

Project Grant Application

McKinney Community Development Corporation FY 2026

MCDC Mission

Staying true to voter intent, we work proactively, in partnership with others, to promote and fund community, cultural, and economic development projects that maintain and enhance the quality of life in McKinney.

Important Information

- Please read the McKinney Community Development Corporation [Project Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available at McKinneyCDC.org or by emailing Info@McKinneyCDC.org.
- Please submit a request for preliminary review of your project prior to submitting an application. Use the form [Letter of Inquiry](#).

Applications must be submitted via online form and must be submitted no later than 5 p.m. on the deadline date. Incomplete applications will not be eligible for review or consideration by the board.

Project Grants offer support for projects that are eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include:

- Projects Related to the Creation or Retention of Primary Jobs
- Horizontal Infrastructure Improvement Projects Necessary to Develop New or Expanded Business Enterprises (water, sewer, utilities, site work)
- Public Parks and Open Space Improvements
- Projects Related to Recreational or Community (city/public access) Facilities
- Professional and Amateur Sports and Athletic Facilities, including Children's Sports
- Destination Entertainment, Tourist and Convention Facilities
- Projects Related to Low Income Housing (60% AMI or lower)
- Mass Transit-Related Facilities or Equipment
- Airport Facilities

Please include the information outlined below to ensure board consideration for funding.

- **Detailed project description**

- Overall project goals - (e.g., financial impact, new business generated, new demographic reached, efficiency impact, safety and security impact, etc.)
- Project Timeline (design to completion)
- Detailed Project Budget
- Site plan (property plat)
- Design plans/images

- Projected impact on McKinney's economy
- Projected impact on McKinney's quality of life
- **Financial viability of organization (Please provide the following documentation)**
 - Verification of organization's status (IRS letter of determination, W9, registration with the Secretary of State);
 - Most recent two years of audited financial statements including organization's budget and profit/loss statements (written explanation if audit not available);
 - Organization's funding sources, impact of the project, and how it will lead to new or expanded business, and the organization's financial position.

Project Grant Application Calendar

Cycle I

- Application Deadline: Dec. 30, 2025
- Presentation to MCDC Board: Jan. 22, 2026
- Board Vote and Award Notification: Feb. 26, 2026

Cycle II

- Application Deadline: March 31, 2026
- Presentation to MCDC Board: April 23, 2026
- Board Vote and Award Notification: May 28, 2026

Cycle III

- Application Deadline: June 30, 2026
- Presentation to MCDC Board: July 23, 2026
- Board Vote and Award Notification: Aug. 27, 2026

Organization Information

Organization Name	Palladium McKinney Ranch, Ltd.
CEO / Executive Director	Thomas E. Huth
Federal Tax I.D.	39-4217575
Incorporation Date	Monday, September 8, 2025
Mailing Address	13455 Noel Road, Suite 400 Dallas, Texas, 75240
Phone Number	(972) 774-4400

Email

thuth@palladiumusa.com

Website<https://palladiumusa.com/>

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

Palladium McKinney Ranch, Ltd. will be the owner of McKinney Ranch Senior Living. This partnership will be controlled by the larger development group Palladium USA.

Palladium USA, headquartered in Dallas, is part of the historic Palladium Group, whose roots in housing development date back to the 1870s. The organization focuses on developing, owning, and managing high-quality multifamily housing. Its mission is to provide housing that supports thriving residents and communities. Palladium offers a diverse portfolio of developments including high-rise market rate, mixed-income apartment homes for families, and independent senior living complexes.

Palladium USA manages all major phases of pre-development in-house with construction being handled by the construction management branch, Catalyst Builders, and the developments being managed and operated by Palladium Management Company. Palladium has developed over 6,000 units of housing with another 3,000 units under construction or in pre-development.

For senior communities like McKinney Ranch Senior Living, Palladium USA serves income-qualified adults aged 62+ seeking safe, affordable, maintenance-free independent living. These communities incorporate accessible designs, age-appropriate amenities, green spaces, and supportive services provided through nonprofit partners.

Through their experience in Texas, Palladium USA has established a strong track record of well-maintained communities, high resident satisfaction, and positive neighborhood impact. The company continues to help address the urgent need for affordable senior housing, and maintain its legacy of building stable, high-quality homes that strengthen communities.

Select One

For profit corporation

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

Representative & Contact Information

Is the representative information same as above?

No

Representative Completing Application

Kim Parker

Title

Executive Director - Development & Site Selection

Mailing Address13455 Noel Road, Suite 400
Dallas, Texas, 75240**Phone Number**

(214) 405-3507

Email Address

kparker@palladiumusa.com

Is the contact for communications between MCDC and the organization same as above?

Yes

Are you the property owner?

No

Property Owner Name	Saadi Neamati
Title	Frisco Lifetime Sport Center, LLC
Mailing Address	6709 Sawmill Road Dallas, Texas, 75252
Phone Number	(214) 662-1941
Email Address	ari@opportunecre.com
Letter of Support for Project from Property Owner	 Letter from Property Owner - McKinne... .pdf

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Information About Funding Request and Project Costs

Total Amount Requested 2,500,000

Are matching funds available? No

Have you received or will funding be requested from any other City of McKinney entity (e.g. City of McKinney, MEDC, TIRZ, McKinney Housing & Community Development)?

Yes

Please list name of City of McKinney entity funding source and amount.

\$500 Grant from City of McKinney - Part of the Resolution of Support Process for LIHTC Developments - Approved February 2025

What is the total cost for this Project? \$33,699,752

What percentage of Project total will be funded by the applicant? 5

Are matching funds available? No

Other Funding Sources

FHA 231 Loan - \$13,060,300 - In Process/Expected March 2026
 9% LIHTC Equity - \$ 16,648,335 - In Process/Expected March 2026
 Deferred Developer Fee - \$1,490,517 - In Process
 GP Equity - \$100 - In Process
 Equity Bridge Loan (Construction Period Only) - \$12,739,508 - In Process

Full Sources & Uses included as an attachment under Project Description.

Estimated Annual Taxable Sales \$0

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

Project Description and Details

Information about the project for which you are seeking funding.

Project / Business Name	McKinney Ranch Senior Living
Location of Project	McKinney, TX
Physical Address	5353 McKinney Ranch Parkway McKinney, Texas, 75070
Property Size (in acres)	3.7
Collin CAD Property ID	2927306, 2927305, 2927303
What kind of project is proposed? (Check all that apply.)	<input checked="" type="checkbox"/> New project
Estimated Date of Project Start Date	Tuesday, March 31, 2026
Estimated Date of Project Completion Date	Tuesday, November 30, 2027
Current Appraised Value of Property	\$1,364,297
Estimated Appraised Value (post-improvement)	\$16,000,000
Has the project been competitively bid?	<input type="checkbox"/> No
Attach at least TWO competitive bids for the project	 Competitive Bids - McKinney Ranch S... .pdf

Project Summary / Supplemental Documentation

Provide a comprehensive project narrative and/or attachments that include:

- Overall project goals – (e.g. - financial impact, new business generated, new demographic reached, efficiency impact, safety and security impact, etc.)
- Project Timeline (design to completion)
- Detailed Project Budget
- Site plan (property plat)
- Design plans/images
- Projected impact on McKinney's economy
- Projected impact on McKinney's quality of life

Project narrative and/or attachments



Project Summary - McKinney Ranch S... .pdf

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

Structure and Financial Viability of the Organization

Provide the following documentation:

- Business Plan – mission/goals, organizational structure, target customers, product lines, future expansion
- Verification of organization's status (IRS letter of determination, W9, Secretary of State registration, etc.)
- Most recent two years of audited financial statement including organization's budget and profit/loss statement
(written explanation if audit not available.)



Financial Viability of Organization - M... .pdf

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

Additional Information

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

Checklist for Completed Application

All applicants must submit a complete application with the following attachments and required information as detailed throughout the application to ensure Board consideration for funding.

Procedure

Application completed and submitted prior to deadline (5 p.m. on deadline date)

Application submitted via online form

Organization and Financial Information

Completed all organizational information

Provided organization business plan

Provided documentation of organization's status (IRS letter, W9, Secretary of State registration)

Provided two most recent years of audited financial statements (budget + profit & loss)

Provided information regarding project funding (e.g. organization's contribution, other sources)

Specific Project Elements

Type of project (e.g. expansion, new development, repair)

Project description (e.g. goals, impact on organization, impact on McKinney's economy and quality of life)

Project timeline

Detailed project budget

Site plan and/or property plat

Project designs

Two comprehensive project bids

Community & Economic Impact

Description of how the project supports new business development or expansion of existing business

Economic impact projections

Benefits to McKinney residents and community quality of life

Presentation to MCDC Board of Directors

Completed applications that are eligible for consideration by MCDC will be presented to the board according to the schedule included on the first page of this application. Presentations will be limited to five (5) minutes followed by time for questions from the Board. **Please be prepared to provide the information outlined below in your presentation:**

- Introductory overview of applying organization
- Project description (e.g. purpose, goals, impact on organization)

- Project timeline
- Summary of project budget
- Site plan and/or property plat, project designs
- Impact of project on McKinney's economy and/or quality of life

Acknowledgements and Grantee Assurances

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying individual/company.
- The Organization officials who have signed the application are authorized by the organization to submit the application.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement/approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics will be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual/company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the Grant Guidelines in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed Project must be inspected for Code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for a minimum of ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- Applicant gives permission for the use of Board presentation images and other published event images on MCDC and City of McKinney website and social media content and print/digital publications.
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

Applicant Electronic Signature

BY SIGNING THIS APPLICATION, I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY OR THAT I AM AUTHORIZED TO REPRESENT AND ACT ON THE BEHALF OF THE OWNER OF THE ABOVE REFERENCED PROPERTY. I ALSO CERTIFY THAT ALL OF THE INFORMATION PROVIDED HEREON IS ACCURATE AND TRUE SO FAR AS I AM AWARE AND UNDERSTAND THAT I AM LEGALLY RESPONSIBLE FOR THE ACCURACY OF THIS APPLICATION. I FURTHER UNDERSTAND THAT I AM NOT GUARANTEED A GRANT.

Selecting this option indicates your agreement with the above statement.

Representative Completing Application



Date Thursday, December 4, 2025

Notes

- **Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the [Final Report](#) to report your results. A [PDF version](#) is also available.



MCDC PROJECT GRANT APPLICATION

MCKINNEY RANCH SENIOR LIVING

A PROPOSED INDEPENDENT SENIOR MULTIFAMILY DEVELOPMENT

DETAILED PROJECT DESCRIPTION



TABLE OF CONTENTS

I. DETAILED PROJECT DESCRIPTION.....	3
A. Overall Project Goals	3
B. Project and Site Information	3
C. Building Information	4
D. Detailed Project Budget.....	5
E. Project Timeline	5
F. Impact on McKinney's Economy	5
G. Impact on McKinney's Quality of Life	6
II. ATTACHMENTS	7



I. DETAILED PROJECT DESCRIPTION

A. Overall Project Goals:

McKinney Ranch Senior Living will be a 109-unit independent senior living multifamily development located at 5353 McKinney Ranch Parkway, McKinney, TX 75070. This new construction development will be mixed income with a portion of units being income restricted. The partnership, Palladium McKinney Ranch, Ltd., received an award for 9% Housing Tax Credits in July 2025 which will allow the development to offer more deeply affordable units.

This development will help the City of McKinney update its affordable housing inventory with additional new construction with high-quality construction and updated amenities. As a mixed income development, McKinney Ranch Senior Living will have units at different price points relative to a household's income. This development will allow McKinney's seniors to age in place in their neighborhood in the event they need to downsize or become cost burdened in their current living situation.

There has been much support for this development from its conception. City Council provided a Resolution of Support in February and approved the zoning for the site plan in August. The development was also presented to the McKinney Housing Authority in January which resulted in a letter of support.

Many parties are supporting the completion of this development, but the development needs gap financing to make McKinney Ranch Senior Living reality. The current construction costs, unpredictable interest rates, and low equity pricing have resulted in a financing gap. The development team requests \$2.5 million of project grant funds from McKinney Community Development Corporation so McKinney Ranch Senior Living can provide 81 affordable housing units to seniors.

B. Project and Site Information:

The 3.71-acre site is located in census tract #48085030541. The proposed density is 32 units per acre. A re-zoning was approved in August 2025 to a Planned Development for the proposed multifamily site plan. The approved site plan for the Development is attached as **Attachment "A" - Site Plan**. A visual of the Development is included in **Attachment "B" - Rendering**.

In the development, approximately 74% of units will be income-restricted and 26% of units will be reserved at market rate. 72 units will be at or below 60% AMI. The breakdown of the unit mix is as follows:

Area Median Income (AMI)	Unit Type	Square Footage	Number of Units	Proposed Gross Rents
30%	1BR/1BA	700	7	\$597
50%	1BR/1BA	700	28	\$1,037
60%	1BR/1BA	700	19	\$1,257
60%	1BR/1BA	819	2	\$1,257

70%	1BR/1BA	819	1	\$1,477
80%	1BR/1BA	819	1	\$1,698
Market	1BR/1BA	700	4	\$1,571
Market	1BR/1BA	819	12	\$1,761
30%	2BR/2BA	984	2	\$709
50%	2BR/2BA	984	5	\$1,237
60%	2BR/2BA	984	9	\$1,501
70%	2BR/2BA	984	6	\$1,765
80%	2BR/2BA	984	1	\$2,029
Market	2BR/2BA	984	12	\$2,112

C. Building Information:

The development is proposed to be 88,144 total net rentable square feet with additional space for a clubhouse and amenity area. The total number of dwelling units in the Development is 109 and the breakdown of the unit mix is as follows:

Unit Type	Square Footage	Number of Units
1BR/1BA	706 & 819	74
2BR/2BA	984	35
TOTAL		109

Future residents will enjoy a first-class, luxury **amenity package** including the following Development and unit amenities:

Development Amenities:

- ✓ Resort-Style Pool;
- ✓ Community Garden
- ✓ BBQ Grills and Picnic Tables
- ✓ Library
- ✓ Theater Room
- ✓ Dog Park
- ✓ Conference Room
- ✓ Electric Vehicle Chargers
- ✓ Clubhouse, Business Center, High Speed Wi-Fi and State-of-the-Art Fitness Center

Unit Amenities:

- ✓ Open Concept Design
- ✓ 9-foot Ceilings;
- ✓ Wood Style Flooring;
- ✓ Granite Countertops;
- ✓ Undermounted Sinks;
- ✓ Upgraded Cabinetry with Pulls;
- ✓ Designer Fixtures;
- ✓ Built-in Wood Shelves in Closets;
- ✓ Covered Balcony with Storage Units;
- ✓ Energy Efficient Appliances, and LED Lighting.

