

**McKINNEY COMMUNITY DEVELOPMENT  
CORPORATION BOARD MEETING  
PALLADIUM McKINNEY PRESENTATION  
APRIL 27, 2023**

**Experience  
The  
Premium  
Palladium  
Difference!**



**PROPOSED RENDERING**

**PALLADIUM**  
U S A



# 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*

*Exceptional Quality in Construction and Architecture*

*Value Partnerships and Active Participants in the Community*

{ TOTAL ASSET VALUE  
\$1.75bn+ }

{ TOTAL EQUITY VALUE  
\$550mm+ }

{ UNITS OWNED & MANAGED  
8,000+ units worldwide }

The Palladium Group is a global real estate development and management platform with operations across Europe and USA. The Group invests on its own account and in partnership with third-party private and institutional investors. The Group was founded in 1870, based on the core principle of “social responsibility”, with key focus on improving living environments and promoting overall resident welfare. The Group opened their first USA office in 1992 in Dallas, TX.

# ABOUT PALLADIUM MANAGEMENT COMPANY

## MANAGEMENT SERVICES

- ✓ Seasoned & Hands on Executive Team
- ✓ Manage Palladium in-house portfolio
- ✓ Hire Local Staff
- ✓ “Good Neighbor” Policy
- ✓ Courtesy Officer Program
- ✓ Stringent Community Qualifications
- ✓ We manage with “passion & pride”

## SUPPORTIVE SERVICES

- ✓ One-of-a-Kind Food Pantry
- ✓ School Supply Giveaways
- ✓ Scholarship Programs
- ✓ Health & Wellness Events
- ✓ Income Tax Preparation
- ✓ Resume Building
- ✓ Financial Planning
- ✓ Notary Services
- ✓ After School Programs
- ✓ Special Events

# PALLADIUM MCKINNEY





# PALLADIUM MCKINNEY DEVELOPMENT SUMMARY

- 172 Units of 1, 2, and 3 Bedrooms for Families and Working Professionals
- 4-Story Design with Interior Corridors
- Class A, Luxury, Residential Development
- \$260,000+/Unit in Development Costs
- Luxury Living with Knock-out Amenities
  - ✓ Resort Style Pool
  - ✓ BBQ Grills & Picnic Tables
  - ✓ Children's Playground
  - ✓ Clubhouse with High-Speed Wi-Fi
  - ✓ State-of-the-Art-Fitness Center
  - ✓ Business Center
  - ✓ Conference Room
  - ✓ One-of-a-Kind Children's Playroom
  - ✓ Open Concept Design
  - ✓ 9' Ceilings
  - ✓ Wood Style Flooring
  - ✓ Granite Countertops
  - ✓ Undermounted Sinks
  - ✓ 42" Cabinetry with Pulls
  - ✓ Built-in Wood Shelves in Closets
  - ✓ Dual Pane Windows & Shading
  - ✓ Covered Patios with Storage Units

# PROSPECTIVE RESIDENTS

- ✓ Veteran
- ✓ Retirees on a Fixed income
- ✓ Emergency Communications Officer (\$54,384)
- ✓ Detention Officer (\$43,092)
- ✓ Code Enforcement Officer (\$45,696)
- ✓ Police Dispatcher (\$43,902)
- ✓ Utility Maintenance Worker I/II (\$37,224)
- ✓ Entry Level Police Officer (\$73,440)
- ✓ Entry Level Firefighter (\$69,012)
- ✓ Nurses and other Medical Technician



