,909	\$ 931,068	\$ 957,993	\$ 985,705	\$ 1,014,228	\$ 1,043,586	\$ 1,073,803	\$ 1,104,905	\$ 1,136,917	
NET OPERATING INCOME				\$	1,541,252	\$ 1,564,251	\$ 1,587,475	\$ 1,610,921	\$ 1,634,587	\$ 1,658,470	\$ 1,682,566	\$ 1,706,872	\$ 1,731,384	\$ 1,756,097
Debt Service														
Tax -exempt Bonds	Amount	\$20,217,000	Rate	5.000%	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	
Coverage					-	-	-	-	-	-	-	-	-	
Taxable debt	\$0				-	-	-	-	-	-	-	-	-	
Coverage					1.26	1.28	1.30	1.32	1.34	1.35	1.37	1.39	1.41	1.43
Total Annual Bond Fees					-	-	-	-	-	-	-	-	-	
Debt Service Coverage including fees					1.26	1.28	1.30	1.32	1.34	1.35	1.37	1.39	1.41	1.43
TOTAL DEBT SERVICE	\$1,224,392				1,224,392	1,224,392	1,224,392	1,224,392	(47)	1,224,392	1,224,392	1,224,392	1,224,392	
All In Debt Service Coverage Ratio					1.26	1.28	1.30	1.32	1.34	1.35	1.37	1.39	1.41	1.43
CASH FLOW AFTER DEBT SERVICE				980	316,860	339,859	363,082	386,528	410,195	434,077	458,174	482,479	506,991	531,704
Release of reserves														
Asset Management Fee					7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
Other Debt	\$3,000,000		1.00%		115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	
Cash Flow after Other Debt					193,570	216,568	239,792	263,238	286,904	310,787	334,883	359,189	383,701	408,414
Developer Note	100% CF	\$2,127,979	1.00%		193,570	216,568	239,792	263,238	286,904	310,787	334,883	359,189	31,177	-
NP / HFC portion:	25%	\$531,995			48,392	\$54,142	59,948	65,810	71,726	77,697	83,721	89,797	7,794	-
Cash Flow after Developer Note					-	-	-	-	-	-	-	-	352,524	408,414
Partnership Management Fee					-	-	-	-	-	-	-	-	7,500	7,500
Soft Debt	0% CF	\$0	0.00%		-	-	-	-	-	-	-	-	-	-
Cash Flow after Soft Debt					-	-	-	-	-	-	-	-	345,024	400,914
NET CASH FLOW					-	-	-	-	-	-	-	-	345,024	400,914
Incentive Management Fee to GP														
	\$5,444,877		90%		-	-	-	-	-	-	-	-	310,522	360,823
NP / HFC portion:	25%	\$1,361,219			-	\$0	-	-	-	-	-	-	77,630.45	90,205.65
Remaining Cash Flow to Limited Partner			10%		-	-	-	-	-	-	-	-	34,502	40,091

