

MCKINNEY RANCH SENIOR LIVING

Presentation to the McKinney Community Development Corporation Board

January 22nd, 2026



PALLADIUM
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ABOUT THE PALLADIUM GROUP

Privately Owned Global Real Estate Company

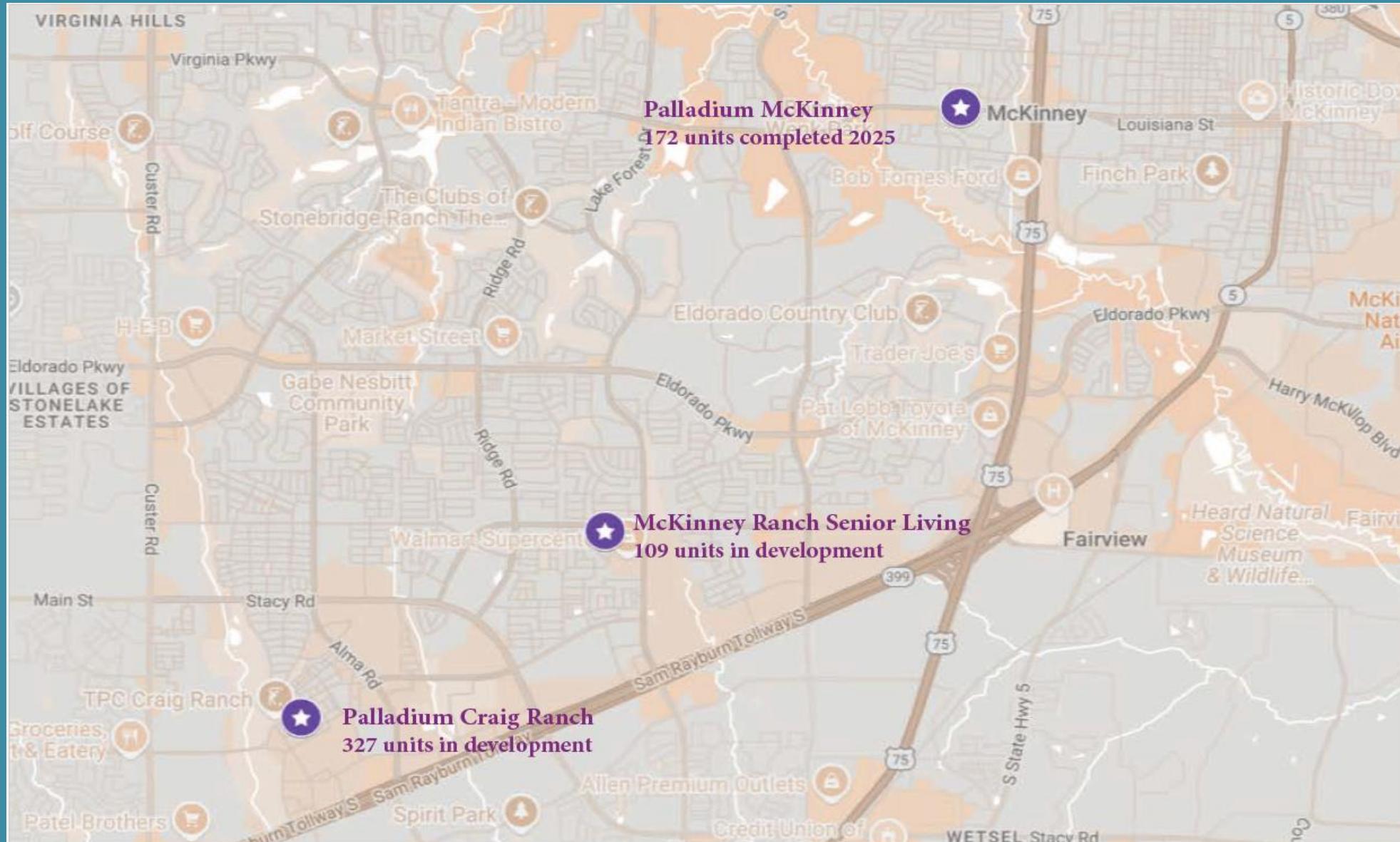
150-Year History Developing, Owning, Managing Premier Communities

Self-Managed through Palladium Management Company

Long-Term Owners

The Palladium Group is a global real estate development and management platform with operations across Europe and the USA. Founded in 1870, the Palladium Group invests on its own account and in partnership with third-party private and institutional investors. The Group operates in 6 countries.

