

## Project Grant Application

Name	Ikemefuna Enemkpali
Federal Tax I.D.	81-5452127
Incorporation Date	09-20-2016
Mailing Address	3030 Lyndon B Johnson Fwy, #1350, Dallas, Texas, 75234
Phone Number	(214) 342-1400
Email	<a href="mailto:ik@sdcus.com">ik@sdcus.com</a>
Website	<a href="http://www.sdcus.com">www.sdcus.com</a>
Facebook	n/a
Instagram	n/a
Twitter / X	n/a
LinkedIn	n/a

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.

The Sphinx Group (Sphinx) is a leader of Companies with expertise and heart in the full spectrum of the real estate industry. Vertically integrated, our robust platform provides the capabilities to successfully execute in all aspects of development, construction, and property management—namely in development, acquisition, finance, asset management, property management, construction management, marketing, leasing, accounting, financial reporting, legal, risk management, information technology, and human resources.

Sphinx is organized into three divisions: Sphinx Development Corporation (SDC); Sphinx Residential, LLC (Sphinx Residential); and SDC Construction LLC (SDC Construction).

Sphinx Development Corporation (SDC) is a Dallas-based real estate development company committed to affordable housing provision, with specialization in Low Income Housing Tax Credit (LIHTC) products under Section 42 of the Internal

Revenue Code. Leveraging over 30 years of consultation, appraisal, and development experience, SDC has collaboratively overseen the development, construction, management, and sale of over 10,000 units, holding direct GP interests in over 2,600 of these units. SDC has supervised mass housing development and construction on international initiatives of more than 5,000 housing units within master-planned communities. At the heart of SDC is the pure desire and dedication to solve tomorrow's housing solutions, today.

Sphinx Residential, LLC is a principal company providing a wide range of property-related services with excellence in managing affordable housing for families and seniors in underserved neighborhoods and communities throughout Texas. The Property Management team utilizes over 25 years of experience in areas such as multifamily property ownership, acquisition and disposition, financial reporting, asset management, property management, leasing best practices, and risk management. This division has grown in skillfully building loyal, top-performing teams focused on unmatched service delivery and accountability for achieving aggressive goals. Led by results driven, people-oriented members with high energy management style, we consistently deliver positive results in highly competitive business environments, without sacrificing integrity or quality.

SDC Construction LLC is a fully integrated service firm with capabilities to support the full project life cycle. Capabilities include professional planning, design construction, program and construction management, as well as utilizing specialized technical services for infrastructure, transportation, power, process, environmental, utilities, and facilities. Our primary focus is on good client relationships based on honesty and integrity. This philosophy, with attention to detail, is what has propelled SDC to the heights in the industry.

Organization Type	For profit corporation
Name	Ikemefuna Enemkpali
Title	Development Analysts
Mailing Address	3030 Lyndon B Johnson Fwy, #1350, Dallas, Texas, 75234

Phone Number	(214) 342-1400
Email Address	<a href="mailto:ik@sdcus.com">ik@sdcus.com</a>
Name	Linda Jones
Title	Administrative and marketing Coordinator
Mailing Address	7300 SH 121, SB, Suite 200, McKinney, TX , 75070
Phone Number	(972) 547-7654
Email Address	<a href="mailto:ljones2@mckinneycdc.org">ljones2@mckinneycdc.org</a>
Are you the property owner?	Yes
Name	Joseph Agumadu
Company	SDC Throckmorton Villas, LP
Mailing Address	3030 Lyndon B Johnson Fwy, #1350, Dallas, TX, 75234
Phone Number	(214) 342-1400
Letter of Support for Project from Property Owner	<a href="#">380 Villas -- City Council Resolution Support.pdf</a>
Funding - Total Amount Requested	\$1,200,000.00
Are matching funds available?	No
Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?	No
Have you received or will funding be requested	No

from other organizations / foundations for this project?

Has a request for grant funding been submitted to MCDC in the past five years? **No**

Leadership Staff **Jideofor "Jay" Oji - Chairman  
Joseph Agumadu - CEO  
Tekevwe Okobiah - Vice President of Development & Finance**

Project / Business Name **380 Villas**

Location of Project **SWQ of 380 & Throckmorton McKinney TX**

Physical Address **1003 Throckmorton Street, McKinney , TX, 75069**

Property Size (in acres) **14.267**

Collin CAD Property ID **2859829**

What kind of project is proposed? (Check all that apply.) **New project**

Estimated Date of Project Start Date **09/02/2024**

Estimated Date of Project Completion Date **12/31/2024**

Project Details and Proposed Use **380 Villas is an affordable multifamily housing development comprised of 260 living units. 100% of the residential units will be marketed to families earning no more than 60% of the area median income. The development will be financed with Tax Exempt Bonds and 4% Tax Credits. The project is designed for development under the "integrated setting" guidelines as defined by US Housing & Urban Development (HUD). The development plan calls for 12 buildings (6 of which will be finished as Townhome-styled apartments) to be constructed on +/-14.14 acres. Residents will also enjoy a clubhouse with a business center with computers and internet access, a community room with a full**

Days / Hours of Business Operation	The apartment office hours will be Monday to Friday 9am-5:30pm
What is the total cost for this Project?	\$67,454,599.00
What percentage of Project funding will be provided by the applicant?	9
Are matching funds available?	No
Other Funding Sources	Citi Bank N.A. - \$28,616,000 TDHCA - \$4,000,000 Affordable Housing Partners - \$27,323,565  All above funding sources have either closed or is estimated to close in April, 2024.
Estimated Annual Taxable Sales	0
Current Appraised Value of Property	\$7,980,000
Estimated Appraised Value (post-improvement)	\$41,040,000
Estimated Construction Cost for Total Project	\$39,842,000
Total Estimated Cost for Project Improvements included in grant request	\$39,842,000
Total Grant Amount Requested	\$1,200,000
Attach Competitive Bids for the Project	<a href="#">Competitive Bids for project.pdf</a>
Has a feasibility study or market analysis been	Yes

completed for this proposed project?

Attach Executive Summary

[Executive Summary rev.pdf](#)

Current financial report including current and previous year's profit & loss statement and balance sheet.

[380 Villas -- Proforma rev.pdf](#)

Reason for Unavailable Audited Financials

Due to the formation of SDC Throckmorton Villas, LP as a special-purpose entity exclusively for the 380 Villas project, audited financials spanning two years are unavailable as construction activities have not extended over the required timeframe.

Budget

[380 Villas -- Development Cost Schedule.pdf](#)

Financial Statements

[Financial Statement.pdf](#)

W9

[380 Villas -- LP W9.pdf](#)

IRS Determination Letter (if applicable)

[EIN -- SDC Throckmorton Villas LP.pdf](#)

Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.

[Business plan of organization.pdf](#)

Plat / map of property extending 200 feet beyond property in all directions (if applicable).

[380 Villas -- Recorded Plat.pdf](#)

Describe planned support activities, their use, and admission fees (if applicable).

Twelve hours of weekly, organized, on-site services provided to K-12 children by a dedicated service coordinator or 3rd party entity.

Monthly transportation to community/social events such as mall trips, Community theatre, bowling, organized tours, etc.

Annual income tax preparation (offered by an income tax prep service) or IRS-certified VITA (Volunteer Income Tax Assistance) program (offered by a qualified individual) that also emphasizes how to claim the Earned Income Tax Credit

Food pantry consisting of an assortment of non-perishable food items and  
Common household items (i.e. laundry detergent, toiletries, etc.) accessible to  
Residents at least on a monthly basis or upon request by a resident.

Annual health fair provided by a health care professional

Notary Services during regular business hours

Twice monthly on-site social events (i.e. potluck dinners, game nights, sing-alongs, movie nights, birthday parties, holiday celebrations, etc.)

Timeline and schedule from design to completion.

[380 Villas --Project Schedule.pdf](#)

Plans for future expansion / growth.

We are currently collaborating with local land brokers, landowners, and city leaders to identify additional viable land sites for the creation of high-quality affordable housing.

We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.

Selecting this option indicates your agreement with the above statement.

Representative  
Completing Application

A handwritten signature in black ink, consisting of a large, stylized 'S' or 'C' shape with a diagonal slash through it, followed by a horizontal line.

Date

03-29-2024

Property Owner

A handwritten signature in black ink, appearing to read "Joseph A.", written in a cursive style.

Date

03-29-2024



# 380 Villas Executive Summary

## Project Name

380 Villas

## Location

- 1003 Throckmorton St McKinney TX 75069
- SWQ of 380 & Throckmorton St McKinney TX

## Project Overview

380 Villas is a 260- unit multifamily development of quality affordable housing aimed to serve families earning 60% AMI (Area Median income). 380 Villa's housing mix is comprised of 212 units of traditional apartments and 48 attached townhomes comprised within 10 buildings. The purpose of the LIHTC program is to provide quality housing to individuals earning 30-60% of area median income that will not exceed 30% of their income. What makes this project unique is the supportive services being provided to the tenants, resort style pool, basketball courts, and the hike/bike trail.

## Local Relevance

380 Villas aligns closely with the mission and goals of the McKinney Community Development Corporation (MCDC), as it addresses critical needs for quality affordable housing in the city. By providing 260 units tailored for families earning 60% of the Area Median Income (AMI), the project directly supports MCDC's commitment to enhancing quality of life and promoting sustainable economic growth for McKinney residents. Additionally, the inclusion of supportive services for tenants and the integration of a hike/bike trail further contribute to the project's appeal as a community asset, fostering a vibrant and inclusive living environment. This initiative not only meets citizen needs but also promotes the city as an attractive destination while addressing the overarching goal of enhancing McKinney's overall economic vitality through strategic investments in affordable housing.

## Alignment with Grant Criteria

380 Villas seamlessly aligns with the stringent criteria and objectives outlined in the grant application of the McKinney Community Development Corporation (MCDC). By directly addressing the urgent need for affordable housing, the project fulfills the grant's focus on quality-of-life improvements and sustainable economic growth for McKinney residents. Its adherence to eligibility requirements, including the provision of housing for individuals earning 30-60% of the Area Median Income (AMI), exemplifies a strong fit for funding

# 380 Villas Executive Summary

consideration. Moreover, the project's emphasis on supportive services for tenants and the integration of a hike/bike trail underscores its commitment to fostering a thriving, inclusive community, aligning perfectly with the desired outcomes outlined by the grant.

