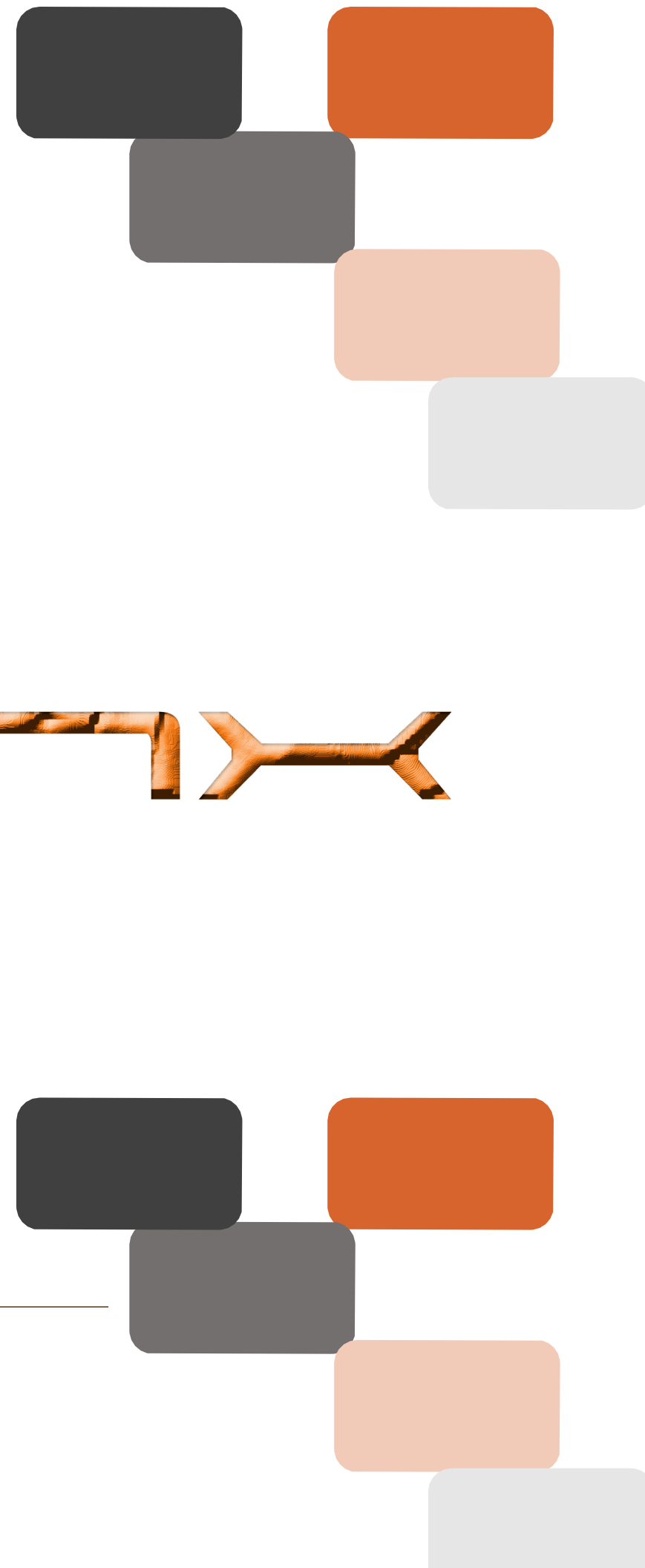




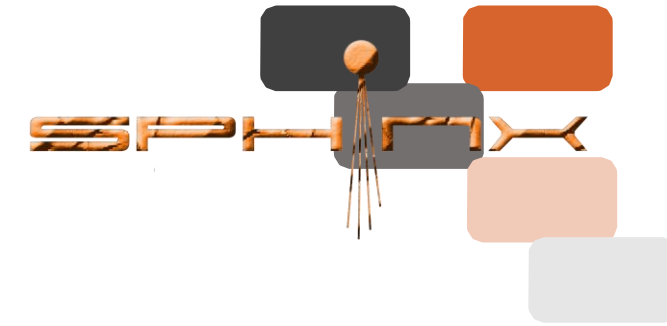
SAPHIRE

Everyone deserves a place to call home.



SPHINX DEVELOPMENT CORPORATION

“We want to solve tomorrow’s housing solutions, *today*. Because everyone deserves a place to call home.”



ABOUT US

- ◇ **30+ years** of real estate consultation, appraisal, and development experience.
- ◇ Collaborative oversight of development, construction, management, and sale of **over 10,000 units**.
- ◇ Nationally awarded **professional experience** with
 - ◇ LIHTC projects
 - ◇ Public Housing Initiatives
 - ◇ City/Neighborhood Revitalization Plans
 - ◇ Bond Programs
- ◇ Aim always to support, elevate, and catalyze **sustainable communities** through our inclusive, future-oriented development approach.
- ◇ Supervisory experience in international **mass housing development and construction** within master-planned communities.