D. Detailed Project Budget

The proposed total development costs for the Development are approximately \$33,700,000. The budget is on the attached **Attachment "C" - Development Cost Schedule**.

The Development will be financed utilizing a combination of sources including tax credit equity from the 2025 9% housing tax credit program, 40-year HUD 221(d)(4) permanent mortgage, equity bridge loan, City contribution, and deferred developer fee. The breakdown of sources and uses is attached as **Attachment "D" - Sources & Uses**.

E. Project Timeline

December 1 st , 2025	Application to MCDC for Project Grant
January 22 nd , 2026	Presentation to MCDC Board
February 26 th , 2026	Board Approval of Project Grant
March 19 th , 2026	Financial Closing with HUD
March 20 th , 2026	Construction Begins
April 2026	Groundbreaking Ceremony
April 2027	Pre-leasing Begins
June 2027	Move-Ins Begin
November 2027	Construction Completion
December 2027	Grand Opening Ceremony

F. Impact on McKinney's Economy

McKinney Ranch Senior Living will aid the City's economy by keeping McKinney residents in McKinney. Having an affordable living option that is on a smaller scale than a single-family home, allows seniors to stay within the city limits. This development is very close to many retailers which will incentivize residents of the property to frequent those establishments stimulating the economy of the city.

While the development is under construction there will be an influx of jobs into the area during the construction project. Once in operation this development will bring new jobs to the area in the form of management and maintenance staff. Other than job creation, McKinney Ranch Senior Living will also help incentivize additional economic development and growth in the area. In some cases, when a new construction development comes to an area it will incentivize other multifamily property owners to complete their own upgrades to remain competitive in the market. This would have a positive impact on the immediate surrounding neighborhood.

This development will not be tax-exempt and full property taxes will be paid. This is an important fact for the economy of the city since the current property taxes will increase exponentially once the development is constructed on what now is vacant land. Those dollars will go back to the city and the school district to positively impact the economy.

G. Impact on McKinney's Quality of Life

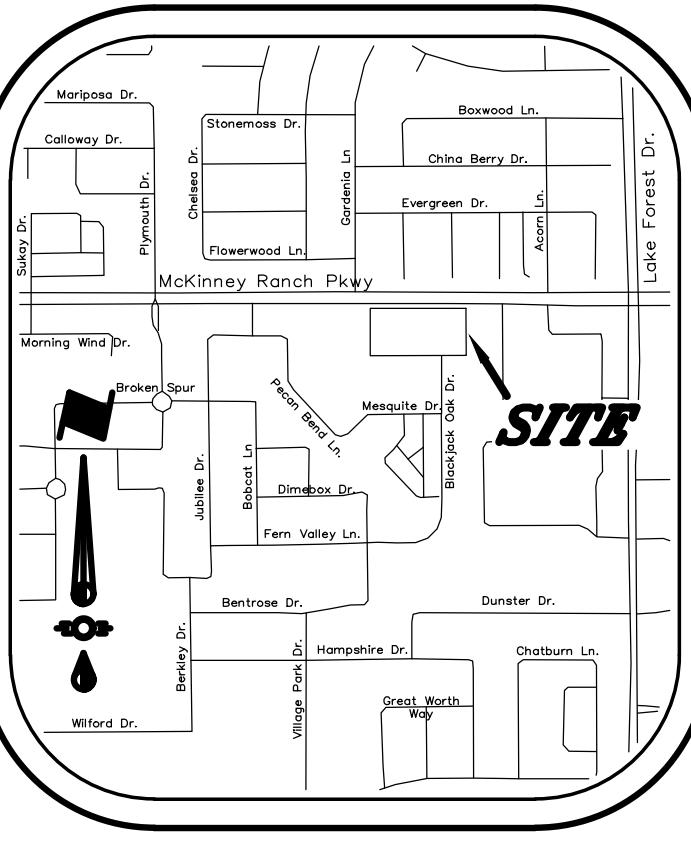
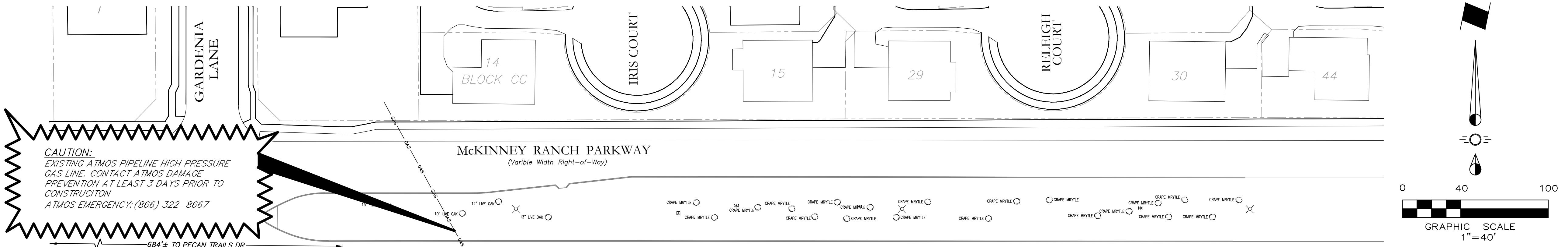
This development will positively impact the quality of life of residents of McKinney and future residents of McKinney Senior Living. By prioritizing safe and affordable housing for the senior population of McKinney, it shows constituents that the city will nurture an individual through all phases of life. This development will bring many staff members and a courtesy police officer to the area which will help increase foot traffic and potentially minimize crime in the immediate vicinity rather than the current empty lot that provides no security. This will also be a positive development for residents who may be rent burdened in their current home and will allow them the opportunity to stay in the neighborhood and live close to their families.

McKinney Ranch Senior Living will also impact the quality of life of those who choose to call it their home. Allowing households to downsize or become less rent burdened would be an immediate benefit to future residents. This development will have fully accessible amenities and units to provide safe and comfortable housing for residents as they age, and social programs to help them thrive during their golden years. The wide range of amenity spaces also allows seniors to maintain a robust social agenda with other individuals. The location of this development also lends itself to improve the quality of life of its residents with its close proximity to a retail center and other nearby amenities.

Palladium has established experience in bringing quality housing to the City of McKinney with Palladium McKinney, a stabilized 172-unit family development located off of Virginia Parkway, and Palladium Craig Ranch, a 327-unit luxury market rate development closing 1st Quarter of 2026. By bringing this third development, Palladium is able to target a new audience and positively impact a different group of McKinney residents. McKinney Ranch Senior Living will positively impact the life of those in the City of McKinney whether they are residents of the development or just neighbors.

II. ATTACHMENTS

- A. Attachment "A" - Site Plan
- B. Attachment "B" - Elevations
- C. Attachment "C" - Development Cost Schedule
- D. Attachment "D" - Sources and Uses



SITE DATA TABLE	
Lots 1, 2 & 3, Block A Chan Family Addition	PD-Planned Development
Zoning:	Multi-Family, Senior Living
Proposed Use:	3.685 Acres (160,510 SF)
Lot Area:	3 & 4-Story 49'-8" Mid Ridge
Building Height Information:	37,900 SF (Footprint)
Building Area Information:	88,144 SF (Total)
Lot Coverage:	23.61% (SF Footprint)
Floor to Area Ratio (FAR):	0.55 :1
Multi-Family Units	109
# of 1 Bedrooms/Minimum Unit Size	74 700 SF
# of 2 Bedrooms/Minimum Unit Size	35 984 SF
Total Unit Count	109 Units
Parking:	
Parking Ratio	1.27 per dwelling unit
Covered Parking Ratio	29% of Total Units
Required Parking	139
Covered Parking Required	32
Uncovered Parking Provided	99
Covered Parking Provided	40
Total Parking Provided	139
ADA Spaces Required	5
ADA Spaces Provided	12
Impervious Area:	118,258 SF
Impervious Percentage:	73.68%



ARCHITECT:
Cross Architects, PLLC
1255 W. 15th Street, Suite 125
Plano, Texas 75074
Phone (972) 398-6644
Fax (972) 312-8666
Contact: Michael Delgado

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8862
Contact: Lawrence Ringley

STOP!
CALL BEFORE YOU DIG



CITY OF MCKINNEY STANDARD NOTES:

Mechanical and Heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties. Mechanical equipment to be located on the roof.

The Lighting for the subject property shall be constructed and operated in conformance with Article 6 of the City of McKinney Unified Development Code.

The Sanitation Container Screening Walls Will Be Brick Masonry, Stone Masonry, Or Other Architectural Masonry Finish, Including A Metal Gate, Primed And Painted, And The Sanitation Container Screening Walls, Gate, And Pad Site Will Be Constructed In Accordance With The City Of McKinney Design Specifications. The Sanitation Screening Walls Will Be A Minimum Of 7" In Height.

FIRE NOTES:

- Any gate across a fire access road shall be automatic with bi-directional Opticom. Separate permit required from the Fire Marshal's Office.
- In buildings four or more stories above grade plane, one stairway, alternating tread device, or permanent ladder, shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-percent slope).

3. Grills and Fireplaces - BBQ grills shall not be located within 10' of combustible construction. As noted, the structures above the BBQ grills shall be 100% wholly noncombustible construction. Fire pits, if provided, shall not be located within 15' of combustible construction. Reference section 42-65 of the Open Burning Ordinance for additional requirements.

FIRE PROTECTION SYSTEMS
Building is required to be protected by an approved automatic fire sprinkler system and fire alarm system with full occupant notification.

HVAC Note:
All HVAC equipment to be located on the roof.

Site Enhancement Note:
Each unit is provided with a private balcony that is at least 50 square feet in size.

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE BENCHMARKS

BM-1 = "X" in the southwest corner of a concrete curb inlet on the south side of McKinney Ranch Parkway, 197± west of a concrete sidewalk stub end near the northeast corner of the subject property. Elev. = 715.51

BM-2 = "X" on top of a brick wall at the southwest corner of the subject property. Elev. = 717.48

CITY BENCHMARK USED FOR CONTROL

COM-54 = City of McKinney Monument, an aluminum disc stamped CM #54 set at the northwesterly corner of a concrete storm drain inlet, in the westerly edge of the southbound lanes for S. Ridge Road, and being approximately 125' north of the northerly curb line for the westbound lanes of McKinney Ranch Parkway. Elev. = 733.18

Building Permit Copy

Approved By The Planning Department
11/17/2025

Please note that any modifications made during development permit or building permit review are required to be updated on the site and landscape plans and resubmitted under the site plan case.

City Case No: SITE2025-0058

Issue Date	Description	CROSS	SP
1 8/04/2025		ENGINEERING CONSULTANTS	
2 9/16/2025			
3 11/3/2025			
4			
5			
6			

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 11/3/25. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PALLADIUM MCKINNEY RANCH SENIOR LIVING
PALLADIUM USA INTERNATIONAL, INC.
CITY OF MCKINNEY, TEXAS



Palladium McKinney Ranch Senior Living - HUD - \$2.5m MCDC
McKinney, Collin County, Texas
2025 - 9% HTC; TDHCA #25116, HUD #TBD

Development Cost Schedule

	Total Cost	Per Unit	Per SF	Eligible Basis
ACQUISITION				
Site acquisition cost	3,898,128	35,763	44.22	0
Existing building acquisition cost	0	0	0.00	0
Rollback Taxes	0	0	0.00	0
Other - Broker Fees	100,000	917	1.13	0
Subtotal Acquisition Cost	\$3,998,128	36,680	45.36	\$0
OFF-SITES				
Off-site concrete	0	0	0.00	0
Storm drains & devices	0	0	0.00	0
Water & fire hydrants	0	0	0.00	0
Off-site utilities	0	0	0.00	0
Sewer lateral(s)	0	0	0.00	0
Off-site paving	0	0	0.00	0
Off-site electrical	0	0	0.00	0
Other -	0	0	0.00	0
Subtotal Off-Sites Cost	\$0	0	0.00	\$0
SITE WORK				
Demolition	0	0	0.00	0
Rough grading	323,852	2,971	3.67	323,852
Fine grading	64,596	593	0.73	64,596
On-site concrete	405,033	3,716	4.60	405,033
On-site electrical	97,330	893	1.10	97,330
On-site paving	0	0	0.00	0
On-site utilities	364,442	3,344	4.13	364,442
Decorative masonry	0	0	0.00	0
Bumper stops, striping & signs	12,221	112	0.14	12,221
Other -	0	0	0.00	0
Subtotal Site Work Cost	\$1,267,473	11,628	14.38	\$1,267,473
SITE AMENITIES				
Landscaping	230,806	2,117	2.62	230,806
Pool and decking	353,184	3,240	4.01	353,184
Athletic court(s), playground(s)	78,237	718	0.89	78,237
Fencing	220,733	2,025	2.50	220,733
Other -	0	0	0.00	0
Subtotal Site Amenities Cost	\$882,959	8,101	10.02	\$882,959
BUILDING COSTS:				
Concrete	2,411,097	22,120	27.35	2,411,097
Masonry	596,204	5,470	6.76	596,204
Metals	330,609	3,033	3.75	330,609
Woods and Plastics	3,636,703	33,364	41.26	3,636,703
Thermal and Moisture Protection	206,112	1,891	2.34	206,112
Roof Covering	385,941	3,541	4.38	385,941
Doors and Windows	872,864	8,008	9.90	872,864
Finishes	294,644	2,703	3.34	294,644
Specialties	124,497	1,142	1.41	124,497
Equipment	553,321	5,076	6.28	553,321
Furnishings	488,306	4,480	5.54	488,306
Special Construction	0	0	0.00	0
Conveying Systems (Elevators)	449,573	4,125	5.10	449,573
Mechanical (HVAC; Plumbing)	1,965,673	18,034	22.30	1,965,673
Electrical	1,517,483	13,922	17.22	1,517,483

Individually itemize costs below:

Detached Community Facilities/Building	477,500	4,381	5.42	477,500
Carports and/or Garages	0	0	0.00	0
Lead-Based Paint Abatement	0	0	0.00	0

Palladium McKinney Ranch Senior Living - HUD - \$2.5m MCDC
McKinney, Collin County, Texas
2025 - 9% HTC; TDHCA #25116, HUD #TBD