## Team Expertise

- Development
- Construction
- Property management
- Appraisal & Market Study

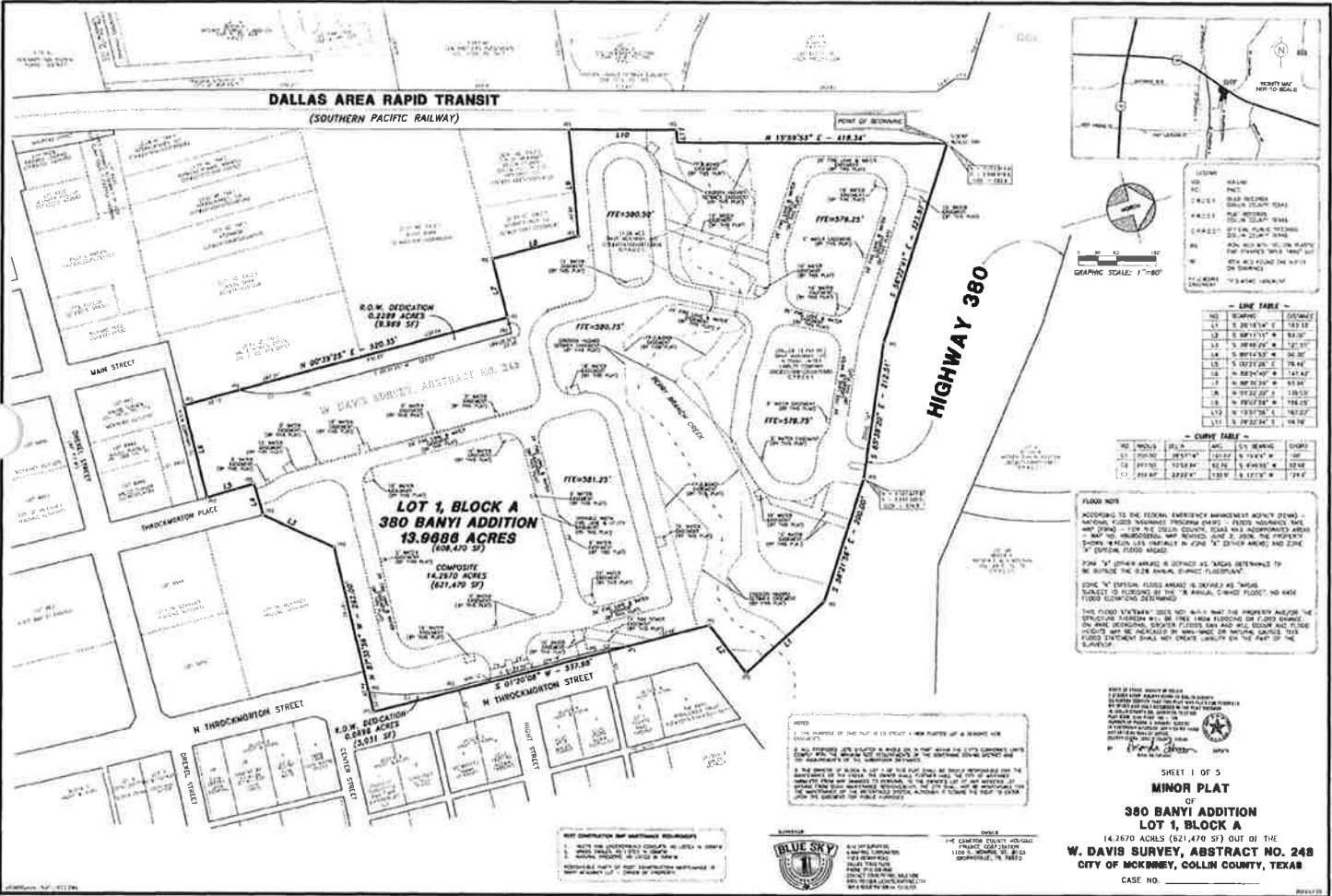
## Community Impact

380 Villas stands poised to positively transform McKinney, offering 260 units of quality affordable housing to address pressing community needs. This initiative will not only enhance inclusivity and socio-economic diversity but also stimulate job creation, contributing to local economic growth. By improving residents' quality of life through secure housing and access to supportive services and recreational amenities, such as the hike/bike trail, the project aligns seamlessly with McKinney's vision of fostering a thriving and sustainable community.

## Conclusion

In conclusion, 380 Villas represents a comprehensive solution to McKinney's urgent need for quality affordable housing, aligning with the city's goals of enhancing community well-being and fostering sustainable economic growth. With its strategic location, tailored amenities, and commitment to serving diverse income levels, this project exemplifies a forward-thinking approach to urban development that promises to leave a lasting positive impact on the city and its residents.

\*A market study can be provided upon request



**LEGEND**

BOUNDARY	MAJOR
PC	PAVED
DR	DRAINAGE
UT	UTILITY
AS	ASPHALT
CS	CONCRETE
GR	GRAVEL
GRASS	GRASS
WOOD	WOOD
WATER	WATER
SEWER	SEWER
STORM	STORM
RAILROAD	RAILROAD
RIGHT OF WAY	RIGHT OF WAY
PROPOSED	PROPOSED
EXISTING	EXISTING

**LINE TABLE**

NO.	BEARING	DISTANCE
1	S 89°15'17" W	543.32
2	S 89°15'17" W	53.30
3	S 89°15'17" W	121.47
4	S 89°15'17" W	50.30
5	S 89°15'17" W	78.84
6	N 89°15'17" W	121.47
7	N 89°15'17" W	50.30
8	N 89°15'17" W	121.47
9	N 89°15'17" W	121.47
10	N 89°15'17" W	121.47
11	N 89°15'17" W	121.47
12	N 89°15'17" W	121.47
13	N 89°15'17" W	121.47
14	N 89°15'17" W	121.47
15	N 89°15'17" W	121.47
16	N 89°15'17" W	121.47
17	N 89°15'17" W	121.47
18	N 89°15'17" W	121.47
19	N 89°15'17" W	121.47
20	N 89°15'17" W	121.47

**CURVE TABLE**

NO.	BEARING	ANGLE	CHORD	CHORD BEARING
1	S 89°15'17" W	90°	543.32	S 89°15'17" W
2	S 89°15'17" W	90°	53.30	S 89°15'17" W
3	S 89°15'17" W	90°	121.47	S 89°15'17" W
4	S 89°15'17" W	90°	50.30	S 89°15'17" W
5	S 89°15'17" W	90°	78.84	S 89°15'17" W
6	N 89°15'17" W	90°	121.47	N 89°15'17" W
7	N 89°15'17" W	90°	50.30	N 89°15'17" W
8	N 89°15'17" W	90°	121.47	N 89°15'17" W
9	N 89°15'17" W	90°	121.47	N 89°15'17" W
10	N 89°15'17" W	90°	121.47	N 89°15'17" W
11	N 89°15'17" W	90°	121.47	N 89°15'17" W
12	N 89°15'17" W	90°	121.47	N 89°15'17" W
13	N 89°15'17" W	90°	121.47	N 89°15'17" W
14	N 89°15'17" W	90°	121.47	N 89°15'17" W
15	N 89°15'17" W	90°	121.47	N 89°15'17" W
16	N 89°15'17" W	90°	121.47	N 89°15'17" W
17	N 89°15'17" W	90°	121.47	N 89°15'17" W
18	N 89°15'17" W	90°	121.47	N 89°15'17" W
19	N 89°15'17" W	90°	121.47	N 89°15'17" W
20	N 89°15'17" W	90°	121.47	N 89°15'17" W

**FLOOD NOTE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - 1704 C-0001 (SOUTH DALLAS) AND ADJACENT AREAS - THE FLOOD INSURANCE RATE MAP (FIRM) - 1704 C-0001 (SOUTH DALLAS) SHOWS A FLOOD HAZARD IN ZONE "A" (SOUTH DALLAS) AND ZONE "X" (SOUTH DALLAS).

ZONE "A" (SOUTH DALLAS) IS DESIGNATED AS A FLOOD HAZARD TO BE SURVEYED BY THE 0.2% ANNUAL FLOOD FLOODPLAIN.

ZONE "X" (SOUTH DALLAS) IS DESIGNATED AS A FLOOD HAZARD TO BE SURVEYED BY THE 1% ANNUAL FLOOD FLOODPLAIN. NO FLOOD ELEVATIONS DETERMINED.

THE FLOOD ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) - 1704 C-0001 (SOUTH DALLAS) AND ADJACENT AREAS. THE FLOOD ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) - 1704 C-0001 (SOUTH DALLAS) AND ADJACENT AREAS. THE FLOOD ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) - 1704 C-0001 (SOUTH DALLAS) AND ADJACENT AREAS.

**NOTES**

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1932.