PALLADIUM'S DEVELOPMENTS IN MCKINNEY, TX



PALLADIUM MCKINNEY

- **2656 Virginia Parkway, McKinney, TX**
- **172 Units of affordable living for families**
- **2023 4% HTC Award and Tax-Exempt Bond Recipient**
- **Partnership with the McKinney Housing Finance Corporation**
- **Financial Contribution of \$1.5M by the City of McKinney**
- **Construction Complete**
- **100% Fully Occupied**



PALLADIUM MCKINNEY



PALLADIUM CRAIG RANCH – IN DEVELOPMENT

- **7909 Collin McKinney Parkway**
- **327 luxury market rate units**
- **4 Story Wrap Design**
- **Structured Parking**
- **Estimated Construction Start Date – 1Q26**
- **Estimated Completion Date – 3Q27**

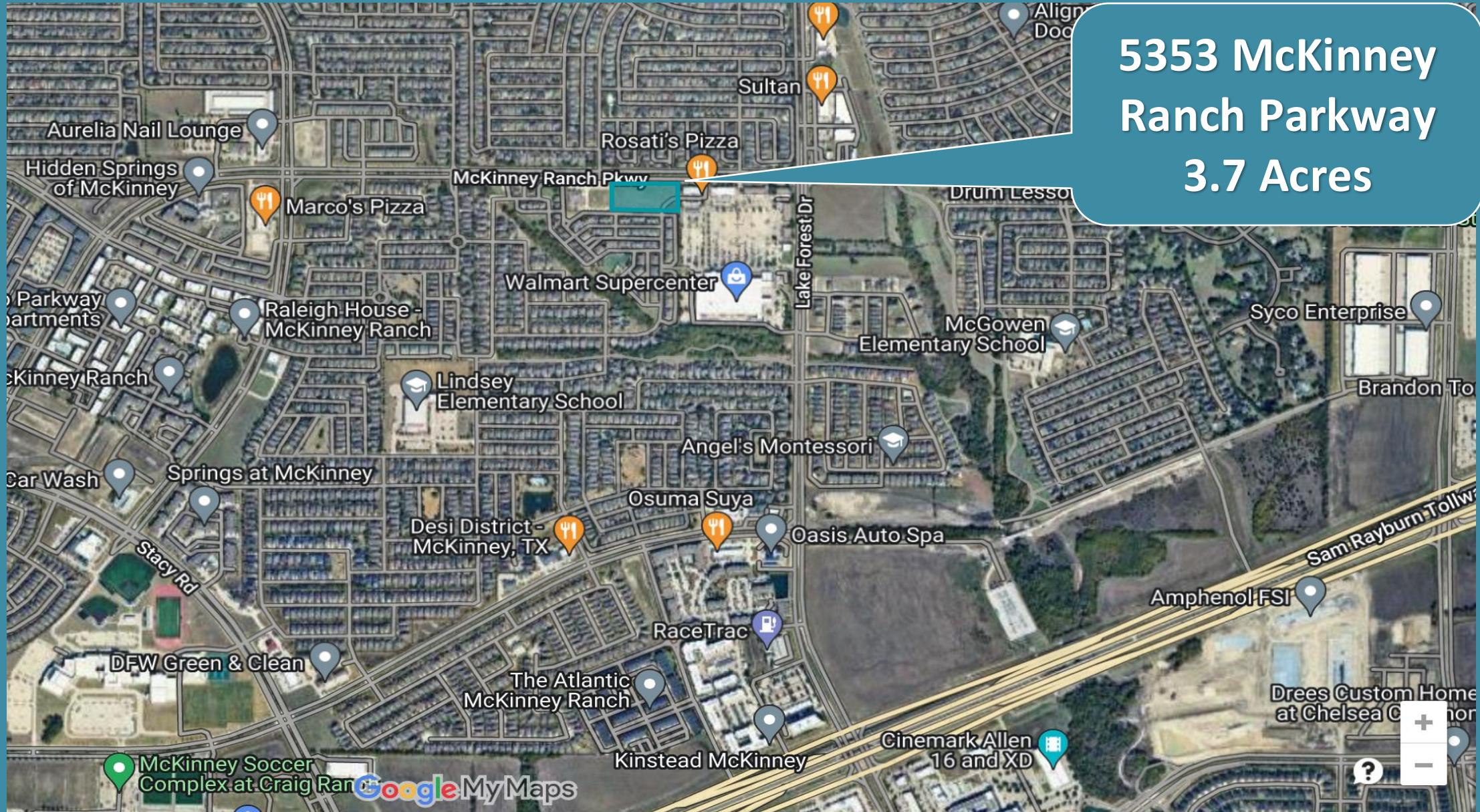