Sphinx at Throckmorton Villas

820 E. University Dr., McKinney, TX 75069
Tax Exempt Bonds w/ 4% Tax Credits

20 Year - OPERATING PRO FORMA			Year	11	12	13	14	15	16	17	18	19	20											
				2028	2029	2030	2031	2032	2033	2034	2035	2036	2037											
Income																								
Gross Potential Revenue	\$	924.77	\$	2,962,502	\$	3,021,752	\$	3,082,187	\$	3,143,830	\$	3,206,707	\$	3,270,841	\$	3,336,258	\$	3,402,983	\$	3,471,043	\$	3,270,841		
Other Income	\$	71.06		227,633		232,185		236,829		241,566		246,397		251,325		256,351		261,479		266,708		251,325		
Interest Earnings on DSRF		0.00%		-		-		-		-		-		-		-		-		-		-		
Less: Vacancy		7.50%		(239,260)		(244,045)		(248,926)		(253,905)		(258,983)		(264,162)		(269,446)		(274,835)		(280,331)		(264,162)		
TOTAL REVENUE			\$	2,950,874	\$	3,009,892	\$	3,070,090	\$	3,131,491	\$	3,194,121	\$	3,258,004	\$	3,323,164	\$	3,389,627	\$	3,457,420	\$	3,258,004		
Expenses																								
Operating	#	3,323	\$	977,917	\$	1,007,255	\$	1,037,472	\$	1,068,597	\$	1,100,655	\$	1,133,674	\$	1,167,684	\$	1,202,715	\$	1,238,796	\$	1,133,674		
Management Fee	4.00%	442	\$	118,035		120,396		122,804		125,260		127,765		130,320		132,927		135,585		138,297		130,320		
Property Taxes		-	\$	-		-		-		-		-		-		-		-		-		-		
Reserves		251	\$	73,915		76,133		78,417		80,769		83,192		85,688		88,259		90,907		93,634		85,688		
Franchise tax		-	\$	-		-		-		-		-		-		-		-		-		-		
Land Lease Payment		-	\$	-		-		-		-		-		-		-		-		-		-		
TOTAL EXPENSES	0.363	\$ 824,492		4,016	\$	1,169,868	\$	1,203,783	\$	1,238,693	\$	1,274,626	\$	1,311,612	\$	1,349,683	\$	1,388,870	\$	1,429,207	\$	1,470,727	\$	1,349,683
NET OPERATING INCOME				\$	1,781,007	\$	1,806,109	\$	1,831,397	\$	1,856,866	\$	1,882,509	\$	1,908,321	\$	1,934,294	\$	1,960,420	\$	1,986,693	\$	1,908,321	
Debt Service																								
Tax -exempt Bonds	Amount	\$20,217,000	Rate	5.000%	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	1,224,392	
Coverage					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taxable debt	\$0				-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Coverage					1.45	1.48	1.50	1.52	1.54	1.56	1.58	1.60	1.62	1.56	1.58	1.60	1.62	1.60	1.62	1.62	1.62	1.56	1.56	
Total Annual Bond Fees					-	180	-	-	0	-	1	-	2	-	-	-	-	-	-	-	-	-	-	
Debt Service Coverage including fees					1.45	1.47	1.50	1.52	1.54	1.56	1.58	1.60	1.62	1.56	1.58	1.60	1.62	1.60	1.62	1.62	1.62	1.56	1.56	
TOTAL DEBT SERVICE	\$1,224,392				1,224,392	1,224,572	1,224,393	1,224,392	1,224,393	1,224,392	1,224,394	1,224,392	1,224,395	1,224,392	1,224,394	1,224,392	1,224,395	1,224,392	1,224,394	1,224,392	1,224,395	1,224,392		
All In Debt Service Coverage Ratio					1.45	1.47	1.50	1.52	1.54	1.56	1.58	1.60	1.62	1.56	1.58	1.60	1.62	1.60	1.62	1.62	1.62	1.56	1.56	
CASH FLOW AFTER DEBT SERVICE				980	556,614	581,536	607,004	632,473	658,117	683,929	709,900	736,028	762,298	683,929										
Release of reserves																								
Asset Management Fee					7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
Other Debt	\$3,000,000		1.00%	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	115,790	
Cash Flow after Other Debt				433,324	458,246	483,714	509,183	534,826	560,639	586,610	612,738	639,008	560,639											
Developer Note	100% CF	\$2,127,979	1.00%	-	-	-	-	-	-	-	-	-	-											
NP / HFC portion:	25%	\$531,995		-	-	-	-	-	-	-	-	-	-											
Cash Flow after Developer Note				433,324	458,246	483,714	509,183	534,826	560,639	586,610	612,738	639,008	560,639											
Partnership Management Fee				7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500											
Soft Debt	0% CF	\$0	0.00%	-	-	-	-	-	-	-	-	-	-											
Cash Flow after Soft Debt				425,824	450,746	476,214	501,683	527,326	553,139	579,110	605,238	631,508	553,139											
NET CASH FLOW				425,824	450,746	476,214	501,683	527,326	553,139	579,110	605,238	631,508	553,139											
Incentive Management Fee to GP																								
Incentive Management Fee to GP	\$5,444,877	90%	383,242	405,671	428,592	451,515	474,594	497,825	521,199	544,714	568,357	497,825												
NP / HFC portion:	25%	\$1,361,219		95,810.40	101,417.80	107,148.10	112,878.70	118,648.46	124,456.16	130,299.75	136,178.49	142,089.22	124,456.16											
Remaining Cash Flow to Limited Partner		10%	42,582	45,075	47,621	50,168	52,733	55,314	57,911	60,524	63,151	55,314												