2. THE BOUNDARIES OF THIS BLOCK A ARE AS SHOWN ON THE SURVEY MAP.

3. THE SURVEY MAP IS FILED IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.

4. THE SURVEY MAP IS FILED IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.

5. THE SURVEY MAP IS FILED IN THE PUBLIC RECORDS OF THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.

**SHEET 1 OF 5**

**MINOR PLAT**

**380 BANYI ADDITION**

**LOT 1, BLOCK A**

**14,2670 ACRES (621,470 SF) OUT OF THE**

**W. DAVIS SURVEY, ABSTRACT NO. 248**

**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

CASE NO. \_\_\_\_\_



**WEST CONSTRUCTION AND SURVEYING**

1. WEST CONSTRUCTION AND SURVEYING HAS BEEN LICENSED BY THE STATE OF TEXAS AS A PROFESSIONAL SURVEYOR.

2. WEST CONSTRUCTION AND SURVEYING HAS BEEN LICENSED BY THE STATE OF TEXAS AS A PROFESSIONAL SURVEYOR.

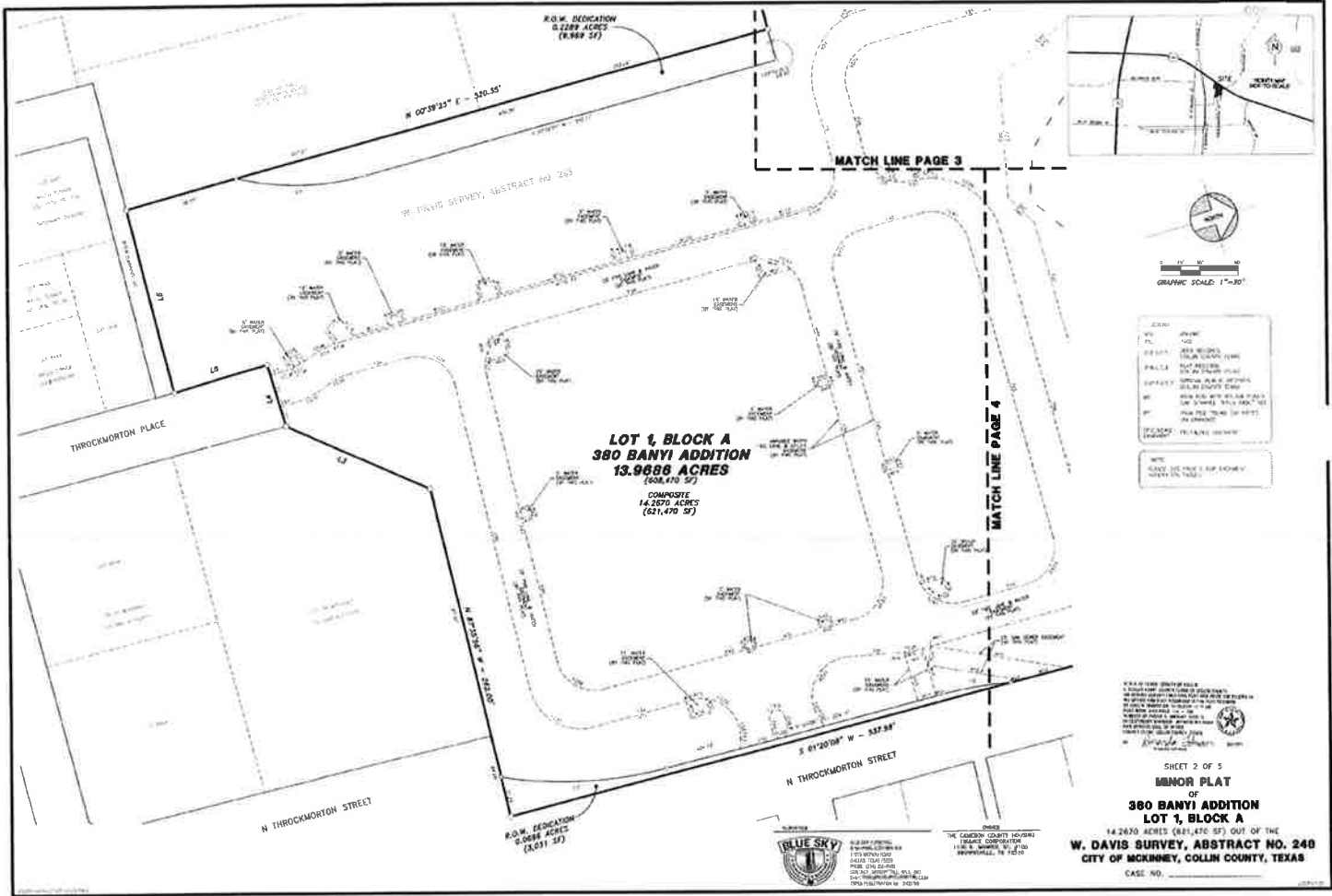
3. WEST CONSTRUCTION AND SURVEYING HAS BEEN LICENSED BY THE STATE OF TEXAS AS A PROFESSIONAL SURVEYOR.

**THE COLLIN COUNTY (HODGSON)**

**PLAT NO. 1704 C-0001**

**1100 S. MONROE, SUITE 200**

**DALLAS, TEXAS 75210**



OWNER	SHAW
PL	NO
PREPARED BY	DAVID MCKINNEY
APPROVED BY	DAVID MCKINNEY
CAPACITY	REGISTERED SURVEYOR
DATE	NOVEMBER 14, 2008
SCALE	AS SHOWN
REMARKS	SEE PLAT

W. DAVIS SURVEY, ABSTRACT NO. 248  
 14.2670 ACRES (621,470 SF) OUT OF THE  
 W. DAVIS SURVEY, ABSTRACT NO. 248  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SHEET 2 OF 5  
 MINOR PLAT  
 OF  
**380 BANYI ADDITION  
 LOT 1, BLOCK A**  
 14.2670 ACRES (621,470 SF) OUT OF THE  
**W. DAVIS SURVEY, ABSTRACT NO. 248**  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_



BLUE SKY SURVEYING  
 1100 S. WYOMING, SUITE 100  
 MCKINNEY, TEXAS 75069  
 (972) 566-1100  
 www.blueskysurveying.com

DALLAS AREA RAPID TRANSIT  
(SOUTHERN PACIFIC RAILWAY)



LEGEND	
ALL	ALLEN
BL	BLOOMINGDALE
CL	CLARK
CO	COOPER
CR	CRANE
CS	CRANE
DA	DALLAS
DC	DALLAS COUNTY
DE	DALLAS COUNTY
DF	DALLAS COUNTY
DG	DALLAS COUNTY
DH	DALLAS COUNTY
DI	DALLAS COUNTY
DJ	DALLAS COUNTY
DK	DALLAS COUNTY
DL	DALLAS COUNTY
DM	DALLAS COUNTY
DN	DALLAS COUNTY
DO	DALLAS COUNTY
DP	DALLAS COUNTY
DQ	DALLAS COUNTY
DR	DALLAS COUNTY
DS	DALLAS COUNTY
DT	DALLAS COUNTY
DU	DALLAS COUNTY
DV	DALLAS COUNTY
DW	DALLAS COUNTY
DX	DALLAS COUNTY
DY	DALLAS COUNTY
DZ	DALLAS COUNTY

N 15°28'31" E - 418.14'

**LOT 1, BLOCK A  
380 BANYI ADDITION  
13.9888 ACRES**  
COMPOSITE  
14,247.0 ACRES  
(621,470 S.F.)

**HIGHWAY 380**

MATCH LINE PAGE 2

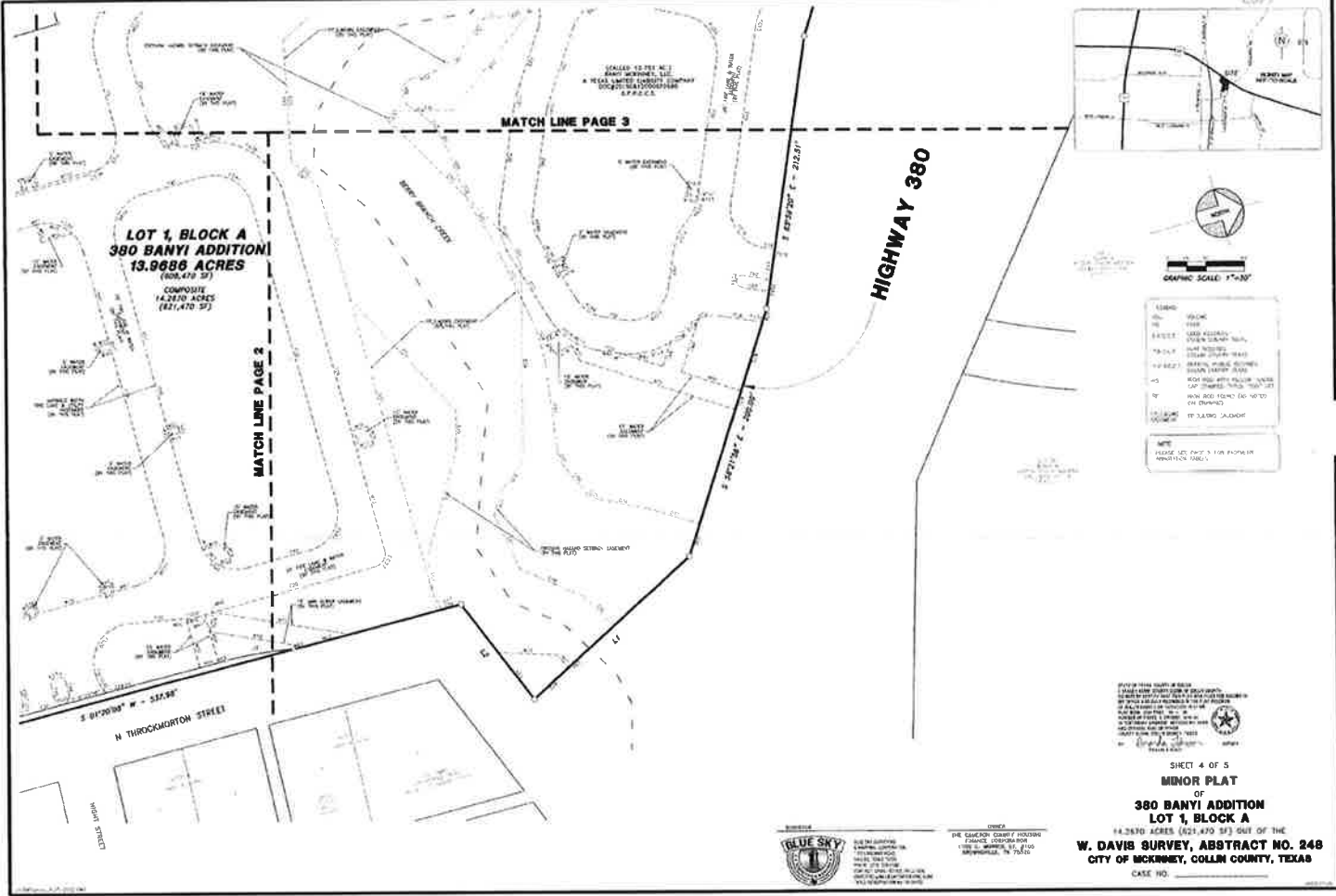
MATCH LINE PAGE 4



THE COUNTY OF DALLAS  
COUNTY CLERK  
JAMES L. BROWN, JR., CLERK  
DALLAS, TEXAS

STATE OF TEXAS  
COUNTY OF DALLAS  
I, JAMES L. BROWN, JR., COUNTY CLERK OF DALLAS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS KEPT IN MY OFFICE.  
WITNESSED MY HAND AND SEAL OF OFFICE THIS 15th DAY OF MARCH, 2011.  
JAMES L. BROWN, JR.  
COUNTY CLERK

**SHEET 3 OF 5**  
**MINOR PLAT**  
**OF**  
**380 BANYI ADDITION**  
**LOT 1, BLOCK A**  
14,247.0 ACRES (621,470 S.F.) OUT OF 180  
**W. DAVIS SURVEY, ABSTRACT NO. 248**  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
CASE NO.



GRAPHIC SCALE 1"=30'

1-10-00	PLAT
1-10-00	OF
1-10-00	LAND SURVEY
1-10-00	BY JOHN R. MCKINNEY, S.E.
1-10-00	FOR THE CITY OF MCKINNEY, TEXAS
1-10-00	IN ACCORDANCE WITH THE
1-10-00	PROVISIONS OF THE
1-10-00	PLAT ACT, CHAPTER 161,
1-10-00	SECTION 161.001, TEXAS
1-10-00	STATUTES.

NOTE: THIS PLAT IS FOR PAPER REPRODUCTION ONLY.

THIS PLAT IS SUBJECT TO ALL RECORDS AND INSTRUMENTS ON FILE IN THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, THAT AFFECT THE LAND DESCRIBED HEREIN.