MCKINNEY RANCH SENIOR LIVING – IN DEVELOPMENT



PROPOSED RENDERING

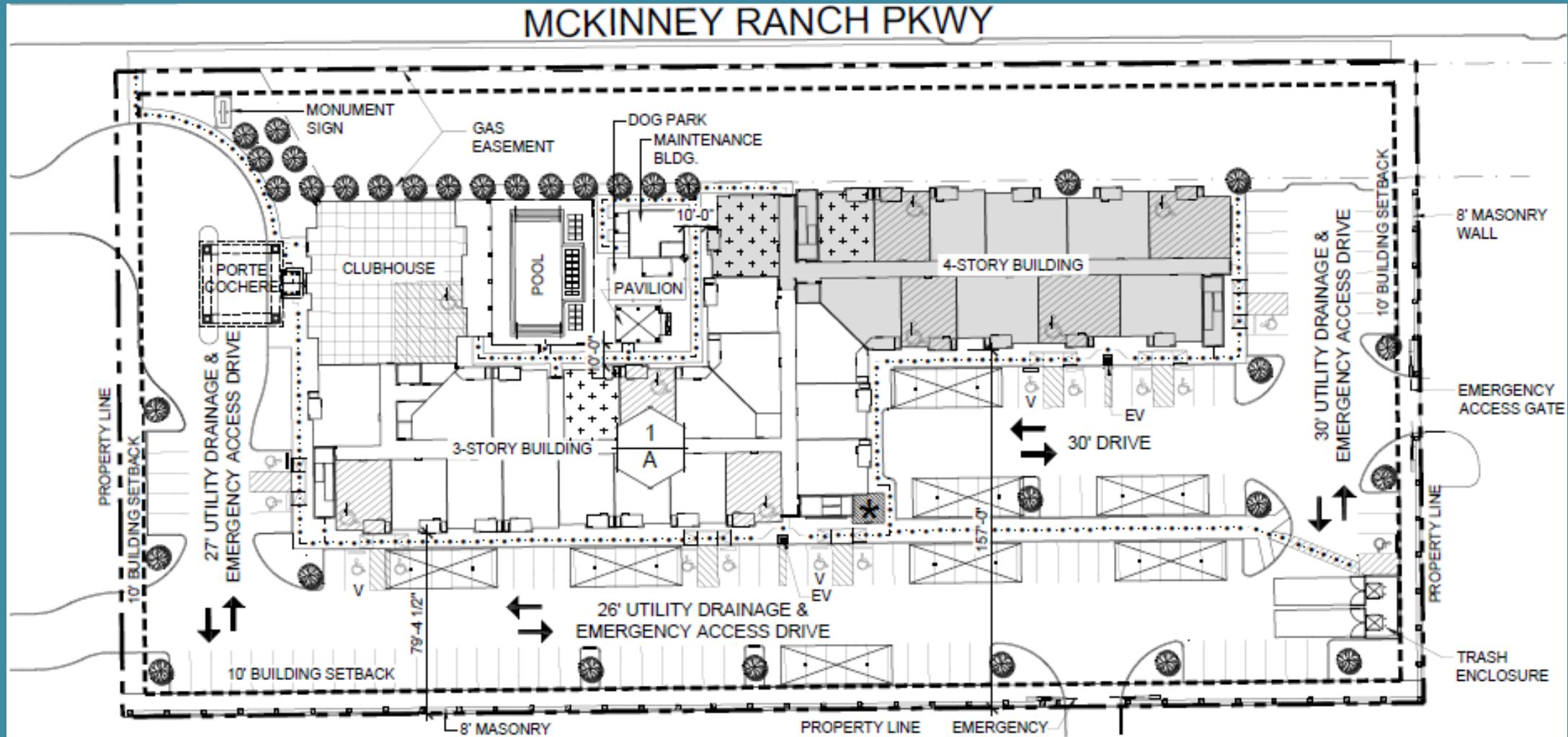
LOCATION FOR INDEPENDENT SENIOR LIVING



MCKINNEY RANCH SENIOR LIVING DEVELOPMENT SUMMARY

- 2025 9% HTC Award Recipient
- Age 62 and over Independent Senior Living Community
- 109 Units, Mix of 3 and 4-stories
- 1 & 2 Bedroom Floorplans
- Interior Corridors and Elevators
- Senior-Focused Amenities
 - Outdoor Pool with accessible ramp
 - Clubhouse with Community Room
 - Covered Pavilion with grills
 - Fitness Center
 - Theater Room
 - Dog Park
 - Activities and events, including movie/game nights, wellness events, crafts
- \$34MM Investment in the Community
- First Affordable Senior Development in 10 years in the City of McKinney

