

Oneida Mill

- Graham, North Carolina
- 133 Units
 - 14 '50% AMI' Units
 - 119 '60% AMI' Units
- Completed in 2017





Oneida Mill

Sources:

	<i>2015</i>	<i>2019</i>
Federal Tax Credit Equity	\$ 3,517,000	\$ 2,682,000
State Tax Credit Equity	\$ 4,137,000	\$ 2,818,000
Affordable Tax Credit Equity	\$ 4,525,000	\$ 5,534,000
Permenant Debt	\$ 4,350,000	\$ 4,078,000
DDF	\$ 495,000	\$ 495,000
Total Sources:	\$ 17,024,000	\$ 15,607,000

\$ (4,226,000) *shortfall*

Uses:

Land & Building	\$ 540,000	\$ 540,000
Site Work	\$ 818,000	\$ 818,000
Hard Costs	\$ 12,035,000	\$ 14,845,000
Financing Fees and Expenses	\$ 839,000	\$ 839,000
Soft Costs	\$ 2,422,000	\$ 2,422,000
Developer Fee	\$ 369,000	\$ 369,000
Total Uses:	\$ 17,023,000	\$ 19,833,000

Big Chair Lofts

- Thomasville, North Carolina
- 139 Units
 - All '60% AMI' Units
- Completed in 2019





Big Chair Lofts

Sources:

	<i>2017</i>	<i>2019</i>
Federal Tax Credit Equity	\$ 3,557,000	\$ 3,245,000
State Tax Credit Equity	\$ 5,646,000	\$ 3,410,000
Affordable Tax Credit Equity	\$ 6,481,000	\$ 6,852,000
Permenant Debt	\$ 5,750,000	\$ 5,381,000
DDF	\$ 763,000	\$ 763,000
Total Sources:	\$ 22,197,000	\$ 19,651,000

\$ (3,752,000) *shortfall*

Uses:

Land & Building	\$ 205,000	\$ 205,000
Site Work	\$ 1,200,000	\$ 1,200,000
Hard Costs	\$ 16,462,000	\$ 17,669,000
Financing Fees and Expenses	\$ 1,268,000	\$ 1,268,000
Soft Costs	\$ 2,599,000	\$ 2,599,000
Developer Fee	\$ 462,000	\$ 462,000
Total Uses:	\$ 22,196,000	\$ 23,403,000