



Skyway Villas

2000 SKYLINE DRIVE MCKINNEY, TEXAS 75071

April Housing is opening new paths to preserve and expand the supply of high-quality affordable housing

With backing from Blackstone, April Housing is the largest operator and preserver of affordable housing in the US with more than 450 properties (65k+ units) in 40 states ⁽¹⁾

WHO WE ARE



- Over a 100+ person team, wholly-owned Blackstone portfolio company spanning all aspects of affordable housing - asset management, transactions, compliance, preservation, capital markets
- Affordable Housing partner for nonprofits, developers, municipalities, and states
- Experienced and diverse senior leadership team with **20+ years** of affordable housing experience

WHAT WE DO



- Manage best-in-class communities by partnering with resident-focused managers
- Preserve affordable housing by working with state and local agencies on preservation solutions
- Create new affordable housing supply through low-income housing tax credit-equity investments
- Provide resident services through an extensive service provider network
- In 2024, April Housing preserved affordability at seven communities across two states with over 1,500 units of affordable housing

WHO WE SERVE



- Seniors and Families
- More than **80%** of April Housing's units primarily serve residents earning **60%** or less of area median income

(1) By total unit count, based on Affordable Housing Finance.



SKYWAY VILLAS PROPERTY MAP



Skyway Villas is a 232-unit community in McKinney

Property Overview

232
units

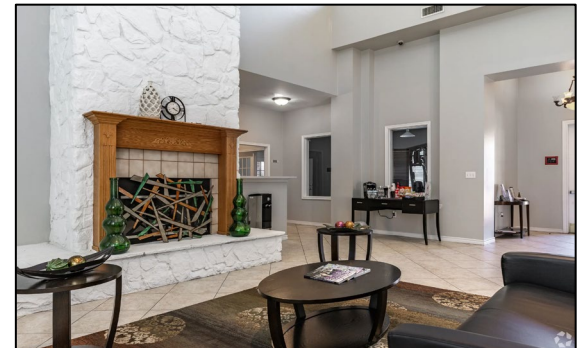
2002
Year Built

12
Residential Buildings

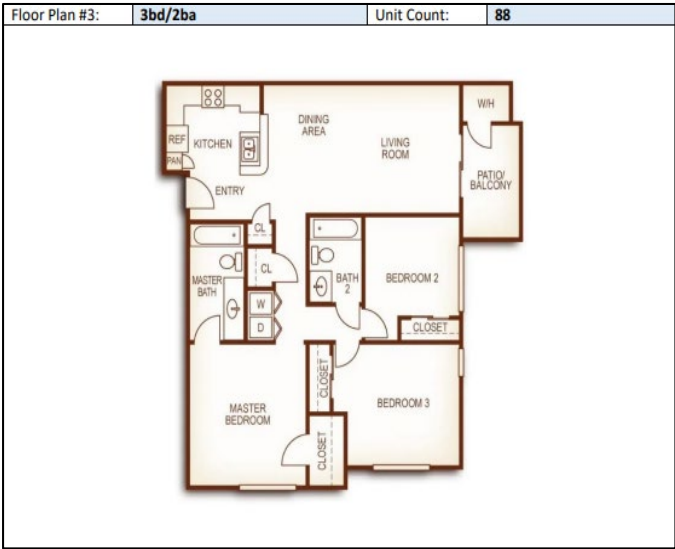
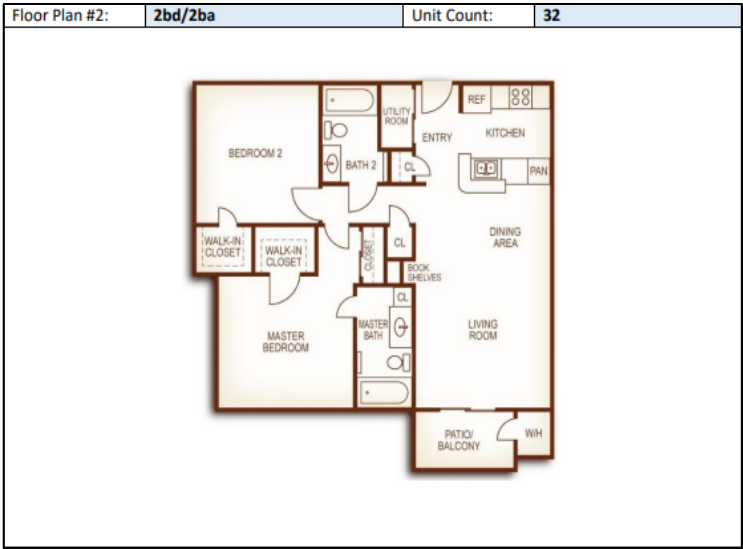
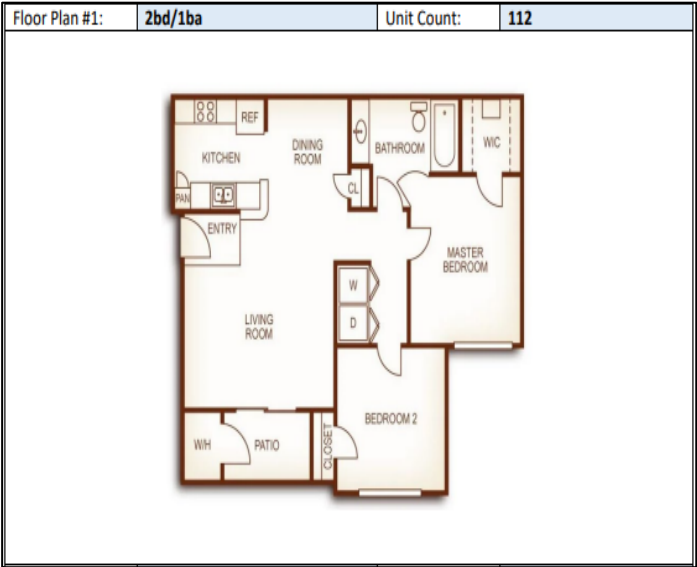
1
Leasing Office/Clubhouse