# PALLADIUM MCKINNEY APPROXIMATE UNIT BREAKDOWN

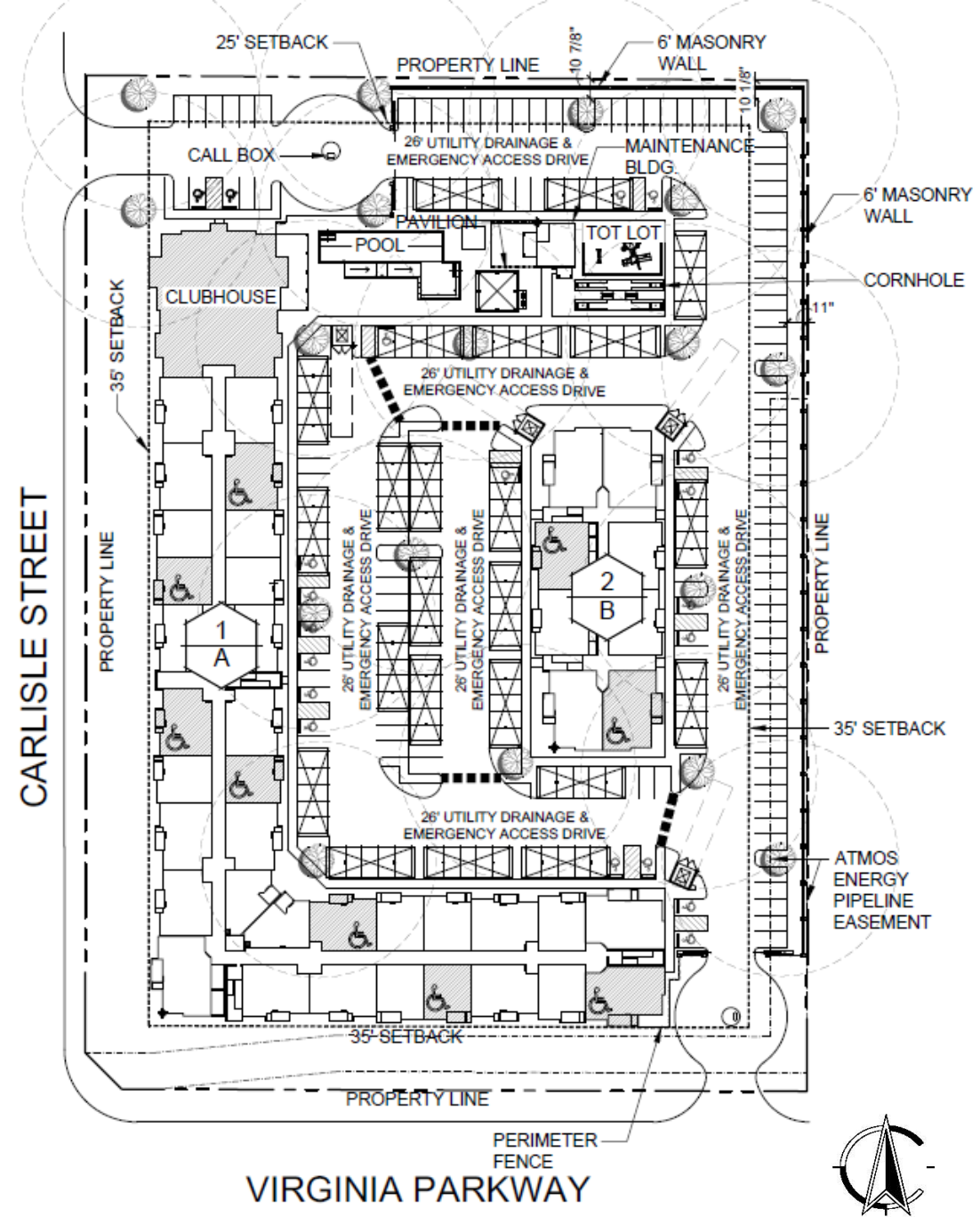
HOUSEHOLD INCOMES AND RENT	<u>% of Total</u>	<u>1BR Rent</u>	<u>2BR Rent</u>	<u>3BR Rent</u>	<u>4 Person Household</u>
172 Units @ 60% AMI	100%	\$1,096	\$1,315	\$1,519	\$53,400
172 Total Units	100%				

*Affordable rents are set by the Texas Department of Housing and Community Affairs (TDHCA) and reset annually based on Area Median Income for Collin County. Market rents are estimated and will fluctuate based on area market rates.  
100% AMI for Collin County - \$89,000*

BEDROOM TYPE	NUMBER OF UNITS
1 BR / 1 BA	56
2 BR/ 2 BA	84
3 BR/ 2 BA	72
TOTAL	172



# PALLADIUM MCKINNEY PRELIMINARY SITE PLAN





# AMENITY PACKAGE

- ✓ State-of-the-Art-Fitness Center
- ✓ One-of-a-Kind Children's Playroom
- ✓ Fully Appointed Clubhouse with Conference Room, Community Room, and Business Lab
- ✓ Luxury Pool with Gazebo
- ✓ Walking Trails, Dog Park, BBQ Grills, and Picnic Areas
- ✓ Gated Access with Security Fob
- ✓ Common Area WIFI





# ENGAGING SOCIAL SPACES





# INSPIRED INTERIORS

PICTURED PALLADIUM FORT WORTH

- ✓ Open-Concept Design
- ✓ Granite Countertops
- ✓ Modern Lighting and Fixtures
- ✓ Full Size W/D Connections
- ✓ ADA Accessible Units
- ✓ Spacious Walk-in Closets
- ✓ Wood Style Flooring
- ✓ Private Patio/Balcony with Storage Closet









# PALLADIUM MCKINNEY SUMMARY OF REQUEST

- Funding Request: \$1,500,000
- Provide financing or soft funds to cover gap in financing due to current economic climate (higher interest rates, construction costs, etc.)
- Partnership with McKinney Housing Finance Corporation (“MHFC”)
  - a. Grant will need to be awarded to the MHFC
  - b. MHFC to provide a conduit loan to Partnership
  - c. MHFC under the conduit loan must charge interest to the Partnership and payments may be deferred

THANK YOU FOR YOUR CONSIDERATION  
WE HUMBL Y REQUEST YOUR SUPPORT OF  
PALLADIUM MCKINNEY

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Difference!



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