**SHEET 4 OF 5  
MINOR PLAT**

**380 BANYI ADDITION  
LOT 1, BLOCK A  
14,2570 ACRES (621,470 SF) OUT OF THE  
W. DAVIS SURVEY, ABSTRACT NO. 248  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

CASE NO. \_\_\_\_\_



BLUE SKY SURVEYING  
1100 S. W. WILSON ST., #100  
MCKINNEY, TX 75069  
TEL: 972.566.1234  
FAX: 972.566.1235  
WWW.BLUESKYSURVEYING.COM

THE COLLIN COUNTY FLOORING  
PLAT ACT, CHAPTER 161,  
SECTION 161.001, TEXAS  
STATUTES.



<b>380 Villas</b>	
1003 Throckmorton Street, McKinney, TX 75069	
Affordable	
Tax Exempt Bonds w/ 4% Tax Credits	
<b>Project Schedule</b>	
<u>Task</u>	<u>Dates</u>
Project Design & Permits	Jul-22
Close on 220 Units	Jul-22
Construction Start	Sep-22
Amendment Unit Increases	Apr-24
Construction Completion	Dec-24
Stabilized Occupancy	Apr-25
Conversion to Perm Loan	Sep-25



**RESOLUTION NO. 2022-04-057 (R)**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN SUPPORT OF THE APPLICATION BY SDC THROCKMORTON VILLAS, LP., TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR THE 380 VILLAS, LOCATED AT 820 E. UNIVERSITY DRIVE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE**

- WHEREAS**, the SDC Throckmorton Villas, LP, is proposing to construct 380 Villas, a mixed-use, multifamily development, consisting of 220 affordable units, located at 820 E. University Drive, (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and
- WHEREAS**, SDC Throckmorton Villas, LP, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 4% tax credits for the development of the Project and has requested from the City issuance of a Resolution of No Objection in support of the Project as part of SDC at Throckmorton Villas, LP's application to the TDHCA; and
- WHEREAS**, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and
- WHEREAS**, the City has had sufficient opportunity to obtain a response from SDC Throckmorton Villas, LP, regarding any questions or concerns about the Project; and
- WHEREAS**, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and
- WHEREAS**, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:**

- Section 1. The foregoing premises are incorporated herein by reference.
- Section 2. After due consideration of the information provided by SDC Throckmorton Villas, LP, and public comment, the City of McKinney, acting through its governing body, supports the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.
- Section 3. The City of McKinney's support to the Project is based on the following legislative finding: that the project sufficiently satisfies the City Council's evaluation criteria for low- income housing tax credits.
- Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to SDC Throckmorton Villas, LP, and the TDHCA.
- Section 5. This Resolution shall take effect from and after its passage.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 19th DAY OF APRIL, 2022.**

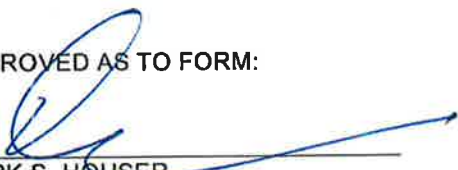
CITY OF MCKINNEY, TEXAS

  
\_\_\_\_\_  
GEORGE C. FULLER  
MAYOR

CORRECTLY ENROLLED:

  
\_\_\_\_\_  
EMPRESS DRANE  
City Secretary  
JOSHUA STEVENSON  
Deputy City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
MARK S. HOUSER  
City Attorney





**FINANCING:**

**CONSTRUCTION LOAN(S)<sup>3</sup>**

Interest	6,380,000		4,466,000
Loan origination fees	544,000		544,000
Title & recording fees	234,000		234,000
Closing costs & legal fees	174,000		174,000
Inspection fees	28,000		28,000
Credit Report			
Discount Points			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			

**PERMANENT LOAN(S)**

Loan origination fees			
Title & recording fees	10,000		
Closing costs & legal	8,000		
Bond premium			
Credit report			
Discount points			
Credit enhancement fees			
Prepaid MIP			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			

**BRIDGE LOAN(S)**

Interest	150,000		150,000
Loan origination fees			
Title & recording fees			
Closing costs & legal fees			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			

**OTHER FINANCING COSTS<sup>3</sup>**

Tax credit fees	173,000		
Tax and/or bond counsel	152,000		
Payment bonds			
Performance bonds	495,000		495,000
Credit enhancement fees			
Mortgage insurance premiums			
Cost of underwriting & issuance	338,000		
Syndication organizational cost	87,000		
Tax opinion			
Refinance (existing loan payoff amt)			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			
<b>Subtotal Financing Cost</b>	<b>\$8,772,999</b>	<b>\$0</b>	<b>\$6,091,000</b>

**DEVELOPER FEES<sup>3</sup>**

Housing consultant fees <sup>4</sup>			
General & administrative	1,240,000		1,240,000
Profit or fee	6,755,000		6,755,000
<b>Subtotal Developer Fees</b>	<b>\$7,995,000</b>	<b>\$0</b>	<b>\$7,995,000</b>

**14.96%**

**15.00%**

**RESERVES**

Rent-up - new funds	60,000		
Rent-up - existing reserves*			
Operating - new funds	1,033,000		
Operating - existing reserves*			
Replacement - new funds			
Replacement - existing reserves*			
Escrows - new funds			
Escrows - existing reserves*			
<b>Subtotal Reserves</b>	<b>\$1,093,000</b>	<b>\$0</b>	<b>\$0</b>

**\*Any existing reserve amounts should be listed on the Schedule of Sources.**

**TOTAL HOUSING DEVELOPMENT COSTS<sup>5</sup>**

	<b>\$67,454,599</b>	<b>\$0</b>	<b>\$61,289,600</b>
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The following calculations are for HTC Applications only.

**Deduct From Basis:**

Federal grants used to finance costs in Eligible Basis  
 Non-qualified non-recourse financing  
 Non-qualified portion of higher quality units §42(d)(5)  
 Historic Credits (residential portion only)

	\$0	\$61,289,600
		130%
	\$0	\$79,676,479
		100%
\$79,676,479	\$0	\$79,676,479
		4.00%
\$3,187,059	\$0	\$3,187,059

**Total Eligible Basis**

\*\*High Cost Area Adjustment (100% or 130%)

**Total Adjusted Basis**

Applicable Fraction

**Total Qualified Basis**

Applicable Percentage<sup>6</sup>

**Credits Supported by Eligible Basis**

Credit Request (from 17. Development Narrative)

\$	3,187,059
----	-----------

**Requested Score for 11.9(e)(2)**

**0**

\*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.

For TDHCA Issued Bonds Only	
Scoring Item per 12.6 (13)	
50% Test for Bond Financing for 4% Tax Credits	
TDHCA Tax-Exempt Bond Amount	\$ 33,555,000
Land Cost	\$ 1,980,000
Depreciable Bldg Cost **	\$ 61,449,600
<b>Aggregate Basis for 50% Test</b>	<b>\$ 63,429,600</b>
<b>Percent Financed by Tax-Exempt Bonds</b>	<b>52.90%</b>

\*\*Depreciable building cost includes: Total construction contract, total building acquisition, total developer fee, plus eligible financing and soft costs.

Name of contact for Cost Estimate: Adolphus Oji

Phone Number for Contact: 214-342-1400

If a revised form is submitted, date of submission: \_\_\_\_\_

Footnotes:

- <sup>1</sup> An itemized description of all "other" costs must be included at the end of this exhibit.
- <sup>2</sup> All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.
- <sup>3</sup> (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.
- <sup>4</sup> (HTC Only) Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.
- <sup>5</sup> (HTC Only) Provide all costs & Eligible Basis associated with the Development.
- <sup>6</sup> (HTC Only) Use the appropriate Applicable Percentages as defined in §11.1 of the QAP.

### 15 Year Rental Housing Operating Pro Forma (All Programs)

*The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.*

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
INCOME	\$3,562,728	\$3,633,983	\$3,706,662	\$3,780,795	\$3,856,411	\$4,257,790	\$4,700,944
Secondary Income	\$ 93,600	\$ 95,472	\$ 97,381	\$ 99,329	\$ 101,316	\$ 111,861	\$ 123,503
POTENTIAL GROSS ANNUAL INCOME	\$3,656,328	\$3,729,455	\$3,804,044	\$3,880,125	\$3,957,727	\$4,369,650	\$4,824,447
Provision for Vacancy & Collection Loss	(\$274,225)	(\$279,709)	(\$285,303)	(\$291,009)	(\$296,830)	(\$327,724)	(\$361,834)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$3,382,103	\$3,449,745	\$3,518,740	\$3,589,115	\$3,660,897	\$4,041,927	\$4,462,614
<b>EXPENSES</b>							
General & Administrative Expenses	\$100,700	\$103,721	\$106,833	\$110,038	\$113,339	\$131,391	\$152,318
Management Fee	\$ 135,300	\$ 138,006	\$ 140,766	\$ 143,581	\$ 146,453	\$ 161,696	\$ 178,525
Payroll, Payroll Tax & Employee Benefits	\$ 341,275	\$ 351,513	\$ 362,059	\$ 372,920	\$ 384,108	\$ 445,286	\$ 516,209
Repairs & Maintenance	\$ 177,400	\$ 182,722	\$ 188,204	\$ 193,850	\$ 199,665	\$ 231,467	\$ 268,333
Electric & Gas Utilities	\$ 31,000	\$ 31,930	\$ 32,888	\$ 33,875	\$ 34,891	\$ 40,448	\$ 46,890
Water, Sewer & Trash Utilities	\$ 178,000	\$ 183,340	\$ 188,840	\$ 194,505	\$ 200,341	\$ 232,250	\$ 269,241
Annual Property Insurance Premiums	\$ 189,500	\$ 195,185	\$ 201,041	\$ 207,072	\$ 213,284	\$ 247,255	\$ 286,636
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve for Replacements	\$ 65,000	\$ 66,950	\$ 68,959	\$ 71,027	\$ 73,158	\$ 84,810	\$ 98,318
Other Expenses	\$ 20,900	\$ 21,527	\$ 22,173	\$ 22,838	\$ 23,523	\$ 27,270	\$ 31,613
TOTAL ANNUAL EXPENSES	\$1,239,075	\$1,274,894	\$1,311,761	\$1,349,706	\$1,388,762	\$1,601,872	\$1,848,084
NET OPERATING INCOME	\$2,143,028	\$2,174,851	\$2,206,979	\$2,239,409	\$2,272,136	\$2,440,055	\$2,614,529
<b>DEBT SERVICE</b>							
First Deed of Trust Annual Loan Payment	\$1,408,054	\$1,408,054	\$1,408,054	\$1,408,054	\$1,408,054	\$1,408,054	\$1,408,054
Second Deed of Trust Annual Loan Payment	338,531	338,531	338,531	338,531	338,531	338,531	338,531
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment	87,750	87,750	87,750	87,750	87,750	87,750	87,750
Other Annual Required Payment	28,616	28,616	28,616	28,616	28,616	28,616	28,616
ANNUAL NET CASH FLOW	\$280,077	\$311,900	\$344,028	\$376,458	\$409,185	\$577,104	\$751,578
CUMULATIVE NET CASH FLOW	\$280,077	\$591,978	\$936,006	\$1,312,464	\$1,721,649	\$4,187,370	\$7,509,075
Debt Coverage Ratio	1.15	1.17	1.18	1.20	1.22	1.31	1.40
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature required for Tax-Exempt Bond Applications and if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility for Competitive HTC Applications)

Signature, Authorized Representative,  
Construction or Permanent Lender

Printed Name

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date

Signature, Authorized Representative,

Printed Name

Date

If a revised form is submitted, date of submission:

3/10/2024

Due to the formation of SDC Throckmorton Villas, LP as a special-purpose entity exclusively for the 380 Villas project, financial statements are unavailable.