PROPOSED SITE PLAN



UNIT BREAKDOWN

	<u>Number</u>	<u>Percent</u>
Below Market Units:	81	74%
Market Rate Units:	28	26%
Total:	109	100%

	<u>Below Market</u>	<u>Market</u>	<u>Total</u>
1BR	58	16	74
2BR	23	12	35
	81	28	109

AFFORDABILITY STRUCTURE

	<u>% of Total</u>	<u>1BR Rent</u>	<u>2BR Rent</u>
9 Units @ 30% AMI	8%	\$660	\$792
33 Units @ 50% AMI	30%	\$1,100	\$1,320
30 Units @ 60% AMI	28%	\$1,320	\$1,584
7 Units @ 70% AMI	6%	\$1,540	\$1,848
2 Units @ 80% AMI	2%	\$1,761	\$2,112
28 Units at Market	26%	<i>Market</i>	<i>Market</i>
109 Total Units	100%		

PROJECT BUDGET

Development Cost Schedule	
Land and Related	\$3,998,128
Construction Hard Costs	\$19,656,556
Architecture & Engineering	\$574,3000
Permits & Fees	\$1,229,299
Financing	\$1,333,599
Construction Period Interest	\$926,402
Tax Credit Costs	\$83,270
Soft Costs	\$397,450
Legal	\$205,000
FF&E	\$200,000
Pre-Stabilization Costs	\$269,646
Reserves	\$1,333,835
Developer Fee	\$3,492,268
Total Uses of Funds	\$33,699,752

ENHANCING RESIDENTS' LIVES

- ✓ Fresh Food Distribution
- ✓ Fully Stocked Market Pantry
- ✓ Financial Literacy Classes
- ✓ Lunch and Learn with Mckinney PD
- ✓ Lectures, Movie Nights
- ✓ Senior Employment Programs
- ✓ Resources for Grandparents taking care of grandchildren



- ✓ Health and Wellness Programs:
 - Blood pressure checks
 - Covid/Flu shots
 - Exercise and Nutrition Classes

Through Operation Community Care, Palladium delivers a robust program of wraparound services to our residents. Operation Community Care is a North Texas based non-profit 501c(3)



LIBRARY



THEATER



PICTURED: PALLADIUM GARLAND SENIOR LIVING

GREATROOM



LOUNGE



PICTURED: PALLADIUM GARLAND SENIOR LIVING

ACCESSIBLE POOL WITH RAMP



PICTURED: PALLADIUM GARLAND SENIOR LIVING

GATHERING SPACES



PICTURED: PALLADIUM VAN ALSTYNE SENIOR LIVING

COMPUTER ROOM



GARDEN



LUXURIOUS FINISH-OUT



PICTURED: PALLADIUM EMBREE EASTSIDE

OUR ASK

McKinney Ranch Senior Living currently faces a \$2.5M financial gap due to site constraints and current market conditions.

McKinney Ranch Senior Living will need financial assistance from the McKinney Community Development Corporation to make the development feasible.

Development	Address	City Council Member - District	Soft Funds Ask 11/11/25
McKinney Ranch Senior Living	5353 McKinney Ranch Parkway	Patrick Cloutier – 2	\$2,500,000

TIMELINE

<u>January 28th, 2025</u>	Resolution of Support Approval - McKinney Housing Authority Board
<u>February 4th, 2035</u>	Resolution of Support Approval – City of McKinney
<u>February 28th, 2025</u>	Submission of 9% HTC Application to TDHCA
<u>July 22nd, 2025</u>	Rezone Approval – Planning & Zoning Commission
<u>July 24th, 2025</u>	Award of 9% Housing Tax Credits by TDHCA
<u>July 31st, 2025</u>	Initial Meeting with McKinney CDC
<u>August 19th, 2025</u>	City of McKinney – Rezoning Approval
<u>January 22nd, 2026</u>	Presentation to MCDC Board for Project Grant Funds
<u>March 26th, 2026</u>	Target Financial Closing Date
<u>March 30th, 2026</u>	Groundbreaking
<u>May 1st, 2027</u>	Lease Up Begins
<u>September 1st, 2027</u>	Construction Completion

OUR ASK

*McKinney Ranch Senior Living needs your support.
Together, we can provide our senior community
with the affordable, quality housing they deserve.*