Development Cost Schedule

	Total Cost	Per Unit	Per SF	Eligible Basis		
Asbestos Abatement	0	0	0.00	0		
Structured Parking	0	0	0.00	0		
Commercial Space Costs	0	0	0.00	0		
Other -	0	0	0.00	0		
Subtotal Building Costs	\$14,310,528	131,289	162.35	\$14,310,528		
Voluntary Eligible "Building Costs"			162.35	\$14,310,528		
TOTAL BUILDING COSTS & SITE WORK (including site amenities)	\$16,460,960	151,018	186.75	\$16,460,960		
Contingency	4.11%	\$677,069	6,212	7.68	\$677,069	4.11%
TOTAL HARD COSTS	\$17,138,029	157,230	194.43	\$17,138,029		
OTHER CONSTRUCTION COSTS						
General requirements (6%)	6.00%	987,658	9,061	11.21	987,658	5.76%
Field supervision (within GR limit)		0	0	0.00	0	
Contractor overhead (2%)	2.00%	329,219	3,020	3.74	329,219	1.92%
G & A Field (within overhead limit)		0	0	0.00	0	
Contractor profit (6%)	6.00%	987,658	9,061	11.21	987,658	5.76%
TOTAL CONTRACTOR FEES	\$2,304,534	21,143	26.15	\$2,304,534		
TOTAL CONSTRUCTION CONTRACT	\$19,442,564	178,372	220.58	\$19,442,564		
Voluntary Eligible "Hard Costs"			220.58	\$19,442,564		
SOFT COSTS						
Architectural - Design fees		356,300	3,269	4.04	356,300	
Architectural - Supervision fees		69,000	633	0.78	69,000	
Engineering fees		79,000	725	0.90	79,000	
Real estate attorney/other legal fees		150,000	1,376	1.70	112,500	
Accounting fees		35,000	321	0.40	35,000	
Impact Fees		970,842	8,907	11.01	970,842	
Building permits & related costs		93,847	861	1.06	93,847	
Appraisal		8,000	73	0.09	8,000	
Market analysis		11,000	101	0.12	11,000	
Environmental assessment		18,450	169	0.21	18,450	
Soils report		15,000	138	0.17	15,000	
Survey		25,000	229	0.28	25,000	
Marketing		0	0	0.00	0	
Hazard & liability insurance		410,063	3,762	4.65	410,063	
Real property taxes		73,575	675	0.83	73,575	
Personal property taxes		0	0	0.00	0	
Tenant relocation expenses		0	0	0.00	0	
Contingency		0	0	0.00	0	
Reimbursables		360,000	3,303	4.08	0	
FF&E		200,000	1,835	2.27	200,000	
Subtotal Soft Cost	\$2,875,077	26,377	32.62	\$2,477,577		
FINANCING:						
CONSTRUCTION LOAN(S)						
Interest		926,402	8,499	10.51	852,290	
Loan origination fees		39,181	359	0.44	39,181	
Title & recording fees		156,766	1,438	1.78	156,766	
Closing costs & legal fees		16,000	147	0.18	16,000	
Inspection fees		100,302	920	1.14	100,302	
Credit Report		0	0	0.00	0	
Discount Points		0	0	0.00	0	
Letters of Credit		0	0	0.00	0	
Materials Testing		15,000	138	0.17	15,000	

Palladium McKinney Ranch Senior Living - HUD - \$2.5m MCDC
McKinney, Collin County, Texas
2025 - 9% HTC; TDHCA #25116, HUD #TBD

Development Cost Schedule

	Total Cost	Per Unit	Per SF	Eligible Basis
Letter of Credit/MIP	0	0	0.00	0
PERMANENT LOAN(S)				
Loan origination fees	130,603	1,198	1.48	0
Title & recording fees	0	0	0.00	0
Closing costs & legal	75,000	688	0.85	0
Bond premium	0	0	0.00	0
Credit report	0	0	0.00	0
Discount points	0	0	0.00	0
Credit enhancement fees	0	0	0.00	0
Prepaid MIP	0	0	0.00	0
Mortgage Broker	0	0	0.00	0
Application Fee	0	0	0.00	0
BRIDGE LOAN(S)				
Interest	623,051	5,716	7.07	0
Loan origination fees	127,395	1,169	1.45	0
Title & recording fees	0	0	0.00	0
Closing costs & legal fees	0	0	0.00	0
Other -	0	0	0.00	0
Other -	0	0	0.00	0
OTHER FINANCING COSTS				
Tax credit fees	83,270	764	0.94	0
Tax and/or bond counsel	0	0	0.00	0
Performance bonds	164,610	1,510	1.87	164,610
Credit enhancement fees	0	0	0.00	0
Mortgage insurance premiums	65,302	599	0.74	0
Cost of bond underwriting & issuance	0	0	0.00	0
Tax opinion	0	0	0.00	0
Contractor Guarantee Fee	0	0	0.00	0
Developer Guarantee Fee	0	0	0.00	0
Other - Equity Investor Legal	35,000	321	0.40	17,500
Other - Freddie Mac Standbye Fee	0	0	0.00	0
Subtotal Financing Cost	\$2,557,880	23,467	29.02	\$1,361,648
DEVELOPER FEES				
Housing consultant fees	0	0	0.00	0
General & administrative	0	0	0.00	0
Profit or fee	3,492,268	32,039	39.62	3,492,268
Subtotal Developer Fees	11.56%	\$3,492,268	32,039	39.62
				\$3,492,268
				15.00%
RESERVES				
HUD 4% Working Capital Reserve	522,412	4,793	5.93	0
HUD Operating Deficit Reserve	801,423	7,353	9.09	0
Replacement Reserve	0	0	0.00	0
HUD Tenant Services Reserve	10,000	92	0.11	0
Subtotal Reserves	\$1,333,835	12,237	15.13	\$0
TOTAL HOUSING DEVELOPMENT COSTS	\$33,699,752	309,172	382.33	\$26,774,057
Total Eligible Basis				\$26,774,057
High Cost Area Adjustment (100% or 130%)				130%
Total Adjusted Basis				\$34,806,274
Applicable Fraction				72.277183%
Total Qualified Basis				\$25,156,994
Applicable Percentage				9.000%
Credits Supported By Eligible Basis				\$2,264,129
(May be greater than actual request)				
				Credits Approved by TDHCA
				\$2,000,000

Palladium McKinney Ranch Senior Living - HUD - \$2.5m MCDC

McKinney, Collin County, Texas

2025 - 9% HTC; TDHCA #25116, HUD #TBD

Financing Narrative and Summary of Sources and Uses of Funds

Financing Participants	Funding Description	Construction Period			Permanent Period					
		Loan/Equity Amount	Interest Rate	Lien Position	Loan/Equity Amount	Interest Rate	Amort-ization Yrs	Term (Yrs)	Syndication Rate	Lien Position
Debt										
TDHCA MFDL		\$0	0%		\$0	0%	30	30		0
TDHCA	NSP	\$0	0%		\$0	0%	0	0		
TDHCA	Mortgage Revenue Bond	\$0	0%		\$0	0%	0	0		
TBD Bank	HUD 221(d)(4)	\$13,060,300	5.74%	1	\$13,060,300	5.99%	40	40		1
TBD Bank	Equity Bridge Loan	\$12,739,508	6.88%	2	\$0					
Third Party Equity										
TBD Bank	HTC	\$2,000,000	\$2,907,951		\$16,648,335				\$0.833	
Grant										
McKinney, Collin County, Texas		\$500			\$500					
		\$0			\$0					
Deferred Developer Fee										
Palladium and CLDC HUB		\$2,491,393			\$1,490,517					
Other										
Deferred Operating Deficit Reserve		\$0			\$0					
GP Equity		\$100			\$100					
TBD Soft Funding		\$2,500,000			\$2,500,000					
Total Sources of Funds		\$33,699,752			\$33,699,752					
Total Uses of Funds					\$33,699,752					
\$0		OK			\$0		OK			

Briefly describe the financing plan for the Development, including the sources and uses of funds, matching funds (if applicable), and any other financing. The information must be consistent with all other documentation in this section.



MCDC PROJECT GRANT APPLICATION

MCKINNEY RANCH SENIOR LIVING

A PROPOSED INDEPENDENT SENIOR MULTIFAMILY DEVELOPMENT

COMPETITIVE BID PROCESS



COMPETITIVE BID PROCESS

McKinney Ranch Senior Living has not been a part of a competitive bid process at the time of this application. As the development team gets closer to financial closing, the General Contractor, Treymore Construction will competitively bid subcontractors for the construction of the development. The competitive bid process will occur before utilizing any project grant funding. We will happily provide evidence of the bidding process for subcontractors once that has been completed.



December 1, 2025

Kim Parker
Executive Director
Palladium USA International, Inc.
13455 Noel Road
Suite 400
Dallas, TX 75240

RE: McKinney Ranch Senior Living

Dear Kim:

As the current property owner of the 3.7 acres of land located at 5317 McKinney Ranch Parkway, I am in full support of Palladium's proposed Independent Senior Living development for McKinney seniors age 62 and over. We look forward to closing on or before March 31, 2026.

Sincerely,

 **Saadi Neamati** 12/04/25

Saadi Neamati, Partner
Frisco Lifetime Sports Center LLC



MCDC PROJECT GRANT APPLICATION

MCKINNEY RANCH SENIOR LIVING

A PROPOSED INDEPENDENT SENIOR MULTIFAMILY DEVELOPMENT

FINANCIAL VIABILITY OF THE ORGANIZATION



TABLE OF CONTENTS

I. FINANCIAL VIABILITY OF THE ORGANIZATION.....	3
A. Business Plan.....	3
B. Organizational Chart.....	3
C. Sponsor and Developer Information.....	4
D. Verification of Organization's Status.....	4
E. Audits.....	5
II. ATTACHMENTS	7



I. FINANCIAL VIABILITY OF THE ORGANIZATION

A. Business Plan:

The McKinney Ranch Senior Living development entity, Palladium McKinney Ranch, Ltd., will be predominantly owned and operated by Palladium USA, Inc. Palladium USA possesses extensive, proven experience in the development, construction, and long-term ownership of affordable housing properties. Our successful track record and experience are detailed in **Attachment "E" - Development Resume**. This development is the culmination of strategic market analysis and local engagement, recognizing a profound need for high-quality, stable housing for aging residents in McKinney. The project has secured a competitive 9% Housing Tax Credit (HTC) award and strong support from local constituents, validating its viability and community benefit.

McKinney Ranch Senior Living is designed to serve residents 62 years and older. Our primary target demographic is long-time McKinney senior citizens who are looking to downsize and are increasingly facing difficulty securing quality housing due to rising market costs and limited fixed incomes or retirement funds. The mixed-income structure of the development is crucial, allowing people across a variety of financial situations to find a beautiful, new home within the same community. By providing this resource, our goal is to prevent cost-burdened McKinney locals from being displaced from their neighborhoods by the increasing demand and rapid boom of the local market.

Our future goal is to be a dedicated, long-term owner and active community partner in the City of McKinney. Palladium USA has a history of successful development within McKinney and we are committed to continuing to provide stable housing solutions for people across all income levels.

For a comprehensive review of the overall business plan of Palladium USA, please refer to **Attachment "F" - Palladium Business Plan**.

B. Organizational Structure

Palladium McKinney Ranch, Ltd. is the partnership entity that will own the development. Palladium USA Inc. will own and operate the development on a day-to-day basis. During the construction process, Catalyst Builders, the Construction Management team at Palladium, will oversee all construction activities to ensure there are no serious issues that cause delays. Palladium Management Company, an arm of the ownership entity, will manage the development.

The full organizational structure of the ownership is included in **Attachment "G" - Organizational Chart**. Along with our Investment Partner, Casa Linda Development, a Historically Underutilized Business (HUB), will have a portion of ownership. This structure is approved by TDHCA and matches many of Palladium's other development ownership structures.

C. Sponsor and Developer Information

Development Name	McKinney Ranch Senior Living
Partnership	Palladium McKinney Ranch, Ltd.
Contact Information	Thomas E. Huth, President and CEO Email: thuth@palladiumusa.com Phone: 972-774-4400
General Partner	Palladium McKinney Ranch GP, LLC, a to be formed Texas limited liability company (70% Owned by Palladium USA Inc. and 30% Owned by Casa Linda Development HUB)
Developer	Palladium McKinney Ranch Development, LLC, a to be formed Texas limited liability company. (100% Owned by Palladium USA International Inc.)
Property Manager	Palladium Management Company Address: 13455 Noel Road, Suite 400, Dallas, Texas 75240
Architect	Cross Architects, PLLC Phone: 469-393-1129 Address: 879 Junction Dr, Allen, Texas 75013
Civil Engineer	Cross Engineering Consultants Phone: 972-562-4409 Address: 1720 W. Virginia Street, McKinney, Texas 75069
General Contractor	Carleton Companies (Treymore Construction) Phone: 972-980-9810 Address: 4201 Spring Valley Rd, Suite 800, Dallas, Texas 75244

D. Verification of Organization's Status

Palladium McKinney Ranch, Ltd. was incorporated in September 2025. The entity's confirmation of status as a valid organization and employer identification number is below in **Attachment "H" – IRS Letter**.

E. Audited Financials

Due to the confidential nature of the documents, the audited financials must come directly from the Executive Director of Accounting & Finance, Cody Hunt. Please contact Cody at chunt@palladiumusa.com or 972-774-4439 to get a copy of the 2023 and 2024 Audits for Palladium USA, Inc.