Sphinx at Throckmorton Villas

820 E. University Dr., McKinney, TX 75069

Tax Exempt Bonds w/ 4% Tax Credits

2017

PROJECT SUMMARY

Acreage	12.96	Operating	727,662	3,323
Total Net Rentable Square Footage	234,951	Management Fee	96,830	442
Accessory Structure Sq. Ft.	14,260	Property Taxes	0	0
Low Inc. Rentable & Access. Sq. Ft.	249,211	<u>Reserves</u>	<u>55,000</u>	<u>251</u>
Patio, Balconies & Utility Sq. Ft.	66,542	TTL	879,492	4,016
Total Rentable Sq. Ft. & Patio etc.	315,752			
Commercial Spaces (Sq. Ft.)	12,392.00	0% Units at 30%	Area Median Income	
<u>Total Overall Square Footage</u>	<u>328,144</u>	5.4% Units at 50%	Area Median Income	
Number of Units	219	93% Units at 60%	Area Median Income	
Number of Low Income Units	214.9923	2% Units at Market		
Number of Market Rate Units	4.0077	<u>23% Units 3 bedroom or larger</u>		

Sources of Funds

	<u>Permanent Amount</u>	<u>% of Ttl Dev. Cost</u>	<u>Construction</u>	<u>% of Ttl Dev. Cost</u>
Debt				
Tax-exempt Bonds	20,217,000	49.1%	24,000,000	58%
Taxable Debt	-	0.0%	-	0%
Other debt - HOME	3,000,000	7.3%	3,000,000	7%
City Soft	-	0.0%	-	0%
McKinney - Fee Waiver & Sales Tax	-	0.0%	-	0%
TDHCA MFDL Match	150,000			
Equity				
Tax Credit Equity @ \$ 1.00	15,688,713	38.1%	9,413,228	23%
Deferred Developer Fee 45%	2,127,979	5.2%	4,769,828	12%
GP Equity	-	0.0%	636	0%
Total Sources of Funds	<u>41,183,692</u>	<u>100%</u>	<u>41,183,692</u>	<u>0%</u>

Uses of Funds

	<u>Total Costs</u>	<u>Per Unit</u>	<u>Per Sq. Ft.</u>	<u>% of Ttl Dev. Cost</u>
Land & Buildings	1,425,000	6,507	6.07	3.46%
Construction	27,660,696	126,305	117.73	67.16%
Architecture & Engineering	859,000	3,922	3.66	2.09%
Permits & Fees	917,982	4,192	3.91	2.23%
Financing	695,170	3,174	2.96	1.69%
Construction Period Interest	2,310,000	10,548	9.83	5.61%
Bond Costs	534,435	2,440	2.27	1.30%
Tax Credit Costs	79,337	362	0.34	0.19%
Soft Costs	442,201	2,019	1.88	1.07%
Legal	124,000	566	0.53	0.30%
FF&E	224,600	1,026	0.96	0.55%
Pre Stabilization Costs	89,500	409	0.38	0.22%
Reserves	1,051,942	4,803	4.48	2.55%
Developer Fee	4,769,828	21,780	20.30	11.58%
	0			
Total Uses of Funds	<u>41,183,692</u>	<u>188,053</u>	<u>175.29</u>	<u>100.00%</u>
	0.9			

Aerial Map



Building with Ground Floor Retail Space



Residential Building



Building Elevations



50% BRICK
20% SIDING
30% STUCCO

FRONT ELEVATION
1/16" = 1'-0"

NOTE: ALL ROOF SLOPES
ARE 4:12 TYPICAL



40% SIDING
60% STUCCO

SIDE ELEVATION
1/16" = 1'-0"



60% BRICK
30% SIDING
10% STUCCO

FRONT & REAR ELEVATION
1/16" = 1'-0"

NOTE: ALL ROOF SLOPES
ARE 4:12 TYPICAL

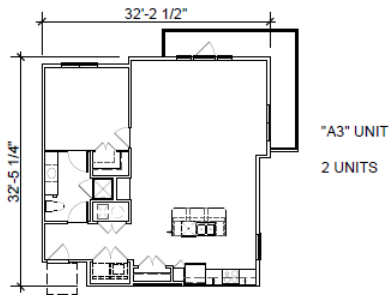


50% BRICK
50% SIDING

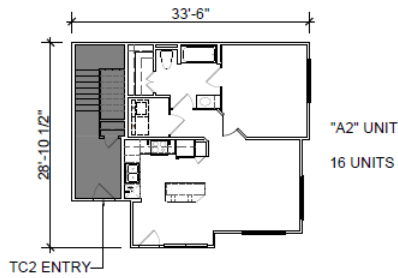
SIDE ELEVATION
1/16" = 1'-0"