**380 Villas -- MCDC Eligible Costs**

Scope of Work	Job Description	Cost	% Complete as of 3/31/24
Utilities (Water, Sewer & Drainage)	Installation of wet site utilities & drainage	\$ 1,680,000.00	95%
Utilities (Electric)	Installation of electrical primaries and secondaries.	\$ 130,000.00	15%
TxDOT Turn Lane	Construction of TxDOT turn lane for access to the property at US Hwy 380.	\$ 120,000.00	0%
Gas Utilities relocation	Relocation/lowering of Atmos gasline along US Hwy 380 to allow access to the property.	\$ 210,000.00	0%
Lighting	Site lighting across the property.	\$ 90,000.00	0%
Fencing	Privacy masonry fence on the property along single family neighboring lots and metal site perimeter/amenity fencing.	\$ 640,000.00	0%
Site Improvements		\$ 2,070,000.00	
Walkways	Site sidewalk and walkways.	\$ 330,000.00	0%
Additional Stabilization	Soil lime stabilization to meet additional city requirement.	\$ 260,000.00	55%
Retaining Wall	Installation along the creek	\$ 390,000.00	84%
Parking & Paving	Construction of site paving & parking	\$ 1,090,000.00	50%
Fire Suppression	Installation of conduits and sleeves for fire alarm and fire sprinklers.	\$ 30,000.00	0%
<b>Total</b>		<b>\$ 4,970,000.00</b>	<b>53%</b>
<b>MCDC Ask</b>		<b>\$ 1,200,000.00</b>	

# SCHEDULE OF VALUES - Underground Utilities

PROJECT: 380 Villas

To:  
SDC Construction LLC  
3030 LBJ Fwy  
Suite 1350  
Dallas, TX 75234

CONTRACT START DATE: 09/19/2022

From:  
GW Underground & Excavation  
PO Box 149  
Whitewright, TX 75491

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
<b>None Assigned</b>		
001	Private Water	\$623,705.00
002	Private Storm	\$514,962.00
003	Private Sanitary Sewer	\$155,141.00
001	Add Public Water for Bldg 12 (CO #1)	\$125,420.00
002	Add Public Sanitary for Bldg 12 (CO #1)	\$33,480.00
003	Add Public Storm for Bldg 12 (CO #1)	\$61,296.00
004	Credit for 36" RCP (CO #1) (CO #1)	(\$21,462.00)
	16" Waterline Lowering & Creek Crossing (CO #2)	\$129,680.00
	Revised Sanitary Sewer at Bldg 1 (CO #2)	\$11,660.00
	Remove Existing Cleanout Device & Pour New Manhole 0+00 Line S2/Temporary ReRoute Sanitary Flow for Manhole 0+00 Line S1 includes haul off of spoils (CO #2)	\$16,800.00
	12" Waterline Lowering at 380 Villas includes fittings (CO #3)	\$6,875.00
	CO to add Type A Headwall on a 9' x 8' Box Culvert (CO #4)	\$23,640.00
<b>Original Contract Total:</b>		<b>\$1,293,808.00</b>
<b>Adjusted Contract Total:</b>		<b>\$1,681,197.00</b>

# CHANGE ORDER - CO#4

PROJECT: 380 Villas - (2022-07)

To:  
 SDC Construction LLC  
 3030 LBJ Fwy  
 Suite 1350  
 Dallas, TX 75234

CONTRACT START DATE: 02/17/2023

From:  
 Pro-Tec Electric corp  
 3321 Suffolk Dr Ste 104  
 Ft Worth Tx 76133  
 Ft Worth Tx 76133, TX 76133

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
	Exhibit A	-
	Schedule of Values	-
	Description	-
1	WAS - Primary Electric Utilities	\$58,500.00
2	Secondary Electric Utilities	\$68,400.00
3	2" landscape sleeves	\$4,800.00
4	Camera sleeves	\$6,300.00
<b>Original Contract Total:</b>		\$2,256,000.00
<b>Prior Approved Change Orders</b>		\$16,300.00
<b>Total for this Change Order:</b>		\$138,000.00
<b>Revised Contract Amount</b>		\$2,410,300.00

Contractor Signature: \_\_\_\_\_

Project Manager Name: \_\_\_\_\_

Contractor Company Name: \_\_\_\_\_

Date Approved in GCPay: 11/27/2023

Approver

Signature: \_\_\_\_\_

Approver Name: \_\_\_\_\_

Signature Date: \_\_\_\_\_

# CHANGE ORDER - CO #2

PROJECT: 380 Villas - (2022-07)

To:  
SDC Construction LLC  
3030 LBJ Fwy  
Suite 1350  
Dallas, TX 75234

CONTRACT START DATE: 08/31/2022

From:  
GW Underground & Excavation  
PO Box 149  
Whitewright, TX 75491

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
01	Tumlane work	\$122,490.00
<b>Original Contract Total:</b>		<b>\$896,985.29</b>
<b>Prior Approved Change Orders</b>		<b>\$252,057.00</b>
<b>Total for this Change Order:</b>		<b>\$122,490.00</b>
<b>Revised Contract Amount</b>		<b>\$1,271,532.29</b>

Contractor Signature: \_\_\_\_\_

Project Manager Name: \_\_\_\_\_

Contractor Company Name: \_\_\_\_\_

Date Approved in GCPay: 08/29/2023

Approver  
Signature: \_\_\_\_\_

Approver Name: \_\_\_\_\_

Signature Date: \_\_\_\_\_

# SCHEDULE OF VALUES - Light Fixtures

PROJECT: 380 Villas

To:  
SDC Construction LLC  
3030 LBJ Fwy  
Suite 1350  
Dallas, TX 75234

CONTRACT START DATE: 04/05/2024

From:  
Integrus  
11494 Luna Rd  
Dallas, TX 75234

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
<b>None Assigned</b>		
1	Unit Type A - Throughout	\$23,394.00
2	Unit Type B-Alt. - Kitchen Island	\$9,589.28
3	Unit Type C - Bathroom	\$23,883.20
4	Unit Type D-Alt. - Bedroom/Living Room	\$61,560.00
5	Unit Type DC	\$1,715.34
6	Unit Type SD	\$7,018.62
7	Unit Type SD/STB	\$9,069.08
8	Unit Type TBD-A - Patio	\$21.00
9	Building Type A	\$5,200.00
10	Building Type AE	\$12,975.00
11	Building Type C (1x4) - Alt.	\$1,648.00
12	Building Type CE (1x4) - Alt.	\$3,230.00
13	Building Type H-Alt. - Unit Entry	\$6,234.51
14	Building Type I	\$16,909.90
15	Building Type KE (1x4)	\$680.00
16	Building Type TBD - Patio Light	\$337.50
17	Building Type TBD - Patio Sconce	\$614.67
18	Building Type W	\$7,337.20
19	Building Type X	\$45.58
20	Clubhouse & Amenity Type A	\$412.50
21	Clubhouse & Amenity Type AE	\$600.00
22	Clubhouse & Amenity Type B (4ft) - Alt.	\$1,493.50
23	Clubhouse & Amenity Type BE (4ft) - Alt.	\$1,870.00
24	Clubhouse & Amenity Type C (1x4) - Alt.	\$1,133.00

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
25	Clubhouse & Amenity Type CE (1X4) - Alt.	\$510.00
26	Clubhouse & Amenity Type D (2X4) - Alt.	\$1,854.00
27	Clubhouse & Amenity Type DE (2X4) - Alt.	\$850.00
28	Clubhouse & Amenity Type F (2X2) - Alt.	\$104.86
29	Clubhouse & Amenity Type G -Alt.	\$852.08
30	Clubhouse & Amenity Type J	\$3,791.40
31	Clubhouse & Amenity Type K (1X4)	\$103.00
32	Clubhouse & Amenity Type L -Alt.	\$1,276.20
33	Clubhouse & Amenity Type M	\$1,757.37
34	Clubhouse & Amenity Type W	\$353.60
35	Clubhouse & Amenity Type X	\$45.58
36	Clubhouse & Amenity Type X-2 Arrow	\$22.79
37	Site Type P1 - Head	\$34,913.58
38	Site Type P1 - Post	\$40,170.78
39	Site Type P2 - Head	\$2,502.48
40	Site Type P2 - Pole	\$7,523.04
<b>Original Contract Total:</b>		<b>\$293,602.64</b>
<b>Adjusted Contract Total:</b>		<b>\$293,602.64</b>

# SCHEDULE OF VALUES - Retaining Walls

PROJECT: 380 Villas

To:  
SDC Construction LLC  
3030 LBJ Fwy  
Suite 1350  
Dallas, TX 75234

CONTRACT START DATE: 06/02/2023

From:  
ERW SITE SOLUTIONS, LLC  
7524 Jack Newell Blvd South  
Ft Worth, TX 76118

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
<b>None Assigned</b>		
1	Wall 1A	\$883.00
2	Wall 1B	\$778.00
3	Wall 1C	\$1,079.00
4	Wall 1D	\$2,241.00
5	Wall 1E	\$10,170.00
6	Wall 1F	\$10,168.00
7	Wall 1G	\$3,700.00
8	Wall 1H	\$5,395.00
9	Wall 1I	\$512.00
10	Wall 2A	\$2,441.00
11	Wall 2B	\$2,804.00
12	ENGINEERING	\$11,190.00
13	MOBILIZATION	\$10,000.00
14	Wall P1A	\$1,939.00
15	Wall P1B	\$1,383.00
16	Wall P1C	\$2,090.00
17	Wall P1D	\$2,230.00
18	Wall P1E	\$2,952.00
19	Wall P1F	\$18,235.00
20	Wall P1G	\$8,125.00
21	Wall P1H	\$5,005.00
22	Wall P1I	\$2,787.00
23	Wall P1J	\$5,135.00
24	Wall P1K	\$3,999.00