II. ATTACHMENTS

- A. Attachment "E" - Development Resume
- B. Attachment "F" - Palladium Business Plan
- C. Attachment "G" - Organizational Chart
- D. Attachment "H" - IRS Letter



Development Resume

Palladium USA
Riva Switzerland
13455 Noel Road
Suite 400, Galleria II Tower
Dallas, TX 75240
972.774.4455
PalladiumUSA.com

Table of Contents:

<u>Property</u>	<u>Location</u>	<u>Page</u>
LVL 29, Legacy West	Plano, TX	3
Grand Venetian	Irving, TX	4
Villa Verona	Dallas, TX	5
Grand Treviso	Irving, TX	6
Canal Side Lofts	Irving, TX	7
Cottages at Tulane	Plano, TX	8
Palladium Aubrey	Aubrey, TX	9
T.H.F. Palladium Midland	Midland, TX	10
Villages at Lakefront, Palladium Little Elm	Little Elm, TX	11
Palladium Van Alstyne Senior Living	Van Alstyne, TX	12
Palladium Garland	Garland, TX	13
Palladium Anna	Anna, TX	14
Palladium Glenn Heights	Glenn Heights, TX	15
Palladium Fort Worth	Fort Worth, TX	16
Palladium Denton	Denton, TX	17
Palladium Farmersville	Farmersville, TX	18
Palladium Crowley	Crowley, TX	19
Palladium Redbird	Dallas, TX	20
Palladium Venus	Venus, TX	21
Palladium Port Aransas	Port Aransas, TX	22
Palladium Garland Senior Living	Garland, TX	23
Palladium Fain Street	Fort Worth, TX	24
Palladium Dallas Stemmons	Dallas, TX	25
Palladium Museum Place	Midland, TX	26
The District in Little Elm	Little Elm, TX	27
Palladium Simpson Stuart	Dallas, TX	28
Embree Eastside by Palladium	Garland, TX	29
Palladium East Foster Crossing	Anna, TX	30
Palladium East Berry Street	Fort Worth, TX	31
Palladium Oak Grove	Fort Worth, TX	32
Palladium McKinney	McKinney, TX	33
Palladium Crestway	San Antonio, TX	34
Palladium Houston Ella	Houston, TX	35

Table of Contents:

<u>Property</u>	<u>Location</u>	<u>Page</u>
Palladium Park Row Katy Living	Houston, TX	36
Palladium San Antonio	San Antonio, TX	37
Palladium Carver Living	Mesquite, TX	38
Palladium City Skyline	Fort Worth, TX	39
Palladium Canyon Park	San Antonio, TX	40
Palladium Lewisville	Lewisville, TX	41
Palladium Buckner Station	Dallas, TX	42
Palladium Craig Ranch	McKinney, TX	43
Palladium 2910 Motley Senior Living	Mesquite, TX	44
Palladium Mesquite	Mesquite, TX	45
Palladium Cockrell Hill Senior Living	Dallas, TX	46
Trade Association Memberships		47
Industry Awards		48

Level 29, Legacy West

6000 Columbus Avenue, Plano, Texas

Completed:

2019

Total Units:

328

Completed

Fee Developer Only



Grand Venetian

6225 Love Drive, Irving, Texas

Completed: 1998

Total Units: 514

Completed



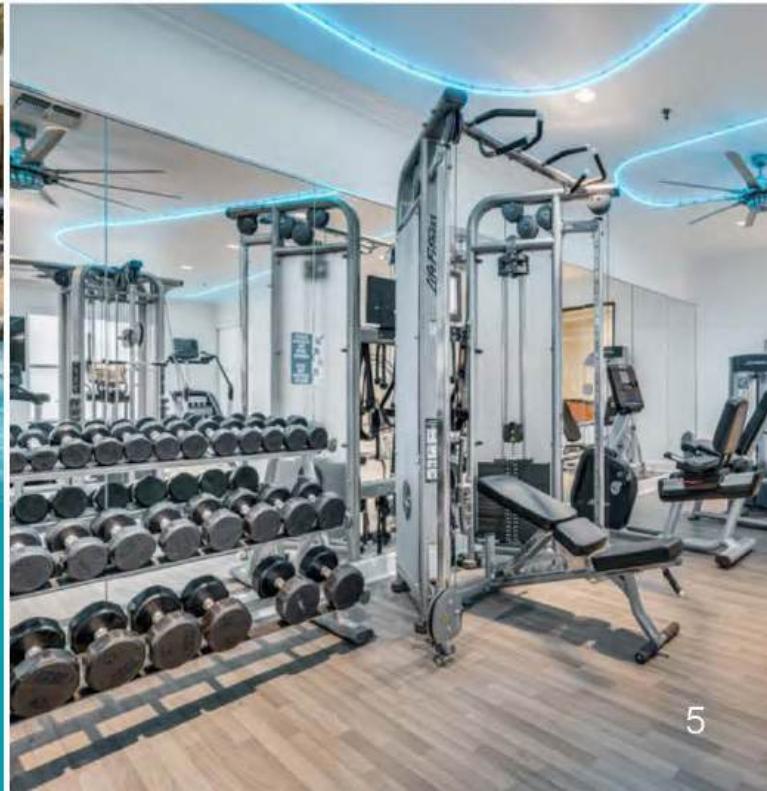
Villa Verona

13330 Noel Road, Dallas, Texas

Completed: 2000

Total Units: 273

Completed



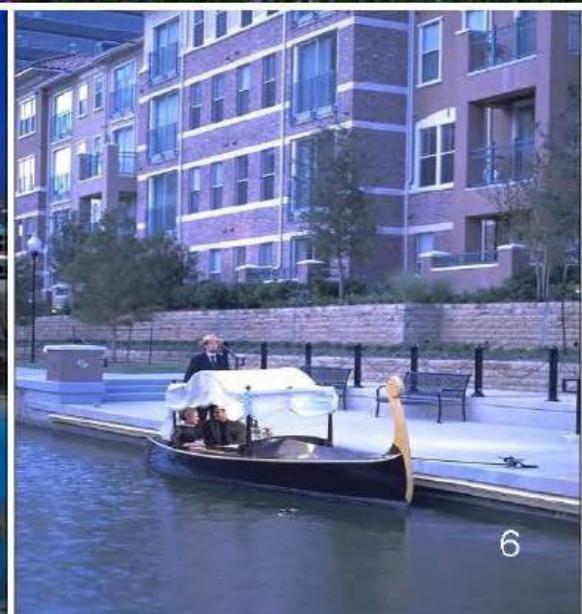
Grand Treviso

330 Las Colinas Blvd, Irving, Texas

Completed: 2002

Total Units: 247

Completed



Canal Side Lofts

350 Las Colinas Blvd, Irving, Texas

Completed: 2006

Total Units: 306

Completed



Cottages at Tulane

2600 Preston Road, Plano, Texas

Completed

Completed: 1992

Total Units: 268



Palladium Aubrey

500 E. Highmeadow Drive, Aubrey, Texas

Completed: 2015

Total Units: 150

Completed



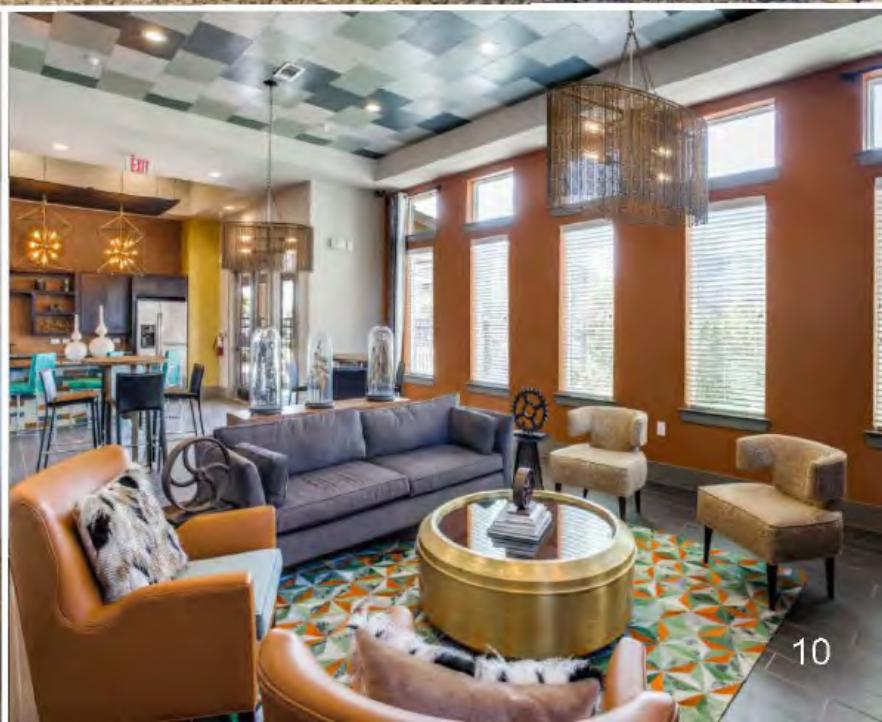
T.H.F. Palladium Midland

2300 S. Lamesa, Midland, Texas

Completed

Completed: 2017

Total Units: 264



Villages at Lakefront, Palladium Little Elm

201 Eldorado Parkway, Little Elm, Texas

Completed

Completed: 2018

Total Units: 242



Palladium Van Alstyne Senior Living

870 Blessingame Avenue, Van Alstyne, Texas

Completed

Completion: 2017

Total Units: 132



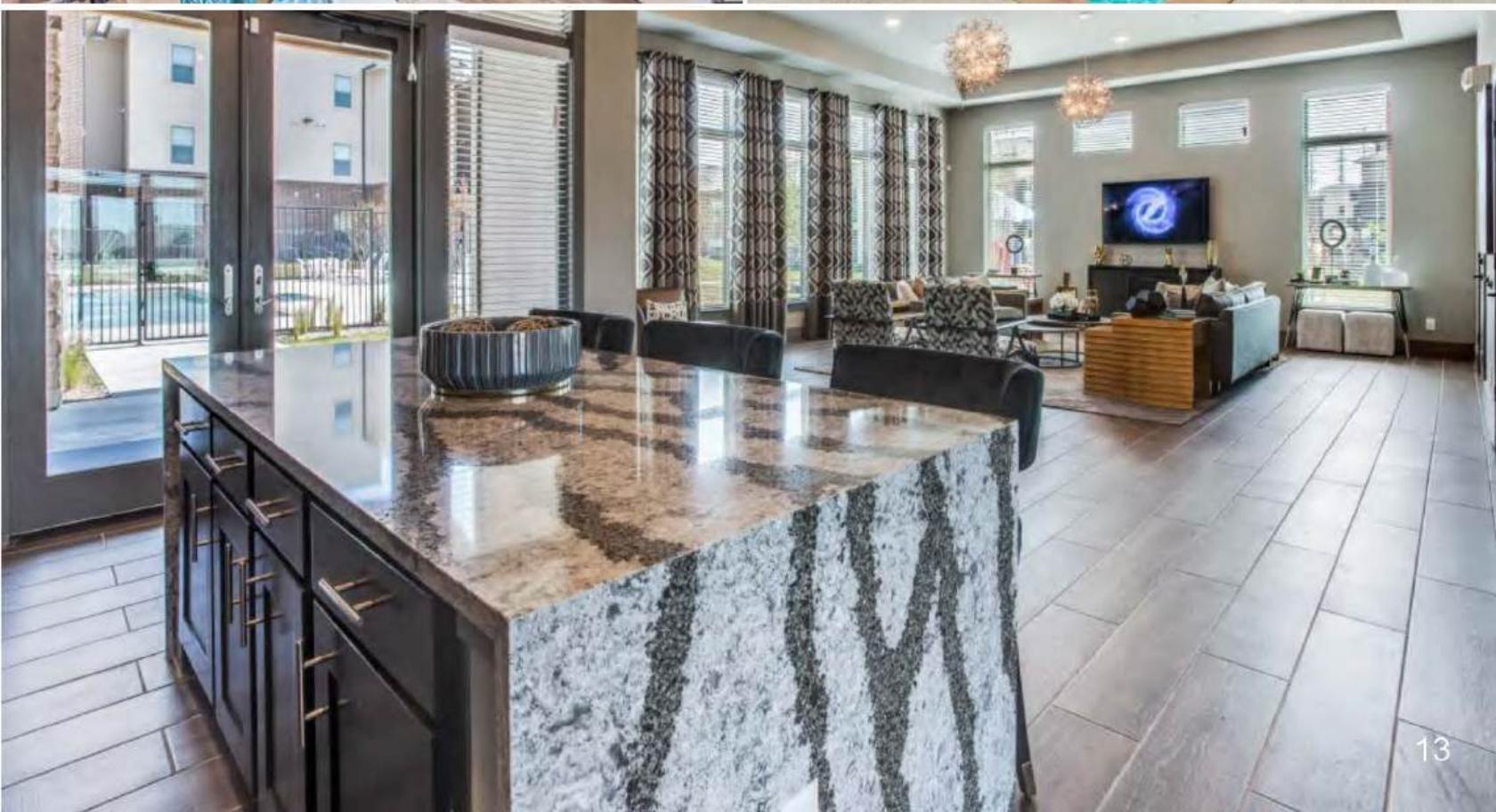
Palladium Garland

950 W Interstate 30, Garland, Texas

Completed: 2018

Total Units: 140

Completed



Palladium Anna

2020 Florence Way, Anna, Texas

Completed: 2018

Total Units: 120

Completed



Palladium Glenn Heights

2400 S. Hampton Road, Glenn Heights, Texas

Completed

Completed: 2019

Total Units: 270



Palladium Fort Worth

9520 Club Ridge Drive, Fort Worth, Texas

Completed

Completed: 2019

Total Units: 150



Palladium Denton

1255 Poinsettia Boulevard, Denton, Texas

Completed: 2019

Total Units: 150

Completed



Palladium Farmersville

1803 W. Audie Murphy Pkwy, Farmersville, Texas

Completed

Completed: 2020
Total Units: 80



Palladium Crowley
301 W. FM 1187, Crowley, Texas

Completed

Completed: 2020
Total Units: 120



Palladium RedBird

7202 Westmoreland Road, Dallas, Texas

Completion: September 2021

Total Units: 300

Completed



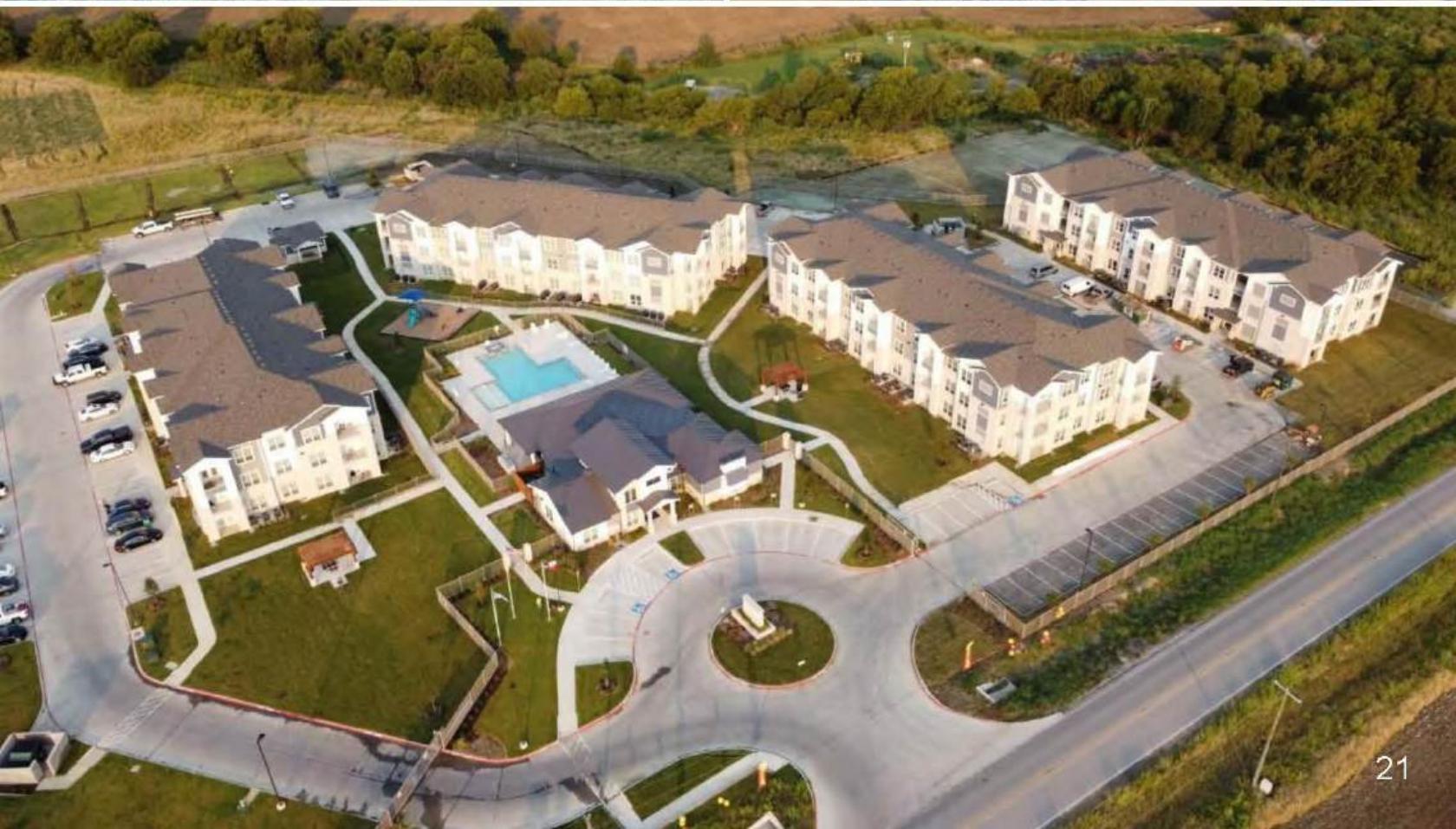
Palladium Venus

255 N FM 157, Venus, Texas

Completion: September 2021

Total Units: 120

Completed



Palladium Port Aransas

2700 State Highway 361, Port Aransas, Texas

