



**Alliant**  
STRATEGIC

*A Walker & Dunlop Company*

***Expert Insight. Exceptional Impact.***



Eagles Landing – 211 Units - WA



Riverstone – 789 Units - IL

WHO WE ARE

# Alliant Strategic Investments



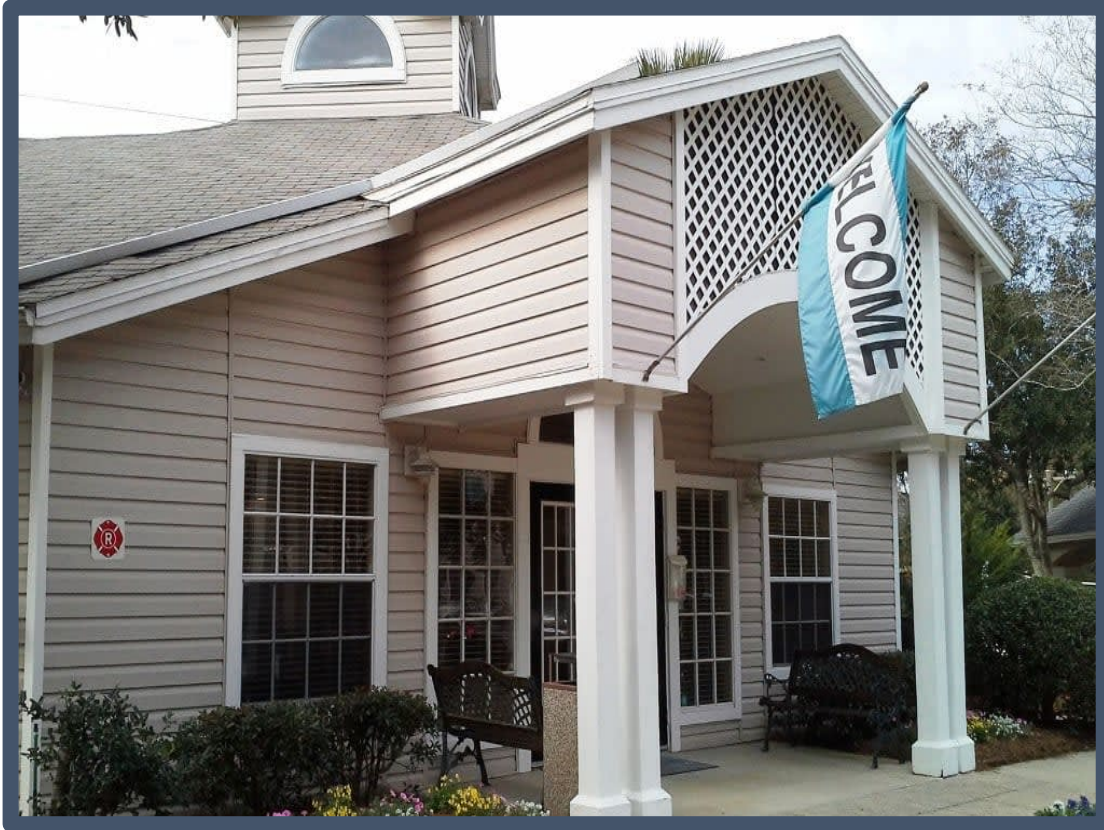
Alliant Strategic Investments (“ASI”) is a multifamily investment firm focused on the acquisition and preservation of **affordable and workforce housing** in diverse markets throughout the United States.

As a **socially responsible investor**, our investment strategy directly **impacts** low-income residents by providing a **sustainable, healthy, and stable** environment that strengthens the foundations of the **communities** we serve.

With **extensive experience** in affordable and workforce housing, spanning **more than 20 years**, our leadership team has **broad industry knowledge and relationships** that reinforce our commitment to serve our partners and our communities.



# Savannah Sound, FL



## The Deal:

- 160 Units – 100% at 60% AMI
- 1995 Construction
- LURA terminates 2024

## The Investment:

- ASI and partner equity = 38% of total cost
- Freddie first mortgage = 62% of total cost
- Capital improvements = \$10,700/unit

## The Impact:

- Extended LURA to 2031
- Improvement plan to enhance units and common areas and add facilities
- Expanded resident services

# Monte Vista, CA



## The Deal:

- 124 Units – 20% at 80% AMI
- 1985 Construction
- LURA terminates 2023

## The Investment:

- ASI and partner equity = 34% of total cost
- Freddie first mortgage assumed
- Capital improvements = \$17,000/unit

## The Impact:

- Extend LURA to 2033 – proposed
- Expand LURA to cover all units – proposed
- Increase affordability - proposed
- Improvement plan to enhance units and common areas and add resident service area
- Implement resident services

# Sage Apartments, WA



## The Deal:

- 123 Units – Market Rate
- 2007 Construction
- No rent restrictions

## The Investment:

- ASI and partner equity = 12% of total cost
- Freddie first mortgage = 50% of total cost
- Amazon Housing Equity Fund = 38% of total cost
- Capital improvements = \$18,000/unit

## The Impact:

- New LURA = 99 years at 80% AMI rent/income
- Improvement plan to enhance units and common areas
- Implement resident services