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
25	Wall P1L	\$18,770.00
26	Wall P2A	\$554.00
27	Wall P2AA	\$3,098.00
28	Wall P2B	\$1,108.00
29	Wall P2BB	\$2,315.00
30	Wall P2C	\$1,385.00
31	Wall P2CC	\$7,949.00
32	Wall P2D	\$1,489.00
33	Wall P2DD	\$6,456.00
34	Wall P2E	\$2,502.00
35	Wall P2EE	\$8,684.00
36	Wall P2F	\$4,713.00
37	Wall P2FF	\$8,500.00
38	Wall P2G	\$6,614.00
39	Wall P2GG	\$7,949.00
40	Wall P2H	\$13,829.00
41	Wall P2HH	\$6,631.00
42	Wall P2I	\$4,973.00
43	Wall P2II	\$6,369.00
44	Wall P2J	\$8,508.00
45	Wall P2JJ	\$9,013.00
46	Wall P2K	\$3,390.00
47	Wall P2KK	\$3,999.00
48	Wall P2L	\$3,480.00
49	Wall P2LL	\$12,977.00
50	Wall P2M	\$2,939.00
51	Wall P2MMM	\$3,555.00
52	Wall P2N	\$6,284.00
53	Wall P2NN	\$4,162.00
54	Wall P2O	\$3,034.00
55	Wall P2OO	\$3,702.00
56	Wall P2P	\$4,727.00
57	Wall P2PP	\$7,397.00



ITEM NO.	DESCRIPTION	SCHEDULED VALUE
58	Wall P2Q	\$4,297.00
59	Wall P2QQ	\$2,866.00
60	Wall P2R	\$9,491.00
61	Wall P2RR	\$1,297.00
62	Wall P2S	\$6,959.00
63	Wall P2T	\$2,801.00
64	Wall P2U	\$13,909.00
65	Wall P2V	\$10,999.00
66	Wall P2W	\$15,499.00
67	Wall P2X	\$3,472.00
68	Wall P2Y	\$9,160.00
69	Wall P2Z	\$6,752.00
<b>Original Contract Total:</b>		<b>\$393,998.00</b>
<b>Adjusted Contract Total:</b>		<b>\$393,998.00</b>

# SCHEDULE OF VALUES - Turn Key Concrete

PROJECT: 380 Villas

To:  
SDC Construction LLC  
3030 LBJ Fwy  
Suite 1350  
Dallas, TX 75234

CONTRACT START DATE: 01/10/2023

From:  
Mountain Top Concrete  
1900 Samuels Ave  
Fort Worth, TX 76102

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
<b>None Assigned</b>		
1	Mobilization	\$73,849.37
2	SOG Type 1	\$145,226.25
3	SOG Type 2	\$129,377.63
4	SOG Type 3	\$134,890.28
5	SOG Type 4	\$128,278.80
6	SOG Type 5	\$157,685.78
7	SOG Type 6a	\$62,281.05
8	SOG Type 6b	\$62,281.05
9	SOG Type 6c	\$62,281.05
10	SOG Type 7	\$128,334.37
11	SOG Type 8a	\$35,919.97
12	SOG Type 8b	\$35,919.97
13	SOG Type 9	\$96,705.37
14	Dumpster Pad	\$28,655.12
15	5" 3000PSI Paving	\$397,216.02
16	6" Fire Lane	\$690,381.61
17	8" Approach and Turn Lane	\$84,738.96
18	Dumpster Apron	\$63,264.43
19	Curb	\$985.22
20	Pipe Bollards and Gateposts	\$2,632.50
21	Sidewalks	\$253,330.34
22	City Sidewalks	\$69,658.87
23	AC Pads	\$3,744.00
24	Barrier Free Ramps	\$12,480.00

Parking & Paving

Sidewalks

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
25	Light Pole Bases	\$48,798.75
26	Monument Sign Footer	\$2,925.00
27	Fence Column Footers	\$13,162.50
28	Transformer Pad - Large	\$2,437.50
29	Transformer Pad - Small	\$6,483.75
30	Gate Tracks and Motor Pads	\$8,775.00
31	Swing Gate Footers	\$438.75
32	Call Box Stands	\$633.74
1	Change Order 1 (CO #1)	\$43,996.80
CO#2	Change Poly to 15 Mil Stego on slabs (CO #2)	\$32,575.00
	Reverse CO #1 Demo of Paving (CO #3)	(\$43,996.80)
	(CO #3)	\$0.00
1	Concrete Material and Labor Escalations (CO #4)	\$35,197.00
2	Added Footers at Bldgs (CO #4)	\$68,982.17
1	Delete Approach 8" and Turn Lane (CO #5)	(\$84,738.96)
1	Delete Transformer Pads (CO #6)	(\$8,921.25)
	add non calcium to mitigate cold weather (CO#10 REV 01)	\$4,800.00
	for labor hours to repair access road includes lime material (CO#10 REV 01)	\$5,258.00
	CO 11 (CO #11)	\$9,350.00
<b>Original Contract Total:</b>		<b>\$2,953,973.00</b>
<b>Adjusted Contract Total:</b>		<b>\$3,016,474.96</b>

# SCHEDULE OF VALUES - Structural Steel, Misc Steel and Railings

PROJECT: 380 Villas

To:  
SDC Construction LLC  
3030 LBJ Fwy  
Suite 1350  
Dallas, TX 75234

CONTRACT START DATE: 04/05/2024

From:  
ABER FENCE & SUPPLY CO INC  
12239 MOSIELEE ST  
HOUSTON, TX 77086

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
<b>None Assigned</b>		
1	43" Balcony Rails BLDG 1 Fabrication & Materials	\$19,693.00
2	43" Balcony Rails BLDG 1 Installation Labor	\$4,923.00
3	43" Balcony Rails BLDG 2 Fabrication & Materials	\$17,082.00
4	43" Balcony Rails BLDG 2 Installation Labor	\$4,270.00
5	43" Balcony Rails BLDG 3 Fabrication & Materials	\$19,774.00
6	43" Balcony Rails BLDG 3 Installation Labor	\$4,944.00
7	43" Balcony Rails BLDG 4 Fabrication & Materials	\$20,645.00
8	43" Balcony Rails BLDG 4 Installation Labor	\$5,161.00
9	43" Balcony Rails BLDG 5 Fabrication & Materials	\$2,394.00
10	43" Balcony Rails BLDG 5 Installation Labor	\$598.00
11	43" Balcony Rails BLDG 9 Fabrication & Materials	\$2,394.00
12	43" Balcony Rails BLDG 9 Installation Labor	\$598.00
13	43" Balcony Rails BLDG 10 Fabrication & Materials	\$21,950.00
14	43" Balcony Rails BLDG 10 Installation Labor	\$5,488.00
15	43" Balcony Rails BLDG 11 Fabrication & Materials	\$20,563.00
16	43" Balcony Rails BLDG 11 Installation Labor	\$5,141.00
17		\$0.00
18	Embeds for Balcony Rails BLDG 1 Fabrication & Materials	\$6,074.00
19	Embeds for Balcony Rails BLDG 1 Installation Labor	\$1,518.00
20	Embeds for Balcony Rails BLDG 2 Fabrication & Materials	\$6,032.00
21	Embeds for Balcony Rails BLDG 2 Installation Labor	\$1,508.00
22	Embeds for Balcony Rails BLDG 3 Fabrication & Materials	\$6,822.00
23	Embeds for Balcony Rails BLDG 3 Installation Labor	\$1,706.00
24	Embeds for Balcony Rails BLDG 4 Fabrication & Materials	\$6,074.00

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
25	Embeds for Balcony Rails BLDG 4 Installation Labor	\$1,518.00
26	Embeds for Balcony Rails BLDG 5 Fabrication & Materials	\$666.00
27	Embeds for Balcony Rails BLDG 5 Installation Labor	\$166.00
28	Embeds for Balcony Rails BLDG 9 Fabrication & Materials	\$666.00
29	Embeds for Balcony Rails BLDG 9 Installation Labor	\$166.00
30	Embeds for Balcony Rails BLDG 10 Fabrication & Materials	\$6,531.00
31	Embeds for Balcony Rails BLDG 10 Installation Labor	\$1,633.00
32	Embeds for Balcony Rails BLDG 11 Fabrication & Materials	\$7,488.00
33	Embeds for Balcony Rails BLDG 11 Installation Labor	\$1,872.00
34		\$0.00
35	Steel Stairs and Rails Steel Landings BLDG 1 Fabrication & Materials	\$25,157.00
36	Steel Stairs and Rails Steel Landings BLDG 1 Installation Labor	\$6,289.00
37	Steel Stairs and Rails Steel Landings BLDG 2 Fabrication & Materials	\$25,157.00
38	Steel Stairs and Rails Steel Landings BLDG 2 Installation Labor	\$6,289.00
39	Steel Stairs and Rails Steel Landings BLDG 3 Fabrication & Materials	\$25,157.00
40	Steel Stairs and Rails Steel Landings BLDG 3 Installation Labor	\$6,289.00
41	Steel Stairs and Rails Steel Landings BLDG 4 Fabrication & Materials	\$25,157.00
42	Steel Stairs and Rails Steel Landings BLDG 4 Installation Labor	\$6,289.00
43	Steel Stairs and Rails Steel Landings BLDG 11 Fabrication & Materials	\$25,157.00
44	Steel Stairs and Rails Steel Landings BLDG 11 Installation Labor	\$6,289.00
45	Steel Stairs and Rails Steel Landings BLDG 12 Fabrication & Materials	\$25,157.00
46	Steel Stairs and Rails Steel Landings BLDG 12 Installation Labor	\$6,289.00
47		\$0.00
48	Steel Stairs Bent Stringers BLDG 1 Fabrication & Materials	\$5,440.00
49	Steel Stairs Bent Stringers BLDG 1 Installation Labor	\$1,360.00
50	Steel Stairs Bent Stringers BLDG 2 Fabrication & Materials	\$5,440.00
51	Steel Stairs Bent Stringers BLDG 2 Installation Labor	\$1,360.00
52	Steel Stairs Bent Stringers BLDG 3 Fabrication & Materials	\$16,640.00
53	Steel Stairs Bent Stringers BLDG 3 Installation Labor	\$4,160.00
54	Steel Stairs Bent Stringers BLDG 4 Fabrication & Materials	\$16,640.00
55	Steel Stairs Bent Stringers BLDG 4 Installation Labor	\$4,160.00
56	Steel Stairs Bent Stringers BLDG 11 Fabrication & Materials	\$5,440.00
57	Steel Stairs Bent Stringers BLDG 11 Installation Labor	\$1,360.00