Completed

Completion: 2022
Total Units: 183



Palladium Garland Senior Living

402 Beltline Road, Garland, Texas

Completed

Completion: 2022

Total Units: 122



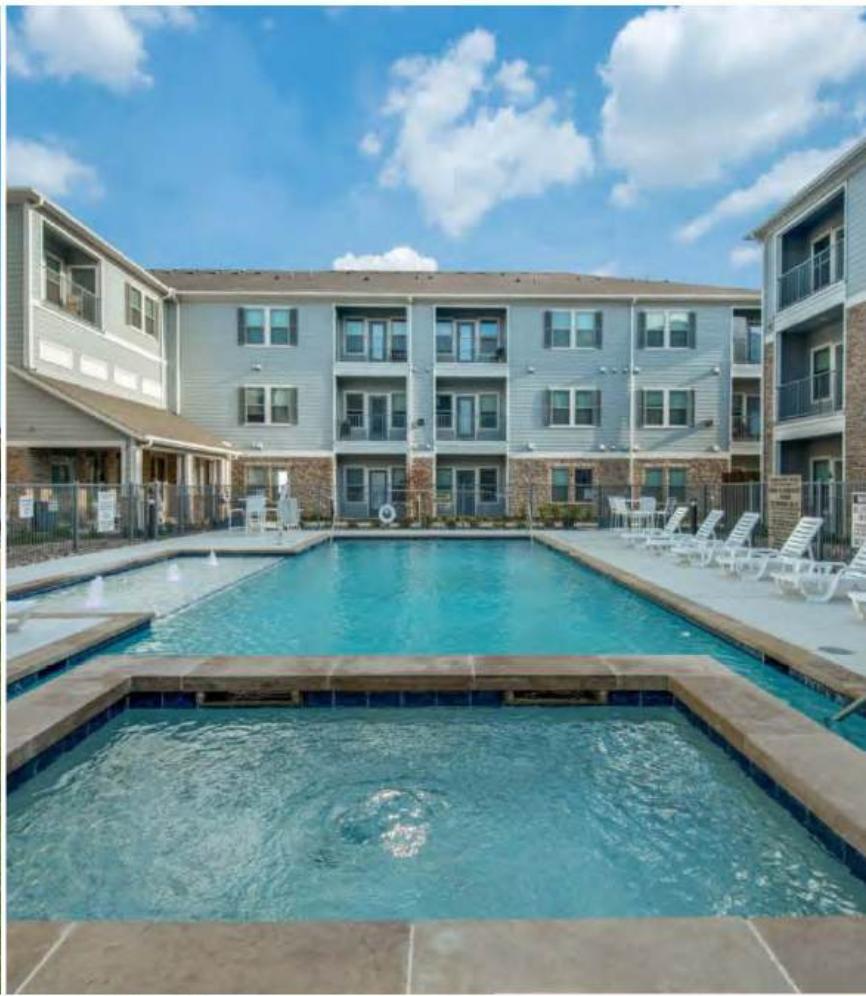
Palladium Fain Street

1069 Kings Highway Fort Worth, Texas

Completion: 2022

Total Units: 90

Completed



Palladium Dallas Stemmons

2440 Southwell Road, Dallas, Texas

Completion: 2022

Total Units: 87

Completed



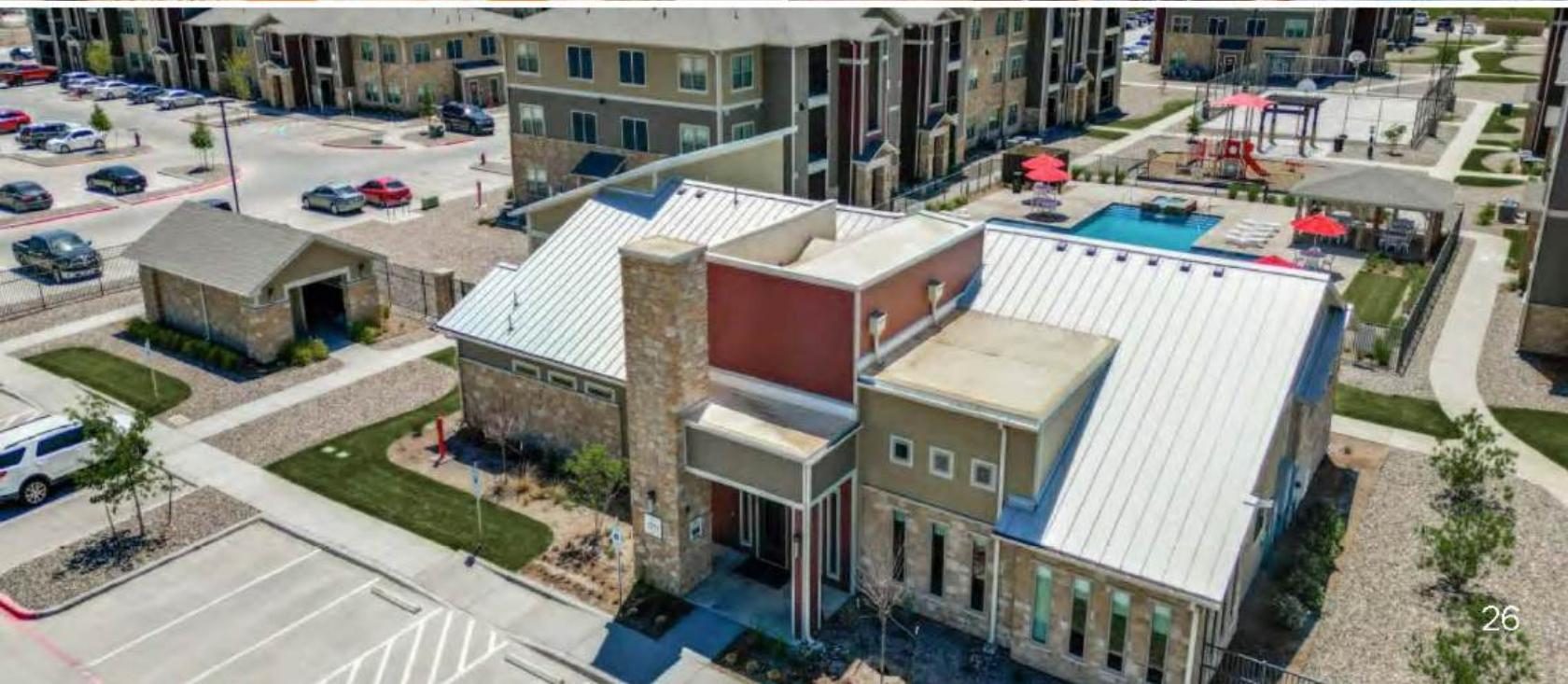
Palladium Museum Place

1711 West Francis Avenue, Midland, Texas

Completion: 2022

Total Units: 240

Completed



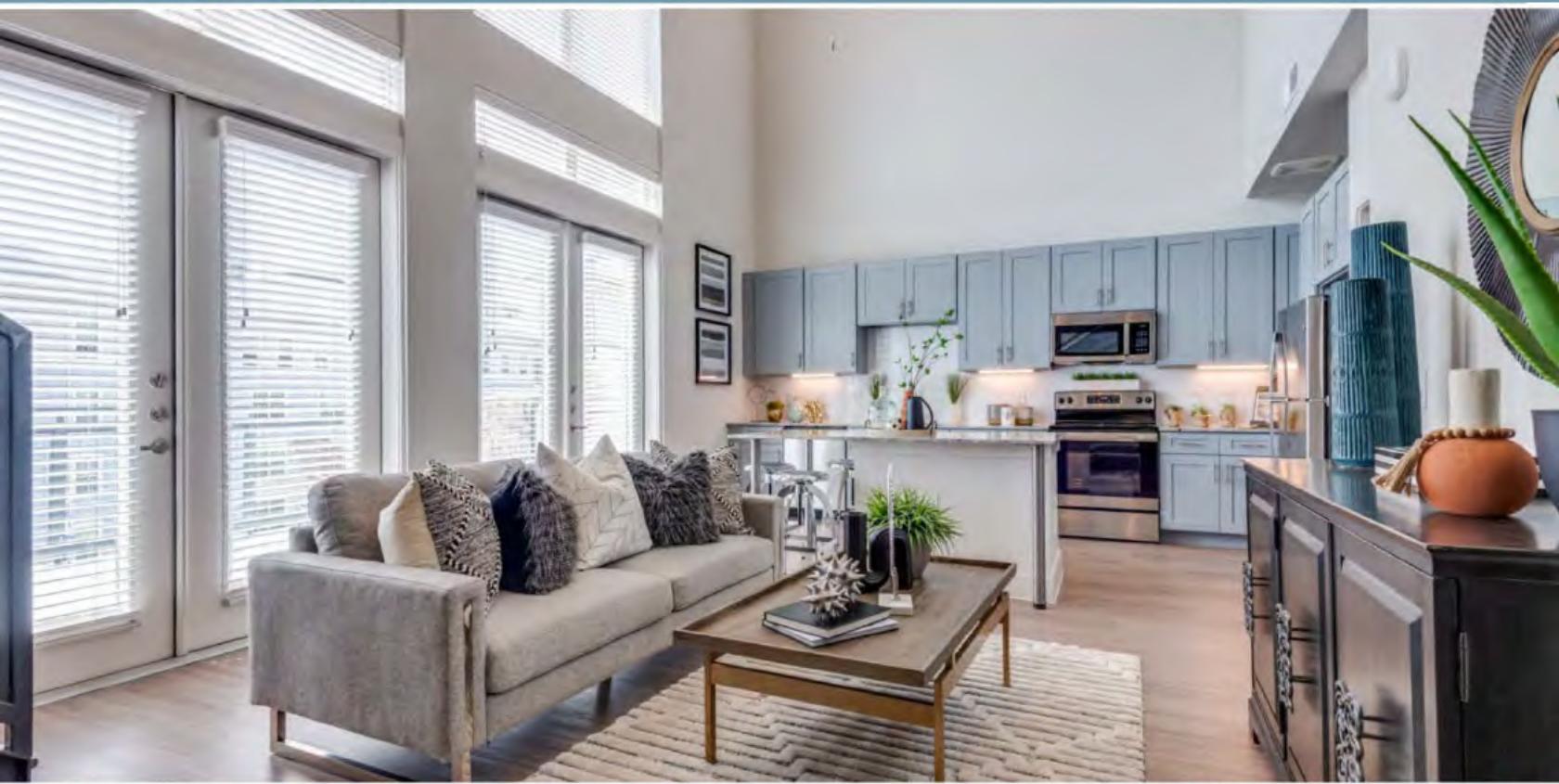
The District in Little Elm

300 Lakefront Dr, Little Elm, Texas

Completed

Completion: 2023

Total Units: 324



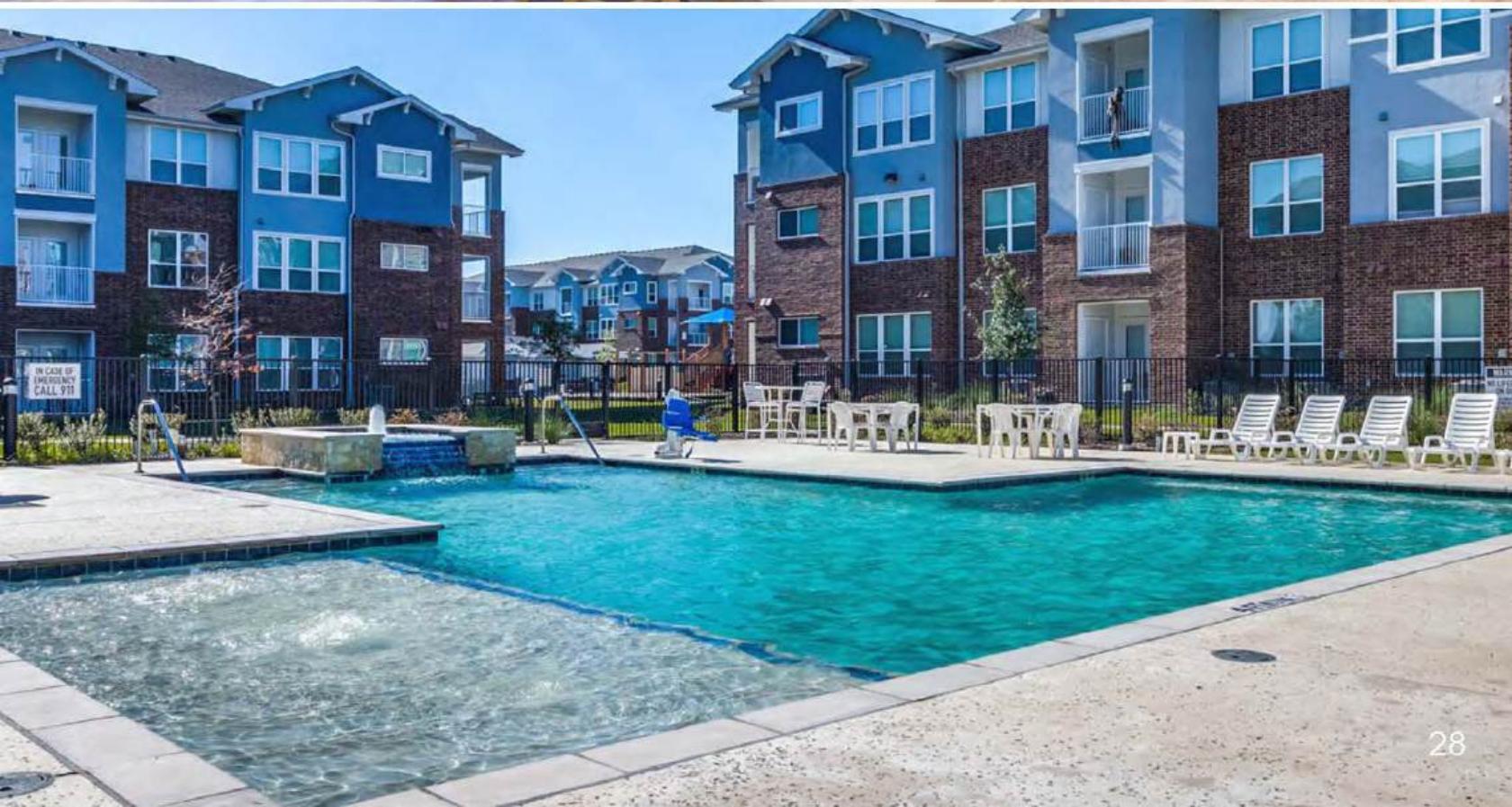
Palladium Simpson Stuart

3440 Simpson Stuart Road, Dallas, TX

Completed

Completion: 2023

Total Units: 270



Embree Eastside by Palladium

536 Davidson Dr, Garland, Texas

Completion: 2023

Total Units: 107

Completed



Palladium East Foster Crossing

425 East Foster Crossing, Anna, Texas

Completion: 2024

Total Units: 239

Completed



Palladium East Berry Street

2350 East Berry Street, Fort Worth, Texas

Completion: 2024

Total Units: 240

Completed



Palladium Oak Grove

1000 Oak Grove Road, Fort Worth, Texas

Completion: 2024

Total Units: 240

Completed



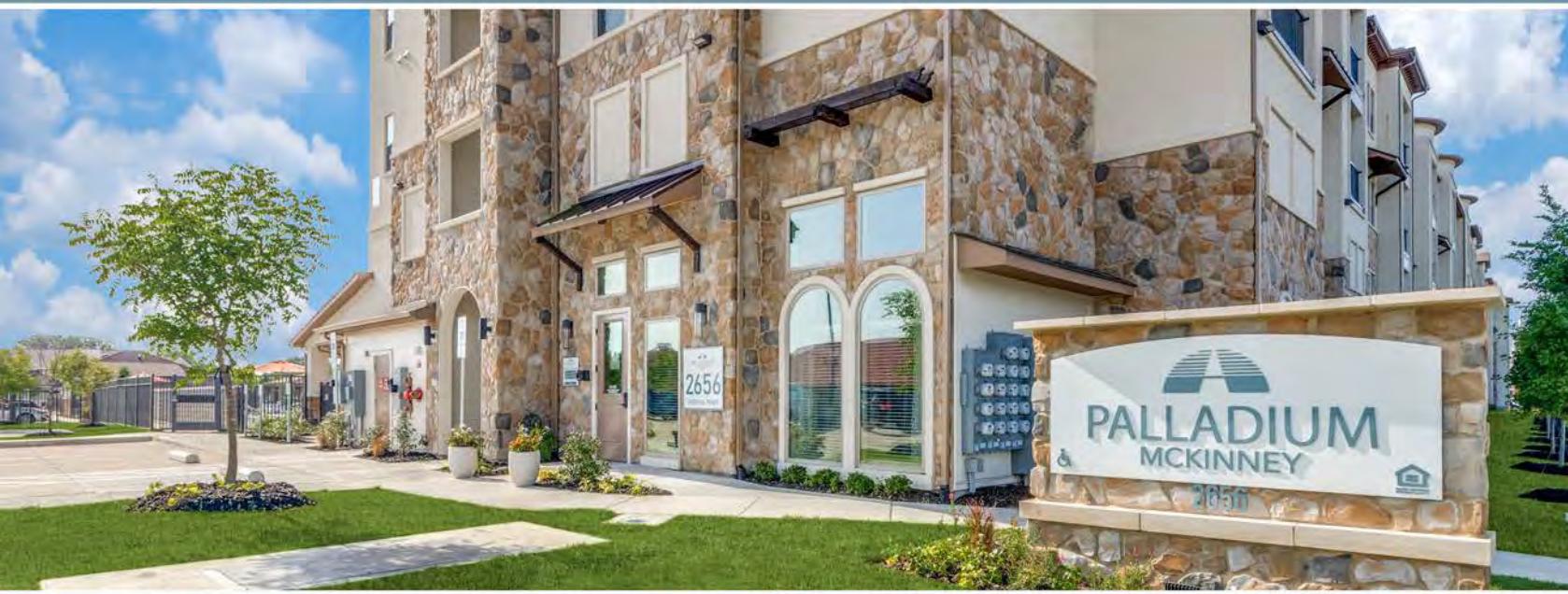
Palladium McKinney

2656 Virginia Parkway, McKinney, Texas

Completion: 2025

Total Units: 175

Completed



Palladium Crestway

5355 Crestway Road, San Antonio, Texas

Completion: Fall 2025

Total Units: 271

Under Construction



Palladium Houston Ella

13420 Ella Boulevard, Houston, Texas

Completion: Summer 2025

Total Units: 146

Under Construction



Palladium Park Row Katy Living

19250 Park Row Drive, Houston, Texas

Completion: Winter 2025

Total Units: 321

Under Construction



Palladium San Antonio
4750 West Military Drive, San Antonio, Texas
Completion: Summer 2026
Total Units: 288

Under Construction



Palladium Carver Living

2200 Bruton Road, Mesquite, Texas

Completion: Summer 2026

Total Units: 288

Under Construction



Palladium City Skyline
4900 E. Lancaster Avenue, Fort Worth, Texas
Completion: 2026
Total Units: 243