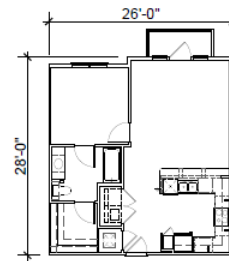
Floor Plans



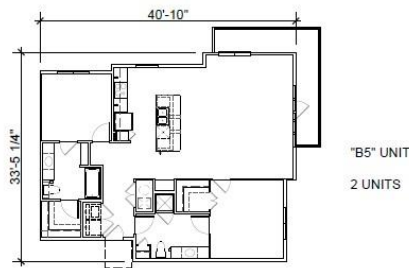
A3
943 SQ.FT.



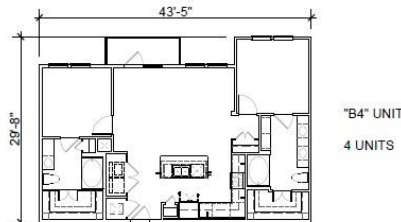
A2
721 SQ.FT.



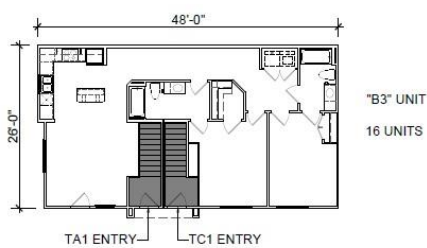
A1
717 SQ.FT.



B5
1,185 SQ.FT.



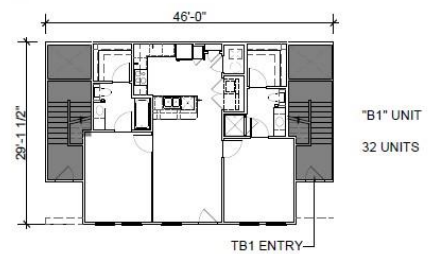
B4
1,152 SQ.FT.



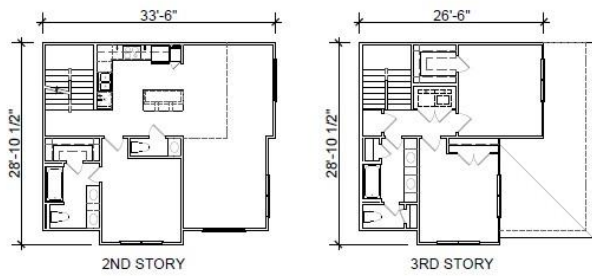
B3
1,116 SQ.FT.



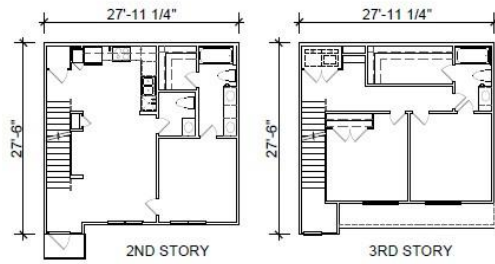
B2
952 SQ.FT.



B1
916 SQ.FT.



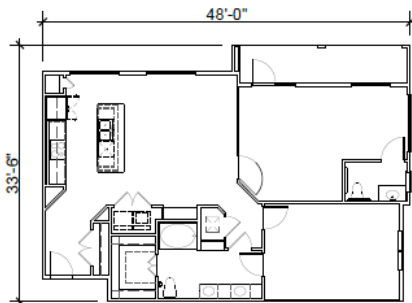
LEVEL 2-3
"TC2" UNIT
16 UNITS



LEVEL 2-3
"TC1" UNIT
16 UNITS

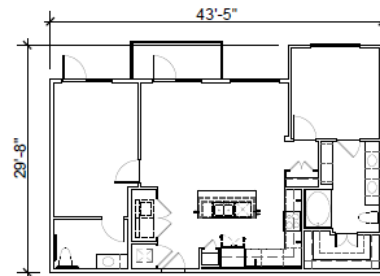
TC2
1,714 SQ.FT.

TC1
1,437 SQ.FT.



"LWC1" UNIT
2 UNITS

LW2
(LIVE / WORK)
1,369 SQ.FT.



"B3LW" UNIT
2 UNITS

LW1
(LIVE / WORK)
1,152 SQ.FT.