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
58	Steel Stairs Bent Stringers BLDG 12 Fabrication & Materials	\$2,720.00
59	Steel Stairs Bent Stringers BLDG 12 Installation Labor	\$680.00
60		\$0.00
61	Steel Canopies & Turnbuckles BLDG 1 Fabrication & Materials	\$49,114.00
62	Steel Canopies & Turnbuckles BLDG 1 Installation Labor	\$12,278.00
63	Steel Canopies & Turnbuckles BLDG 2 Fabrication & Materials	\$61,792.00
64	Steel Canopies & Turnbuckles BLDG 2 Installation Labor	\$15,448.00
65	Steel Canopies & Turnbuckles BLDG 3 Fabrication & Materials	\$42,774.00
66	Steel Canopies & Turnbuckles BLDG 3 Installation Labor	\$10,694.00
67	Steel Canopies & Turnbuckles BLDG 4 Fabrication & Materials	\$38,035.00
68	Steel Canopies & Turnbuckles BLDG 4 Installation Labor	\$9,509.00
69	Steel Canopies & Turnbuckles BLDG 5 Fabrication & Materials	\$13,613.00
70	Steel Canopies & Turnbuckles BLDG 5 Installation Labor	\$3,403.00
71	Steel Canopies & Turnbuckles BLDG 6 Fabrication & Materials	\$3,170.00
72	Steel Canopies & Turnbuckles BLDG 6 Installation Labor	\$792.00
73	Steel Canopies & Turnbuckles BLDG 7 Fabrication & Materials	\$3,170.00
74	Steel Canopies & Turnbuckles BLDG 7 Installation Labor	\$792.00
75	Steel Canopies & Turnbuckles BLDG 8 Fabrication & Materials	\$13,170.00
76	Steel Canopies & Turnbuckles BLDG 8 Installation Labor	\$792.00
77	Steel Canopies & Turnbuckles BLDG 9 Fabrication & Materials	\$13,613.00
78	Steel Canopies & Turnbuckles BLDG 9 Installation Labor	\$3,403.00
79	Steel Canopies & Turnbuckles BLDG 10 Fabrication & Materials	\$39,605.00
80	Steel Canopies & Turnbuckles BLDG 10 Installation Labor	\$9,901.00
81	Steel Canopies & Turnbuckles BLDG 11 Fabrication & Materials	\$39,605.00
82	Steel Canopies & Turnbuckles BLDG 11 Installation Labor	\$9,901.00
83	Steel Canopies & Turnbuckles BLDG 12 Fabrication & Materials	\$21,619.00
84	Steel Canopies & Turnbuckles BLDG 12 Installation Labor	\$5,405.00
85		\$0.00
86	6' Perimeter Fence Fabrication & Materials	\$258,000.00
87	6' Perimeter Fence Installation Labor	\$64,500.00
88	Perimeter Pedestrian Gates (5) Fabrication & Materials	\$10,000.00
89	Perimeter Pedestrian Gates (5) Installation Labor	\$2,500.00
90	Perimeter Pedestrian Double Gates (1) Fabrication & Materials	\$1,824.00

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
91	Perimeter Pedestrian Double Gates (1) Installation Labor	\$456.00
92		\$0.00
93	6' Basketball Fence Fabrication & Materials	\$9,696.00
94	6' Basketball Fence Installation Labor	\$2,424.00
95	Basketball Pedestrian Gates (2) Fabrication & Materials	\$4,000.00
96	Basketball Pedestrian Gates (2) Installation Labor	\$1,000.00
97		\$0.00
98	6' Playground Fence Fabrication & Materials	\$8,352.00
99	6' Playground Fence Installation Labor	\$2,088.00
100	Playground Pedestrian Gates (1) Fabrication & Materials	\$2,000.00
101	Playground Pedestrian Gates (1) Installation Labor	\$500.00
102		\$0.00
103	Steel Pool Fence Fabrication & Materials	\$13,440.00
104	Steel Pool Fence Installation Labor	\$3,360.00
105	Pool Gates - (2) Fabrication & Materials	\$3,248.00
106	Pool Gates - (2) Installation Labor	\$812.00
107		\$0.00
108	Steel Dog Park Fence Fabrication & Materials	\$14,781.00
109	Steel Dog Park Fence Installation Labor	\$3,695.00
110	Dog Park Gates - (4) Fabrication & Materials	\$6,832.00
111	Dog Park Gates - (4) Installation Labor	\$1,708.00
112		\$0.00
113	Site Rails at Concrete Ramps Fabrication & Materials	\$990.00
114	Site Rails at Concrete Ramps Installation Labor	\$248.00
115	14' Vehicular Drive Gate 1 Fabrication & Materials	\$2,232.00
116	14' Vehicular Drive Gate 1 Installation Labor	\$558.00
117	14' Vehicular Drive Gate 2 Fabrication & Materials	\$2,232.00
118	14' Vehicular Drive Gate 2 Installation Labor	\$558.00
119	14' Vehicular Drive Gate 3 Fabrication & Materials	\$2,232.00
120	14' Vehicular Drive Gate 3 Installation Labor	\$558.00
121	14' Vehicular Drive Gate 4 Fabrication & Materials	\$2,232.00
122	14' Vehicular Drive Gate 4 Installation Labor	\$558.00
123	14' Vehicular Drive Gate 5 Fabrication & Materials	\$2,232.00

ITEM NO	DESCRIPTION	SCHEDULED VALUE
124	14' Vehicular Drive Gate 5 Installation Labor	\$558.00
125		\$0.00
126	20' Vehicular Drive Gate 1 Fabrication & Materials	\$3,360.00
127	20' Vehicular Drive Gate 1 Installation Labor	\$840.00
128	20' Vehicular Drive Gate 2 Fabrication & Materials	\$3,360.00
129	20' Vehicular Drive Gate 2 Installation Labor	\$840.00
130		\$0.00
131	14' Vehicular Drive Swing Gate 1 Fabrication & Materials	\$2,352.00
132	14' Vehicular Drive Swing Gate 1 Installation Labor	\$588.00
133	14' Vehicular Drive Swing Gate 2 Fabrication & Materials	\$2,352.00
134	14' Vehicular Drive Swing Gate 2 Installation Labor	\$588.00
135	14' Vehicular Drive Swing Gate 3 Fabrication & Materials	\$2,352.00
136	14' Vehicular Drive Swing Gate 3 Installation Labor	\$588.00
137		\$0.00
138	Double Dumpster Gates 1 Fabrication & Materials	\$2,960.00
139	Double Dumpster Gates 1 Installation Labor	\$740.00
140	Double Dumpster Gates 2 Fabrication & Materials	\$2,960.00
141	Double Dumpster Gates 2 Installation Labor	\$740.00
142	Double Dumpster Gates 3 Fabrication & Materials	\$2,960.00
143	Double Dumpster Gates 3 Installation Labor	\$740.00
144	Double Dumpster Gates 4 Fabrication & Materials	\$2,960.00
145	Double Dumpster Gates 4 Installation Labor	\$740.00
146	Double Dumpster Gates 5 Fabrication & Materials	\$2,960.00
147	Double Dumpster Gates 5 Installation Labor	\$740.00
148	Double Dumpster Gates 6 Fabrication & Materials	\$2,960.00
149	Double Dumpster Gates 6 Installation Labor	\$740.00
150	Double Dumpster Gates 7 Fabrication & Materials	\$2,960.00
151	Double Dumpster Gates 7 Installation Labor	\$740.00
152	Double Dumpster Gates 8 Fabrication & Materials	\$2,960.00
153	Double Dumpster Gates 8 Installation Labor	\$740.00
154	Double Dumpster Gates 9 Fabrication & Materials	\$2,960.00
155	Double Dumpster Gates 9 Installation Labor	\$740.00
156		\$0.00



ITEM NO.	DESCRIPTION	SCHEDULED VALUE
157	Embeds for Structure Steel Fabrication & Materials	\$3,675.00
158	Structural Steel Building 1 Fabrication & Materials	\$94,836.00
159	Structural Steel Building 1 Installation Labor	\$23,709.00
160		\$0.00
161	Embeds for Structure Steel Fabrication & Materials	\$11,550.00
162	Structural Steel Building 2 Fabrication & Materials	\$86,920.00
163	Structural Steel Building 2 Installation Labor	\$21,730.00
164		\$0.00
165	Embeds for Structure Steel Fabrication & Materials	\$3,500.00
166	Structural Steel Building 3 Fabrication & Materials	\$31,200.00
167	Structural Steel Building 3 Installation Labor	\$7,800.00
168		\$0.00
169	Structural Steel Supports Building 1 Fabrication & Materials	\$9,440.00
170	Structural Steel Supports Building 1 Installation Labor	\$2,360.00
171	Structural Steel Balcony Building 1 Fabrication & Materials	\$19,920.00
172	Structural Steel Balcony Building 1 Installation Labor	\$4,980.00
173	Mock-up Rail	\$1,980.00
174		\$0.00
175	Equipment Rental	\$26,000.00
176		\$0.00
177	Engineering and Submittal fee	\$9,444.00
178		\$0.00
179	Engineering and Submittal fee for Bent Stringers	\$950.00
180		\$0.00
181	Freight 1	\$1,000.00
182	Freight 2	\$1,000.00
183	Freight 3	\$1,000.00
184	Freight 4	\$1,000.00
185	Freight 5	\$1,000.00
186	Freight 6	\$1,000.00
187	Freight 7	\$1,000.00
188	Freight 8	\$1,000.00
189	Freight 9	\$1,000.00

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
190	Freight 10	\$1,000.00
191	Freight 11	\$1,000.00
192	Freight 12	\$1,000.00
193	Freight 13	\$1,000.00
194	Freight 14	\$1,000.00
195	Freight 15	\$1,000.00
196	Freight 16	\$1,000.00
197	Freight 17	\$1,000.00
198	Freight 18	\$1,000.00
199	Freight 19	\$1,000.00
200	Freight 20	\$1,000.00
201	Freight 21	\$1,000.00
202	Freight 22	\$1,000.00
203	Freight 23	\$1,000.00
204	Freight 24	\$1,000.00
205	Freight 25	\$1,000.00
206	Freight 26	\$1,000.00
207	Freight 27	\$1,000.00
208	Freight 28	\$1,000.00
209	Freight 29	\$1,000.00
210	Freight 30	\$1,000.00
211	Freight 31	\$1,000.00
212	Freight 32	\$1,000.00
213	Freight 33	\$1,000.00
214		\$0.00
215	Mobilization 1	\$500.00
216	Mobilization 2	\$500.00
217	Mobilization 3	\$500.00
218	Mobilization 4	\$500.00
219	Mobilization 5	\$500.00
220	Mobilization 6	\$500.00
221	Mobilization 7	\$500.00
222	Mobilization 8	\$500.00