Under Construction



Palladium Canyon Park

14034 Old FM 471, San Antonio, Texas

Completion: 2026

Total Units: 321

Under Construction



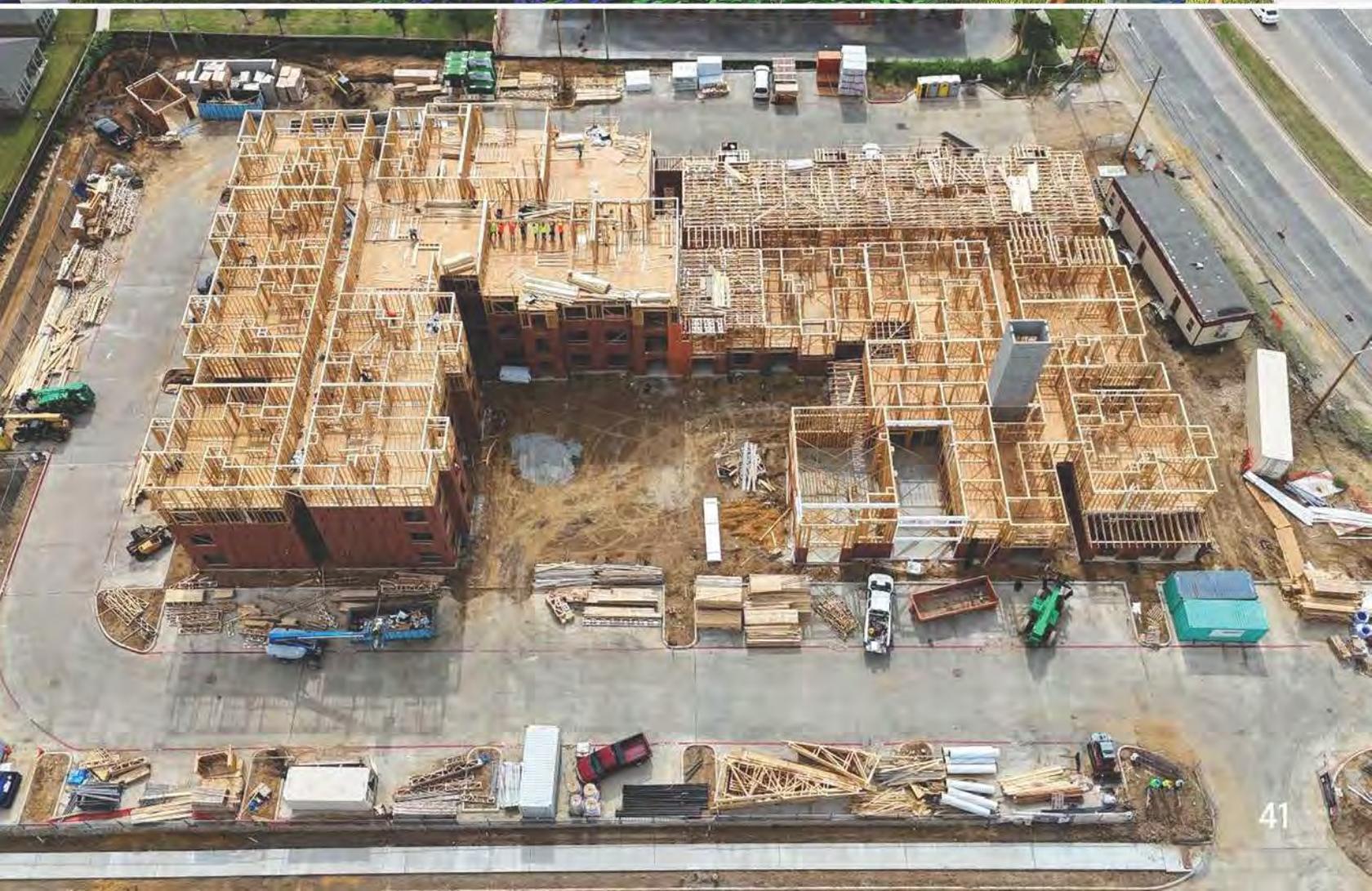
Palladium Lewisville

305 E. Round Grove Road, Lewisville, Texas

Completion: 2026

Total Units: 90

Under Construction



Palladium Buckner Station

Buckner Road & Elam Road, Dallas, Texas

Under Construction

Completion: Summer 2027

Total Units: 304

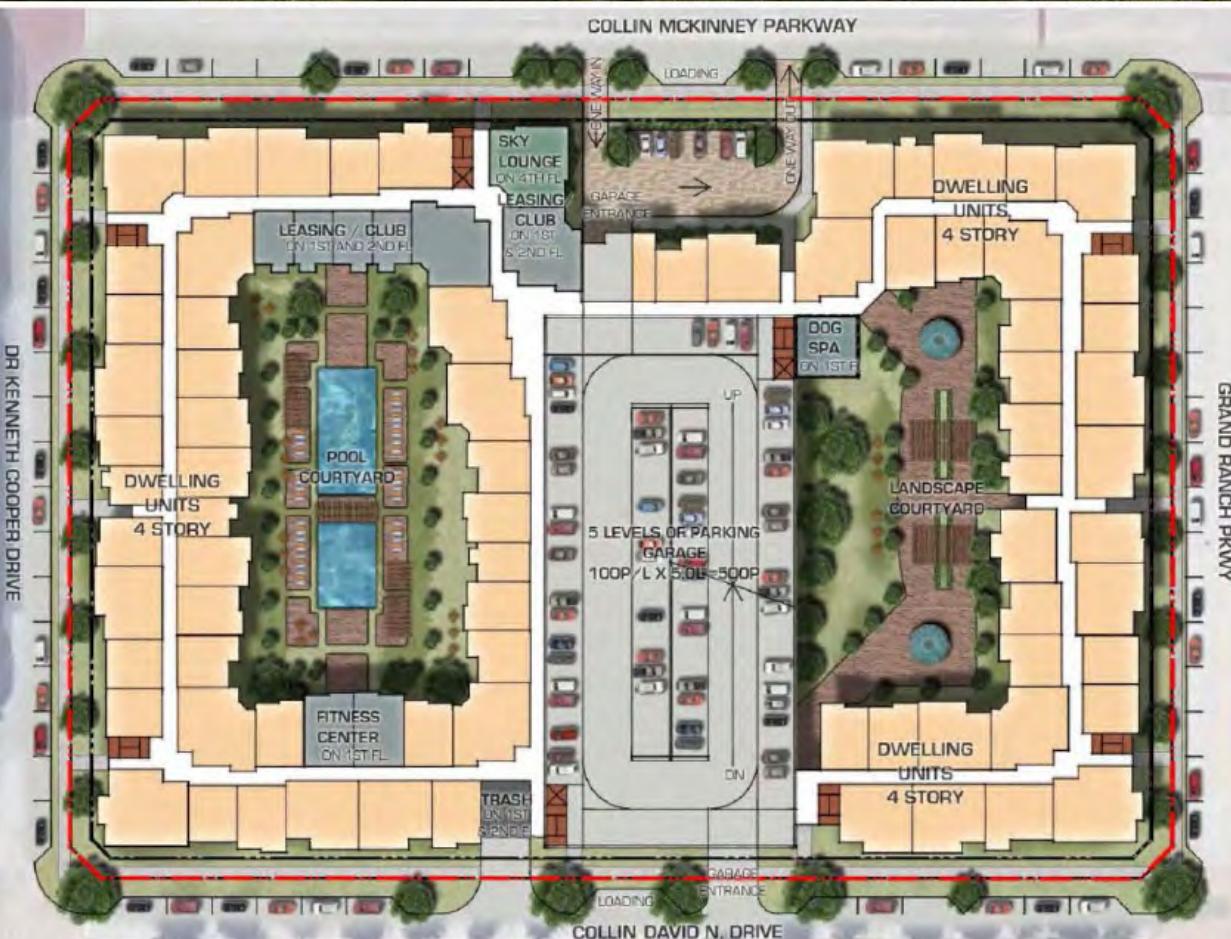


Palladium Craig Ranch

7909 Collin McKinney Parkway, McKinney, Texas

In Development

Completion: TBD
Total Units: 327



Palladium 2910 Motley Senior Living

2910 Motley Drive, Mesquite, Texas

In Development

Completion: TBD
Total Units: 133



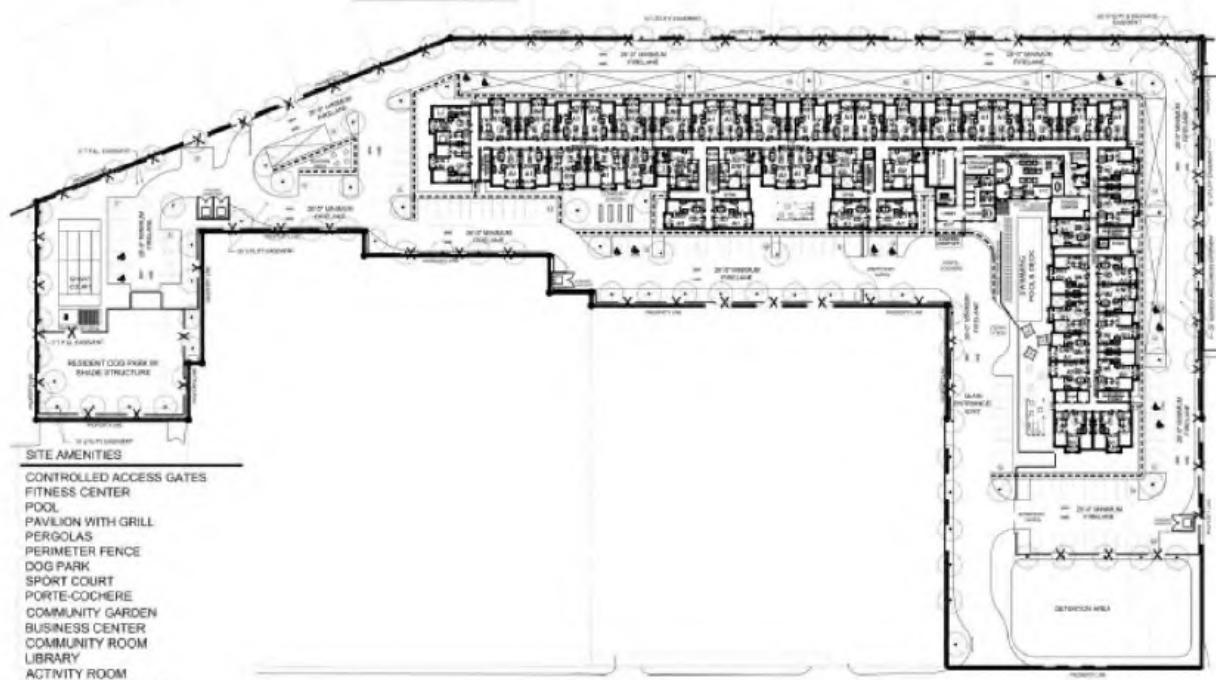
FRONT VIEW / 2910 MOTLEY SENIOR LIVING

SCALE: NTS



ARRIVE
ARCHITECTURE GROUP

2 & 3-STORY
133-UNIT SENIOR
COMMUNITY
147 PARKING SPACES (1 & PER UNIT)



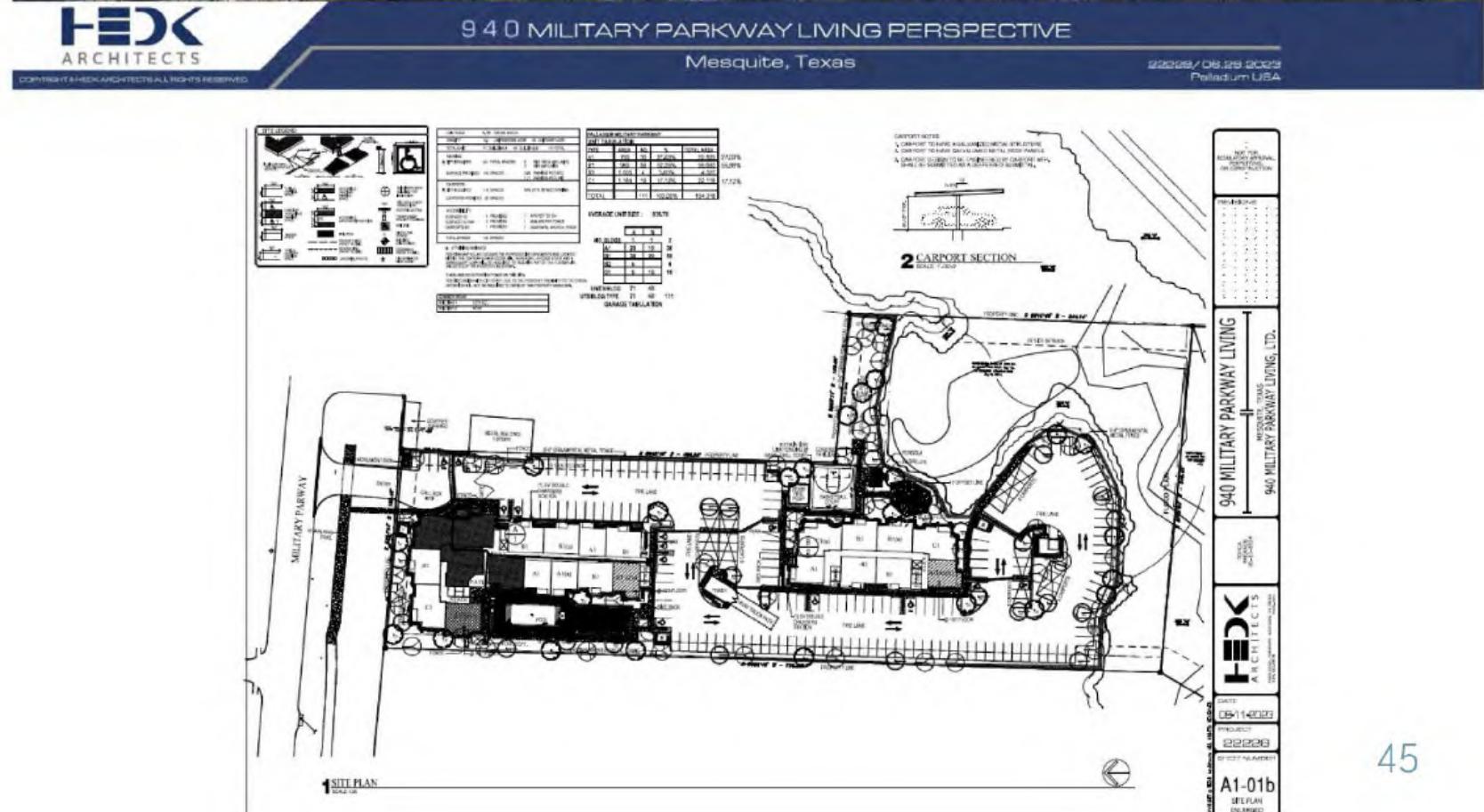
Palladium Mesquite

940 Military Parkway, Mesquite, Texas

Completion: TBD

Total Units: 111

In Development



Palladium Cockrell Hill Senior Living
3606 S Cockrell Hill Road, Dallas, Texas

In Development

Completion: TBD
Total Units: 120



SITE DATA
5.37 ACRES
120 UNITS
22 UNITS PER ACRE

SITE AMENITIES
CONTROLLED ACCESS GATE
COURTESY PATROL SERVICE
FITNESS CENTER
SWIMMING POOL
PERIMETER FENCE
COVERED PATIO
PAVILION W/ GRILLS
BUSINESS CENTER
HIGH-SPEED WIFI
PORTE COCHERE
PICKLE BALL COURT
THEATER ROOM
GAME/CRAFT ROOM
WASHER/DRYER
LIBRARY
RAISED PLANTER BED

PARKING TABULATION
PARKING REQUIRED:
1.0 PER DWELLING UNIT
TOTAL SPACES 120

PARKING PROVIDED:
PARKING 164
HANDICAP 12
TOTAL SPACES 176
CLUBHOUSE:
PARKING 5
HANDICAP 2
TOTAL SPACES 7

OVERALL PARKING SPACES: 183

UNIT TABULATION

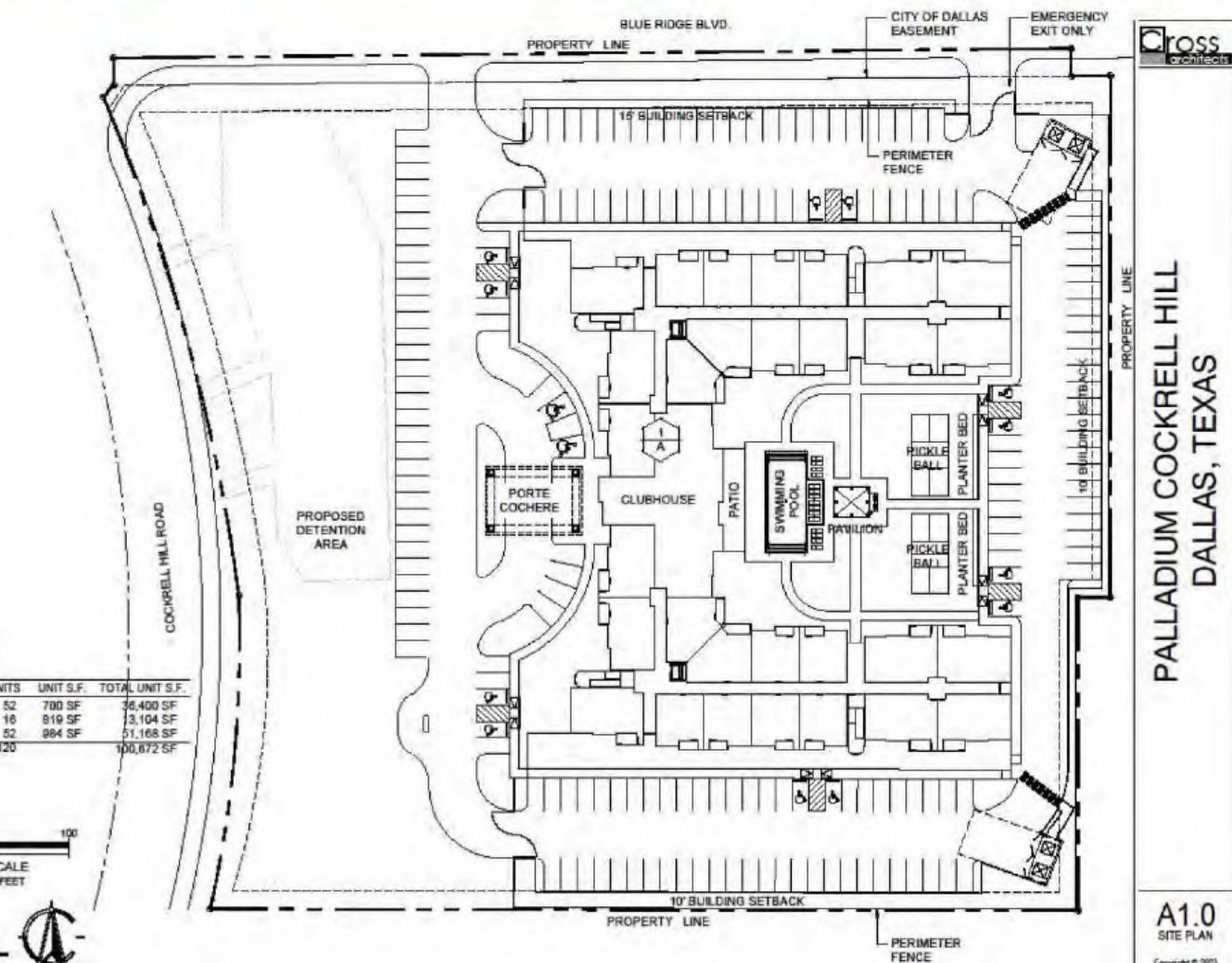
UNIT TYPE	# UNITS	UNIT S.F.	TOTAL UNIT S.F.
A1 ONE BEDROOM, ONE BATH	52	700 SF	36,400 SF
A2 ONE BEDROOM, ONE BATH	16	819 SF	13,104 SF
B1 TWO BEDROOM, TWO BATH	52	984 SF	51,168 SF
TOTAL	120		100,672 SF

PROPOSED 4 STORY BUILDING

0 50 100
GRAPHIC SCALE
1 INCH = 50 FEET

SITE PLAN

SCALE: 1" = 50'-0"



Trade Association Memberships



NATIONAL
ASSOCIATION *of*
REALTORS®



MEMBER



REFEA Real Estate Financial Executives Association



Industry Awards:

- **NALHFA, Home Excellence Award; Palladium USA International, Inc.**
Palladium RedBird Apartments
- **NCDA, Audrey Nelson National Community Development Award;**
Palladium USA International, Inc.
Palladium RedBird Apartments
- **NAHB Pillars - Best New Loft Community Winner; Palladium USA International, Inc.**
Canal Side Lofts Apartments
- **HBA of Dallas, McSam Award - Best Multifamily Rental Community Winner; Palladium USA International, Inc.**
Grand Treviso Apartments
- **NAHB Pillars - Most Creative Financing Winner; Palladium USA International, Inc.**
Grand Treviso Apartments
- **Multifamily Executive - Best High Rise Multifamily Development Winner; Palladium USA International, Inc.**
Grand Treviso Apartments
- **NAHB Pillars - Best High Rise Finalist; Palladium USA International, Inc.**
Grand Treviso Apartments
- **NAHB Pillars - Best High Rise Finalist; Palladium USA International, Inc.**
Verona Apartment Homes
- **KIWANIS of Venus - 2022 Newcomer Business of the Year; Palladium USA International, Inc.**

Industry Awards:

- **NAHB Pillars, Best Leasing Center Winner; Grand Venetian Apartments**
- **Plano Award Program, Best of Plano Award; Cottages at Tulane**
- **MHN Real Estate Research, Top Multifamily Development Firms; Palladium USA, Inc. Ranked 40th**
- **MHN Real Estate Research, 2022 Top Commercial Development Firms, Palladium USA, Inc. Ranked 24th**
- **Multifamily Executive - Best High Rise Multifamily Development Winner; Palladium USA International, Inc. Grand Treviso Apartments**
- **Southeast Fort Worth, Inc., “Devoyd “Dee” Jennings Founder Emeritus Honor; Palladium USA, Inc.**
- **AT&T Connected Communities, Outstanding Community Award, Palladium RedBird**
- **2025 Gold Nugget Awards; Palladium Buckner Station; Best On-the-Boards Affordable Housing Community**



Palladium USA Business Plan

Palladium USA is committed to the long-term development, ownership, and management of high-quality multifamily housing, with a specialized focus on addressing the critical need for affordable housing for families and seniors.

1. Mission and Goals

Palladium USA's mission is to deliver stable, high-quality homes that stand the test of time, enabling people and neighborhoods to thrive.

Our core goals are:

- Long-Term Community Stability: We adhere to a long-term ownership model, ensuring that our communities remain professionally managed, well-maintained, and responsive to resident needs. This approach guarantees the stability required for successful Community Development Corporation (CDC) partnerships.
- Resident-Centered Development: We are driven by the principle of creating maximum value for our residents first. This is achieved by developing outstanding designs, incorporating desirable amenities, and committing to supportive resident services and long-term well-being.
- Integrity and Accountability: We operate under a strict commitment to integrity and uphold corporate values throughout every phase of a project, from conception and design to construction, lease-up, and ongoing management.