ONGOING PROJECTS

- ◇ Fiji Lofts—Dallas
 - ◇ 204 units | MF
 - ◇ Mixed Use
- ◇ 380 Villas—McKinney
 - ◇ 260 units | MF
- ◇ Villas at Lake Jackson—Lake Jackson
 - ◇ 238 units | MF
 - ◇ Mixed Income

SOUTHPOINT

2,644

Total housing units

\$108 MM

Total equity investments

993

Total townhome units

\$134.2 MM

Total financing

402

Total senior housing units

\$49.8 MM

Total Tax – Exempt Bond
funding

11,898

Family members
served

563

Total units in mixed use
developments

2,275

Total affordable units

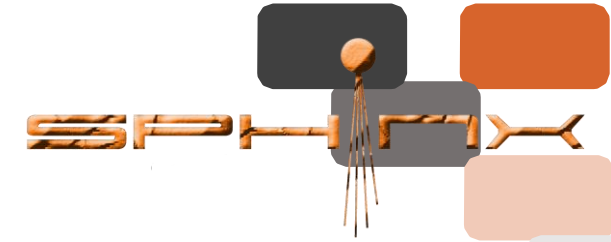
\$339.2 MM

Total construction costs

HONORS & ACHIEVEMENTS

- ◇ Best Affordable Rental
- ◇ National Association of Home Builders (NAHB) 50+ Housing Award Finalist
- ◇ Innovative design recognition in local news and media
- ◇ HUB-directed development of over 2,600 units in DFW metroplex

PROJECT OVERVIEW



- ◇ **Project Name:** 380 Villas
- ◇ **Address:** 1003 N. Throckmorton St
McKinney, TX 75069
- ◇ **Number of Units:** 260 Units comprised
of 12 Buildings
 - ◇ 36 - Studios
 - ◇ 82 - 1 bedrooms
 - ◇ 120 - 2 bedrooms
 - ◇ 22 - 3 bedrooms
- ◇ **Population Served:** Families earning
<60% AMI (Area Median Income)
- ◇ **Total Project Cost:** \$67.45mm

380 VILLAS

MCKINNEY, TEXAS



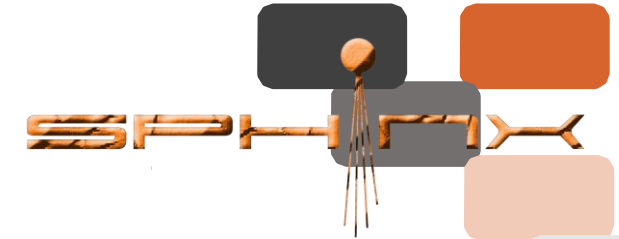
260 UNIT MULTIFAMILY HOUSING DEVELOPMENT

PROJECT MERITS

380 Villas Overall Merits

- ◇ Improving McKinney housing diversity by having traditional garden apartments and townhomes.
- ◇ Serving residents who earn <60% of the area median income by restricting rents to no more than 30% of their gross income.
- ◇ We are providing infrastructure improvement necessary for improved walkability and traffic flow
- ◇ Fostering the creation of new primary jobs and retention of existing jobs
- ◇ Walking trail and open community courtyard with recreational facilities
- ◇ Improves quality of life for middle-income residents by providing quality housing near the workforce.