Community Improvement Plan

- **Population Type:** Family
- **AMI Set-Aside**
 - 220 units at 60% AMI
 - 12 units at 30% AMI
- **Closing Deadline:** 8/24/2026
- **Unit Features**
 - W/D Connections
 - Patios/Balconies
 - Walk-in Closets
 - Stainless Steel Appliances
- **Resident Amenities**
 - Clubhouse
 - Recreation Room
 - Playground
 - Sports Court
 - Swimming Pool & Jacuzzi
 - Laundry Rooms
- **Renovation Scope:** Extensive unit rehabs, accessibility upgrades, site work, and amenity upgrades (playground, pool, new sports/dog park)
- **Property Manager:** Allied Orion Group



SKYWAY VILLAS FLOORPLANS



Village at Collinwood - Austin, TX

Heritage Pointe - Austin, TX

Eagle's Landing - Austin, TX

Pre-Rehab



Post-Rehab



RESYNDICATION - TYPICAL UNIT FINISHES



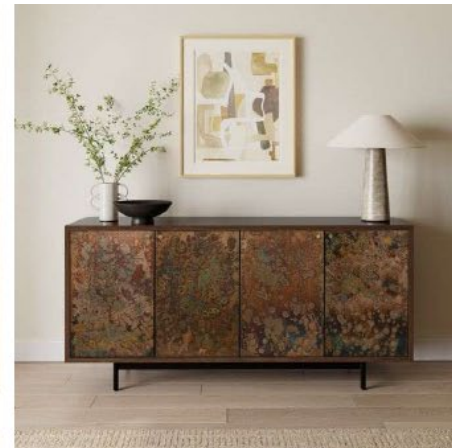
RESYNDICATION - TYPICAL CLUBHOUSE/LEASING OFFICE FINISHES



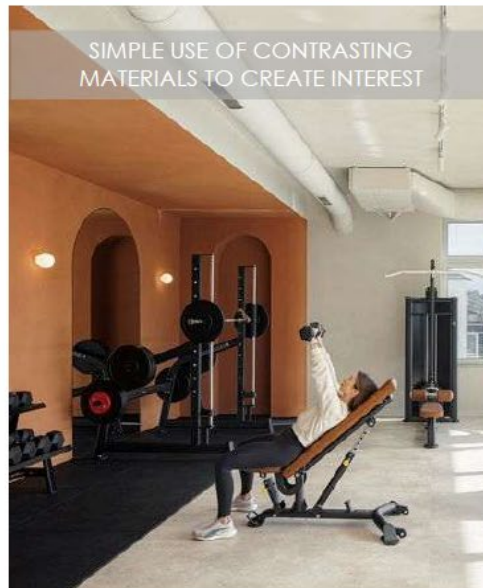
ADDING WARM MILLWORK TO OFFSET TEXTURE OF STONE



EARTHY COLOR PALETTE



AN INVITING ENTRY



SIMPLE USE OF CONTRASTING MATERIALS TO CREATE INTEREST



COST-EFFECTIVE, YET DYNAMIC FINISH SELECTIONS

APRIL PROJECT TEAM

	Name	Title and Responsibility
Head of Preservation	Perica Bell	Managing Director, Head of Preservation 20 years of affordable housing finance and development experience Role: Strategy and oversight of AH's new developments and resyndications
Investment Team	Francois Van Loggerenberg	Senior Vice President, Portfolio Management, Deal Lead 10+ years of real estate and finance experience, including 4+ years at April Housing leading portfolio management, NAV modeling, and LIHTC deal structuring Role: Negotiate economic terms with investors, lenders and housing authorities. Oversee underwriting and deal structuring
	Bella Qin	Senior Associate, Investments - Preservation 6 years of real estate investment experience including 3 years in LIHTC Role: Lead underwriter for the Denton new development
Project Management Team	Brad Fisher, AIA	Senior Vice President, Resyndication Lead - Over 25 years of affordable real estate development experience Role: Negotiate construction contracts, oversee construction, design and engineering team, interacts with government entities and manage owner's reputation
	Will Moyers	Senior Manager - Project Management - Over 14 years of affordable housing finance and development experience Role: Securing tax credits and bond financing. Coordinate partnerships with local government agencies, architect/engineers, oversees all aspects of development
	Topher Ramsdell	Director - Resyndication Construction 35 years of construction and development experience and 4 years in LIHTC construction/development Role: Oversee and coordinate construction process including entitlements, GC, architect selection, and budget
	Sean Choppin	Assistant Project Manager Role: Assist with bond and tax credit applications, design development, and construction. Lead the due diligence and closing processes in coordination with investors and lenders
Legal Team	Marcia Kahnowitz	Assistant General Counsel, LIHTC Operations 20 years of affordable housing experience Role: Actively involved in all aspects of LIHTC development and financing efforts, including deal structuring and legal review

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