2. Organizational Structure

Palladium USA, headquartered in Dallas, Texas, serves as the holding company for all Palladium Group assets in the United States. The Palladium Group's heritage dates back to the 1870s where a commitment to building quality and stable homes for workers began and continues to shape Palladium USA today.

Our organizational approach is highly disciplined and integrated:

- Measured Development: We prioritize a measured number of large-scale developments at a time, ensuring that each project, including this proposed senior living community, receives dedicated time, expertise, and executive oversight.
- Full-Cycle Management: Our team manages every critical phase in-house: from initial design and disciplined capital/risk management, through construction and lease-up, to professional, ongoing property management and resident services. This integrated approach ensures consistent quality control and a responsive operational model throughout the asset's lifespan.

3. Target Customers

The target customer for this application is explicitly the demographic we serve through our Senior (62+) Communities product line, specifically active older adults seeking a high-quality, maintenance-free, independent living environment.

- Primary Target: Income-qualified seniors (62 years and older) who require affordable housing solutions to maintain dignity and independence in their golden years.

“Changing lives – one apartment home at a time”®



- Needs Focus: Our communities are thoughtfully designed to meet the unique needs of older adults, including age-appropriate amenities, accessible unit designs, and dedicated supportive services that are provided through partnerships with local non-profits. We aim to provide more than just housing; we build stable, supportive communities that address resident well-being.

4. Product Lines

While Palladium USA develops affordable, mixed-income, senior living and market-rate housing, our focus for this grant application is delivering apartment homes for active older adults, providing a comfortable, secure, and maintenance-free lifestyle with age appropriate amenities and services.

We believe housing is a foundation for well-being. To this end, our communities are designed to include:

- Well-maintained common areas, green spaces, and community amenities to promote interaction and healthy living.
- Professional on-site teams committed to resident satisfaction and responsive management.
- Resident service programs (especially senior support programs) leveraged through local partnerships to enhance the quality of life beyond the physical dwelling.

5. Future Expansion

Palladium USA is committed to a trajectory of consistent growth, service, and stability throughout Texas and in new strategic markets.

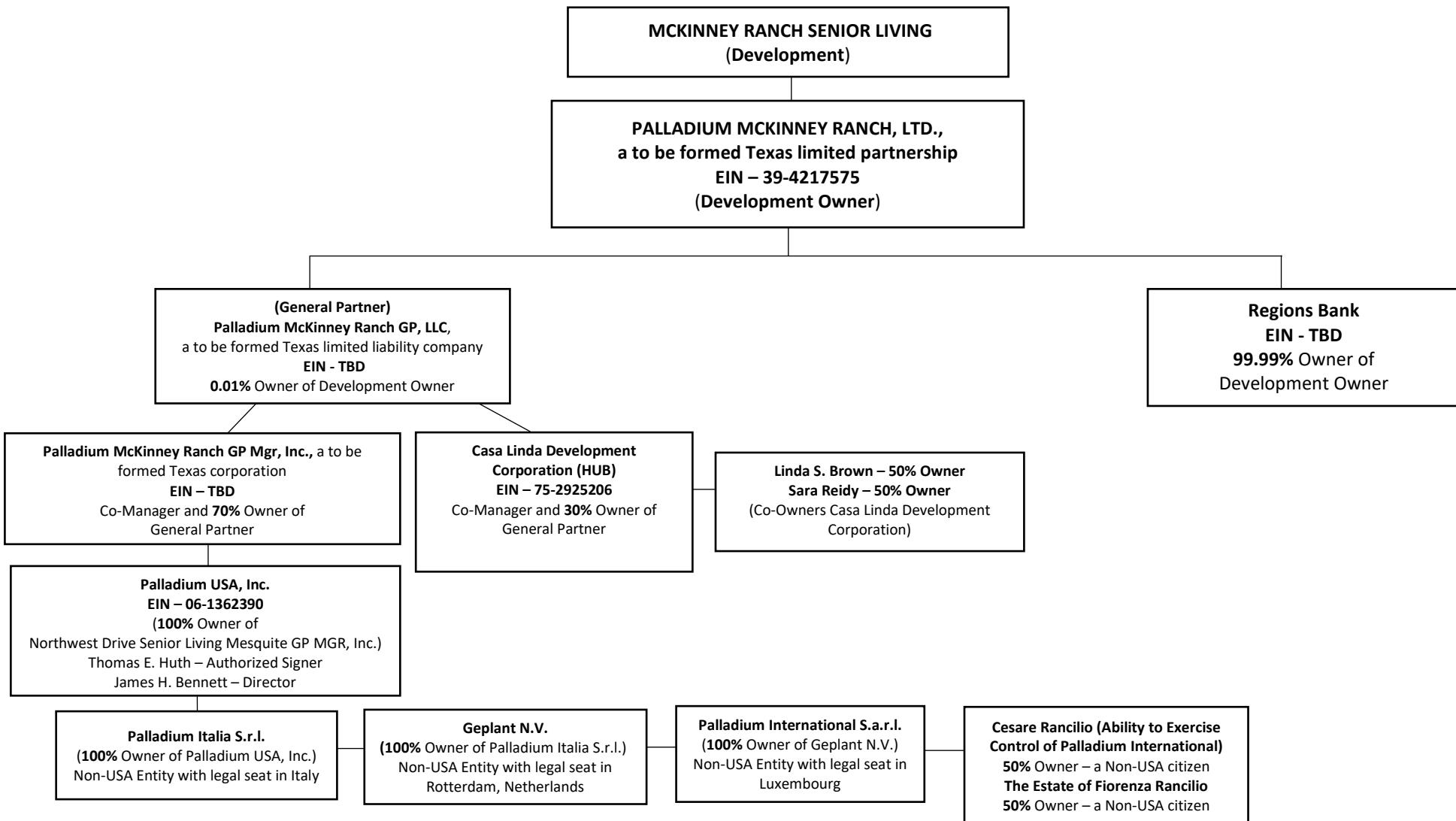
- Strategic Growth: Our future expansion is guided by our promise to continue delivering housing that is safe, affordable, and built to last, specifically seeking out opportunities to address the critical shortage of affordable senior housing.
- Investment Focus: Every new development is viewed as an opportunity to build long-term value for residents and neighborhoods. Securing this \$2.5MM grant will directly contribute to our ability to execute this project, proving our capacity to partner with local funding sources, which, in turn, fuels our mission to expand our portfolio of stable, quality, and affordable housing options.

“Changing lives – one apartment home at a time”®

Palladium USA | 13455 Noel Road, Suite 400 | Dallas, TX 75240 | PalladiumUSA.com | O: 972.774.4455

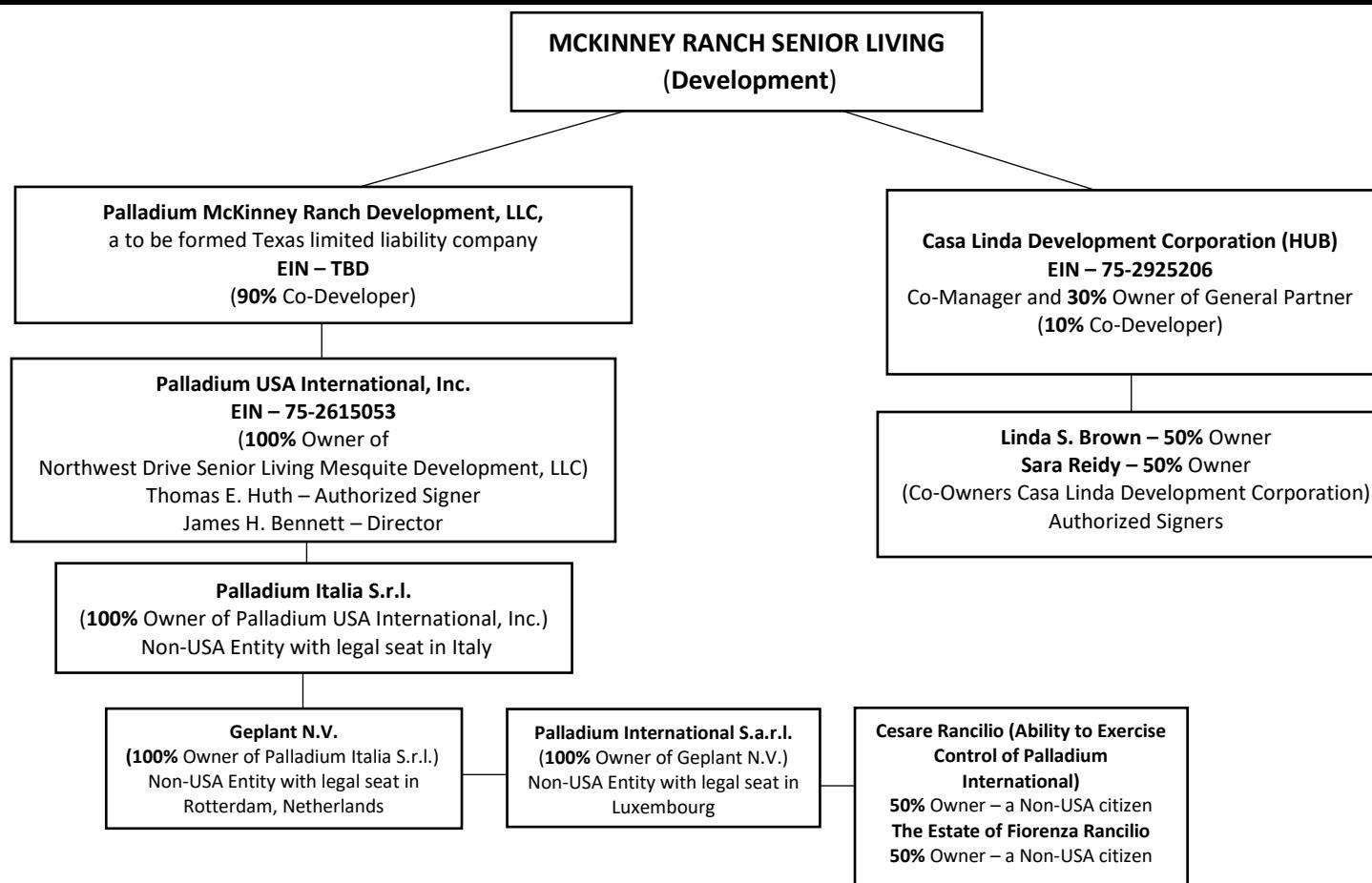
Thomas E. Huth has Ability to Exercise Control

**MCKINNEY RANCH SENIOR LIVING OWNERSHIP STRUCTURE
(2025 9% Housing Tax Credit Application)**

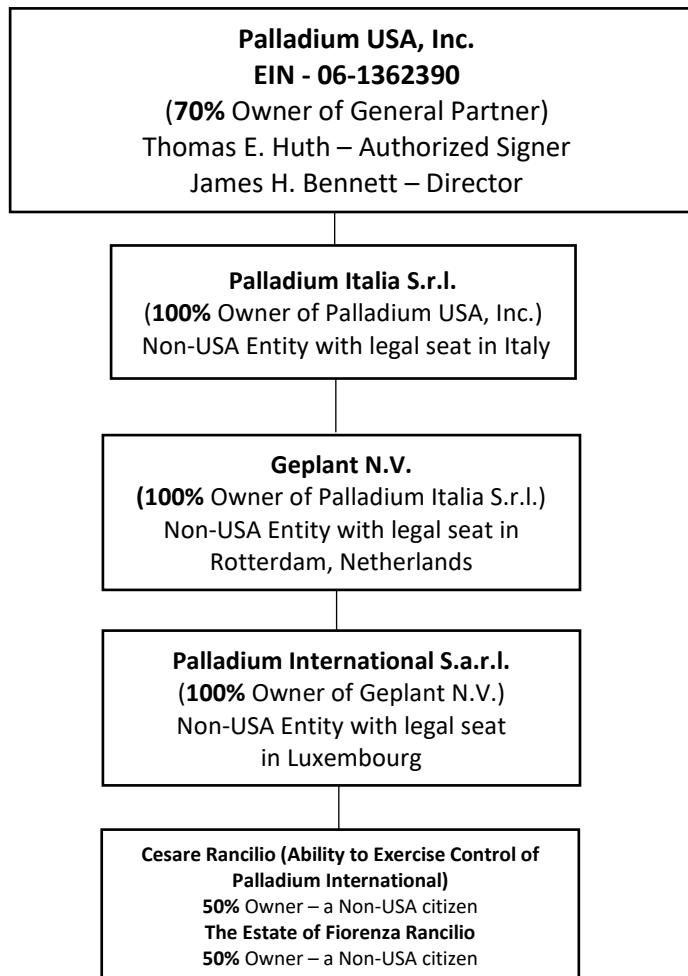


Thomas E. Huth has Ability to Exercise Control

MCKINNEY RANCH SENIOR LIVING DEVELOPER STRUCTURE
(2025 9% Housing Tax Credit Application)



MCKINNEY RANCH SENIOR LIVING GUARANTOR
(2025 9% Housing Tax Credit Application)





DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255-0023

003162.702687.42362.30129 1 MB 0.672 532

PALLADIUM MCKINNEY RANCH LTD
% THOMAS E HUTH GEN PTR
13455 NOEL ROAD SUITE 400
DALLAS TX 75240

卷之三十一

Date of this notice: 09-15-2025

Employer Identification Number:
39-4217575

Form: SS-4

Number of this notice: CP 575 D

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 39-4217575. This EIN will identify your entity, accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please visit, www.irs.gov/einnotrequested.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2026

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is PALL. You will need to provide this information, along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. If you do not need to write us, do not complete, and return this stub.

Thank you for your cooperation.

(IRS USE ONLY) 575D

09-15-2025 PALL B 0509906142 SS-4



003162

Keep this part for your records.

CP 575 D (Rev. 1-2022)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 D

0509906142

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 09-15-2025
EMPLOYER IDENTIFICATION NUMBER: 39-4217575
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255-0023

PALLADIUM MCKINNEY RANCH LTD
X THOMAS E HUTH GEN PTR
THOMAS E HUTH GEN PTR
13455 NOEL ROAD SUITE 400
DALLAS TX 75240



Request for Taxpayer
Identification Number and CertificationGo to www.irs.gov/FormW9 for instructions and the latest information.Give form to the
requester. Do not
send to the IRS.**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)						
	2 Business name/disregarded entity name, if different from above.						
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.						
	<input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate						
	<input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____						
	Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.						
	<input type="checkbox"/> Other (see instructions) _____						
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____							
5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)						
6 City, state, and ZIP code							
7 List account number(s) here (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. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
<input type="text"/>	<input type="text"/>	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	<input type="text"/>
or									
Employer identification number									
<input type="text"/>	<input type="text"/>	-	<input type="text"/>						

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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	1/5/2026
--------------	-----------------------------	---	------	----------

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.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they