1003 N Throckmorton St
McKinney TX 76509



380 VILLAS

MCKINNEY, TEXAS



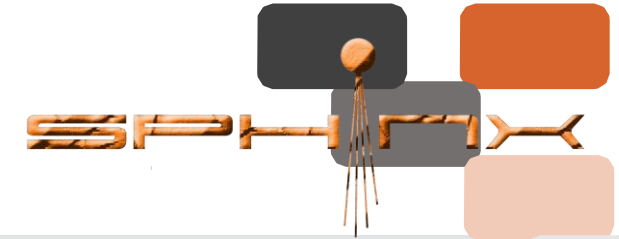
260 UNIT MULTIFAMILY HOUSING DEVELOPMENT
COURTYARD VIEW



© SPHinx 2024

BUILDING 11

CURRENT STATUS



Description & Percent Complete

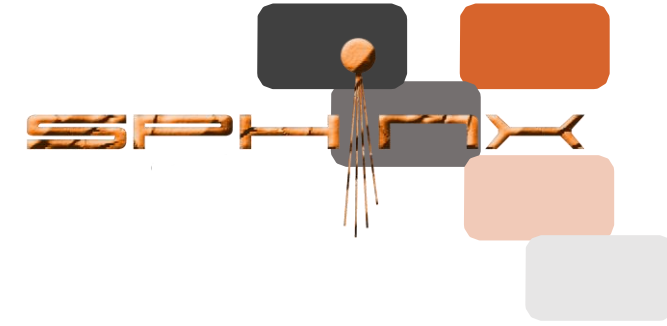
- ◇ Installation of electrical primaries and secondaries. **(15% Complete)**
- ◇ Construction of TxDOT turn lane. **(0% Complete)**
- ◇ Relocation/lowering of Atmos gas line. **(0% Complete)**
- ◇ Site lighting across the property. **(0% Complete)**
- ◇ Privacy masonry fence and metal perimeter fencing. **(0% Complete)**
- ◇ Site sidewalk and walkway improvements. **(0% Complete)**
- ◇ Soil lime stabilization. **(55% complete)**
- ◇ Retaining wall installation along the creek. **(84% Complete)**
- ◇ Construction of site paving and parking. **(50% Complete)**
- ◇ Installation of conduits and sleeves for fire suppression. **(0% Complete)**

380 VILLAS

MCKINNEY, TEXAS



MCDC ELIGIBLE COSTS

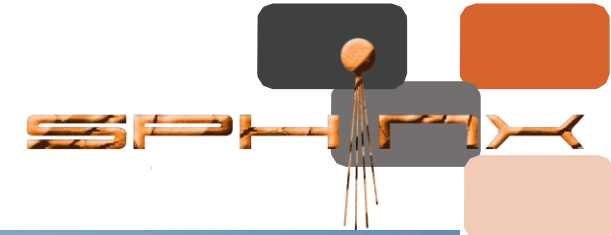


Scope of Work	Cost
Utilities (Water, Sewer & Drainage)	\$1,680,000.00
Utilities (Electric)	\$130,000.00
TxDOT Turn Lane	\$120,000.00
Gas Utilities Relocation	\$210,000.00
Lighting	\$90,000.00
Fencing	\$640,000.00
Walkaways	\$330,000.00
Additional Stabilization	\$260,000.00
Retaining wall	\$390,000.00
Parking and Paving	\$1,090,000.00
Fire Suppression	\$30,000.00
Total	\$4,970,000.00
MCDC Ask	\$1,200,000.00

RENDERINGS

ARCHITECTURAL RENDERINGS

1003 N Throckmorton St
McKinney TX 76509



BUILDING 2



BUILDING 4



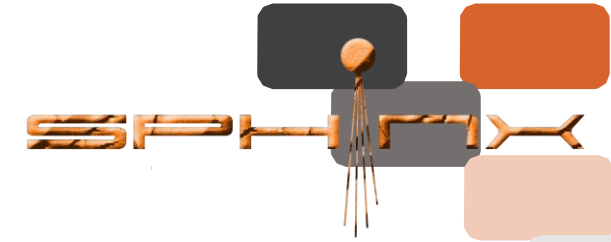
BUILDING 5



BUILDING 6

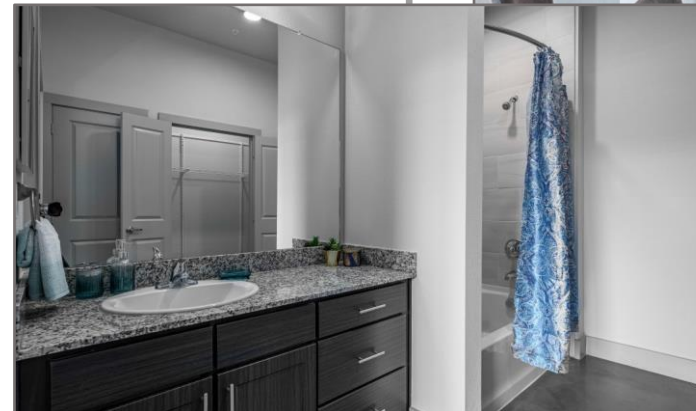
AMENITY LISTING

1003 N Throckmorton St
McKinney TX 76509



APARTMENT FEATURES

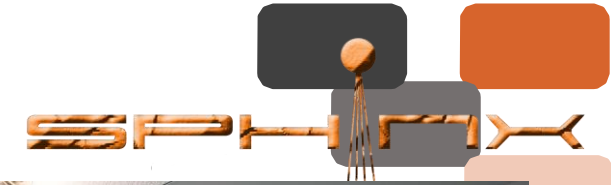
- ◇ Garden-style apartments and private bath-rooms, walk-in closets
- ◇ Spacious open-concept kitchen with granite countertops, bar-height island & pantry
- ◇ Energy-efficient, Stainless Steel, all-electric appliances
- ◇ Full-Size Washer/Dryer connections; Built In Cabinets with modern fixtures
- ◇ Large living/dining/entertainment space with private balcony (as applicable)
- ◇ Convenient vinyl flooring throughout with ceiling fans in every room