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
223	Mobilization 9	\$500.00
224	Mobilization 10	\$500.00
225	Mobilization 11	\$500.00
226	Mobilization 12	\$500.00
227	Mobilization 13	\$500.00
228	Mobilization 14	\$500.00
229	Mobilization 15	\$500.00
230	Mobilization 16	\$500.00
231	Mobilization 17	\$500.00
232	Mobilization 18	\$500.00
233	Mobilization 19	\$500.00
234	Mobilization 20	\$500.00
235	Mobilization 21	\$500.00
236	Mobilization 22	\$500.00
<b>Original Contract Total:</b>		<b>\$1,766,650.00</b>
<b>Adjusted Contract Total:</b>		<b>\$1,766,650.00</b>

# SCHEDULE OF VALUES - Precast Fencing

PROJECT: 380 Villas

To:  
SDC Construction LLC  
3030 LBJ Fwy  
Suite 1350  
Dallas, TX 75234

CONTRACT START DATE: 03/20/2023

From:  
Permacast, LLC  
6015 21st St.E.  
Bradenton, FL 34203

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
None Assigned		
1	6' PermaWall with Columns	\$136,793.00
2	Standard Column Caps	\$3,800.00
3	Wall Paint	\$17,897.90
<b>Original Contract Total:</b>		<b>\$158,490.90</b>
<b>Adjusted Contract Total:</b>		<b>\$158,490.90</b>

# SCHEDULE OF VALUES - Lime Stabilization

PROJECT: 380 Villas

To:  
SDC Construction LLC  
3030 LBJ Fwy  
Suite 1350  
Dallas, TX 75234

CONTRACT START DATE: 10/24/2023

From:  
ProCiv Construction  
3010 Lyndon B Johnson Freeway  
1222  
Dallas, TX 75234

ITEM NO.	DESCRIPTION	SCHEDULED VALUE
<b>None Assigned</b>		
1	Lime Stabilization	\$181,787.00
CO 1	Additional Lime (CO #1)	\$77,648.00
<b>Original Contract Total:</b>		<b>\$181,787.00</b>
<b>Adjusted Contract Total:</b>		<b>\$259,435.00</b>





# INVOICE

Page: 1  
 Invoice No: 346695  
 Invoice Date: 01-MAR-24  
 Customer No: 188925  
 Payments and Credits: 0.00  
 Amount Due Remaining: 212,221.00  
 Amount Due Original: 212,221.00  
 Sales Rep: BreAnna C.Villarreal  
 Payment Terms: NET30  
 Due date: 31-MAR-24

SDC THROCKMORTON VILLAS, LP  
 3030 LBJ FREEWAY  
 #1350  
 DALLAS TX 75234

For billing questions, please call: (214) 206-2925 Total Amount Due 212,221.00 USD

LINE	DESCRIPTION	QUANTITY	UNIT	UNIT AMT	NET AMT
1	City of McKinney, Collin County - Abandon and install facilities along Hwy 380 west of Throckmorton to accomodate new development			0.00	0.00
2	Upfront Payment Atmos Energy Project 080.82102 (State Vendor No. 1-75-1743247-6) Atmos Energy 5420 LBJ Frwy, Dallas TX 75240	1	Job	212,221.00	212,221.00

**TOTAL 212,221.00**

Please include Remittance Slip to ensure timely application of your Payment

**CHECK REMITTANCE TO:**

**ELECTRONIC REMITTANCE TO:**



ATMOS ENERGY CORP  
 P. O. BOX 841425  
 Dallas TX 75284-1425

ATMOS ENERGY CORP  
 Bank of America  
 ACH Routing# 111000012  
 Bank Wire Routing# 026009593  
 Acct# 3756617812  
 Ref: 346695

Customer No: 188925  
 Invoice No: 346695  
 Total Amount Due: 212,221.00 USD

**BILL TO:**

SDC THROCKMORTON VILLAS, LP  
 3030 LBJ FREEWAY  
 #1350  
 DALLAS TX 75234

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**TOTAL**

**0**

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Please include Remittance Slip to ensure timely application of your Payment

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**CHECK REMITTANCE TO:**

ATMOS ENERGY CORP  
P. O. BOX 841425  
Dallas TX 75284-1425

**ELECTRONIC REMITTANCE TO:**

ATMOS ENERGY CORP  
Bank of America  
ACH Routing# 111000012  
Bank Wire Routing# 026009593  
Acct# 3756617812  
Ref: 346695



**Customer No: 188925**

**Invoice No: 346695**

**Total Amount Due: 212,221.00 USD**

**BILL TO:**

SDC THROCKMORTON VILLAS, LP  
3030 LBJ FREEWAY  
#1350  
DALLAS TX 75234



**Application for Employer Identification Number**

OMB No. 1545-0003

Department of the Treasury  
Internal Revenue Service

(For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.)

EIN **81-5452127**

▶ See separate instructions for each line. ▶ Keep a copy for your records.

Type or print clearly.	1 Legal name of entity (or individual) for whom the EIN is being requested <b>SDC Throckmorton Villas LP</b>	
	2 Trade name of business (if different from name on line 1)	3 Executor, administrator, trustee, "care of" name
	4a Mailing address (room, apt., suite no. and street, or P.O. box) <b>3030 LBJ Freeway Suite 1350</b>	5a Street address (if different) (Do not enter a P.O. box.)
	4b City, state, and ZIP code (if foreign, see instructions) <b>Dallas Texas 75234</b>	5b City, state, and ZIP code (if foreign, see instructions)
	6 County and state where principal business is located <b>Dallas County, Texas</b>	
	7a Name of responsible party <b>Joseph Agumadu</b>	7b SSN, ITIN, or EIN <b>on file</b>
8a Is this application for a limited liability company (LLC) (or a foreign equivalent)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		8b If 8a is "Yes," enter the number of LLC members ▶
8c If 8a is "Yes," was the LLC organized in the United States? <input type="checkbox"/> Yes <input type="checkbox"/> No		
9a Type of entity (check only one box). Caution: If 8a is "Yes," see the instructions for the correct box to check.		
<input type="checkbox"/> Sole proprietor (SSN) _____ <input checked="" type="checkbox"/> Partnership _____ <input type="checkbox"/> Corporation (enter form number to be filed) ▶ _____ <input type="checkbox"/> Personal service corporation _____ <input type="checkbox"/> Church or church-controlled organization _____ <input type="checkbox"/> Other nonprofit organization (specify) ▶ _____ <input type="checkbox"/> Other (specify) ▶ _____		
<input type="checkbox"/> Estate (SSN of decedent) _____ <input type="checkbox"/> Plan administrator (TIN) _____ <input type="checkbox"/> Trust (TIN of grantor) _____ <input type="checkbox"/> National Guard <input type="checkbox"/> State/local government <input type="checkbox"/> Farmers' cooperative <input type="checkbox"/> Federal government/military <input type="checkbox"/> REMIC <input type="checkbox"/> Indian tribal governments/enterprises Group Exemption Number (GEN) if any ▶ _____		
9b If a corporation, name the state or foreign country (if applicable) where incorporated	State	Foreign country
10 Reason for applying (check only one box)		
<input checked="" type="checkbox"/> Started new business (specify type) ▶ <b>real estate development</b> <input type="checkbox"/> Hired employees (Check the box and see line 13.) <input type="checkbox"/> Compliance with IRS withholding regulations <input type="checkbox"/> Other (specify) ▶ _____		
<input type="checkbox"/> Banking purpose (specify purpose) ▶ _____ <input type="checkbox"/> Changed type of organization (specify new type) ▶ _____ <input type="checkbox"/> Purchased going business <input type="checkbox"/> Created a trust (specify type) ▶ _____ <input type="checkbox"/> Created a pension plan (specify type) ▶ _____		
11 Date business started or acquired (month, day, year). See instructions. <b>September 2016</b>		12 Closing month of accounting year <b>December</b>
13 Highest number of employees expected in the next 12 months (enter -0- if none). If no employees expected, skip line 14.		14 If you expect your employment tax liability to be \$1,000 or less in a full calendar year and want to file Form 944 annually instead of Forms 941 quarterly, check here. (Your employment tax liability generally will be \$1,000 or less if you expect to pay \$4,000 or less in total wages.) If you do not check this box, you must file Form 941 for every quarter. <input type="checkbox"/>
Agricultural	Household	
15 First date wages or annuities were paid (month, day, year). Note: If applicant is a withholding agent, enter date income will first be paid to nonresident alien (month, day, year) ▶		
16 Check one box that best describes the principal activity of your business.		
<input type="checkbox"/> Construction <input type="checkbox"/> Rental & leasing <input type="checkbox"/> Transportation & warehousing <input type="checkbox"/> Health care & social assistance <input type="checkbox"/> Wholesale-agent/broker <input type="checkbox"/> Real estate <input type="checkbox"/> Manufacturing <input type="checkbox"/> Finance & insurance <input checked="" type="checkbox"/> Other (specify) <b>real estate development</b> <input type="checkbox"/> Wholesale-other <input type="checkbox"/> Retail		
17 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided.		
18 Has the applicant entity shown on line 1 ever applied for and received an EIN? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," write previous EIN here ▶		

Third Party Designee	Complete this section only if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form.	
	Designee's name <b>Kim Meredith</b>	Designee's telephone number (include area code) ( <b>214</b> ) <b>780-1400</b>
	Address and ZIP code <b>9201 N. Central Expressway, Fourth Floor, Dallas, TX 75231</b>	Designee's fax number (include area code) ( <b>214</b> ) <b>780-1405</b>

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Name and title (type or print clearly) ▶ **Joseph Agumadu**

Signature ▶ *Joseph Agumadu* Date ▶

Applicant's telephone number (include area code)  
( **214** ) **342-1400**

Applicant's fax number (include area code)  
( )



**EIN Assistant**

Your Progress:    1. Identify    2. Authenticate    3. Addresses    4. Details    5. EIN Confirmation

**Congratulations! The EIN has been successfully assigned.**

EIN Assigned: **81-5452127**

Legal Name: **SDC THROCKMORTON VILLAS LP**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

**We strongly recommend you print this page for your records.**

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)

**Help Topics**

[? Can the EIN be used before the confirmation letter is received?](#)

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

**1** Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**SDC Throckmorton Villas, LP**

**2** Business name/disregarded entity name, if different from above

**3** Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ \_\_\_\_\_

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

**5** Address (number, street, and apt. or suite no.) See instructions.  
**3030 LBJ Fwy, #1350**

**6** City, state, and ZIP code  
**Dallas, TX 75234**

**7** List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

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or

**Employer identification number**

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## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶



Date ▶ 7/6/2022

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