AMENITY LISTING

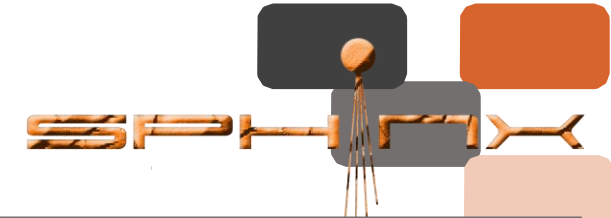
APARTMENT FEATURES

1003 N Throckmorton St
McKinney TX 76509



AMENITY LISTING

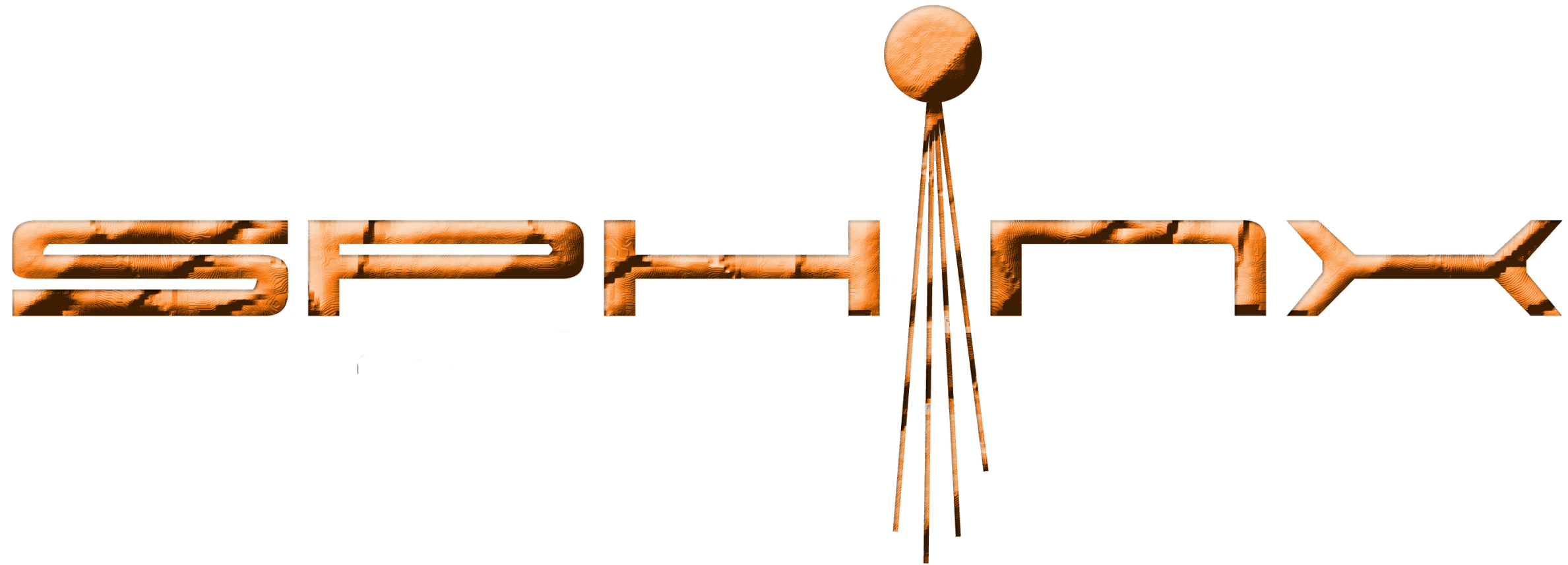
1003 N Throckmorton St
McKinney TX 76509



RESIDENT SUPPORTIVE SERVICES

- ◇ On-site resident service coordinator, part time
- ◇ K-12 on-site after school and summer care
- ◇ Education/tuition savings match or scholarship program
- ◇ Organized on-site adult classes:
 - ◇ GED
 - ◇ financial literacy,
 - ◇ annual income tax preparation assistance
- ◇ Partnership with local law enforcement for quarterly activities
- ◇ Frequent on-site services, activities, and events:
 - ◇ Annual health fair
 - ◇ Reading or gardening club
 - ◇ Substance abuse meetings
 - ◇ Holiday-themed social hours
 - ◇ Arts and crafts
 - ◇ Food pantry accessible at specified times





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