

MH Strategies, LP: Barry and Jefferson

Applicant: MH Strategies, LP
 1910 Farmerville Highway
 Ruston, LA 71270
 318-513-3313

Contact: Holly Knight, CEO, BGC Advantage, LLC
 holly@bgcadvantage.com
 (202) 699-1998

Management: Envolve (f/k/a LEDIC Management)
 555 Perkins Extd., Suite 200
 Memphis, TN 38117
 901-435-7700

PILOT Application Summary: MH Strategies, LP is comprised of two sites all located within Memphis, TN. The proposed development is a rehabilitation of 405 units. Properties are currently owned by the Memphis Housing Authority and the proposed management company for each property is LEDIC Management Company. The project will be using 4% Low Income Housing Tax Credits (LIHTC) and tax-exempt bonds. The project will have Section 3 and Minority Contractor Outreach Events. MH Strategies, LP is an existing portfolio of multifamily rental communities undergoing a transformation into HUD’s Rental Assistance Demonstration Program (RAD) and 100% of the units will serve tenants at or below 60% of the Area Median Income and is comprised of the rehabilitation of 2 sites.

Barry Towers:

Total Units	BR/BA	Units	SF	Rent: Post Rehab	Rent: Post \$/SF
197	Studio/1 BA	89	349	\$763	\$2.19
	Studio/1 BA	15	349	671	1.92
	1 BR/1 BA	93	386	866	2.24

Jefferson Square:

Total Units	BR/BA	Units	SF	Rent: Post Rehab	Rent: Post \$/SF
208	1 BR/1 BA	144	398	\$706	\$1.77
	1 BR/1 BA	62	522	806	1.54
	2 BR/2 BA	2	864	937	1.08

Total Development Cost: \$ 43,044,295

Development Cost per Unit: \$ 106,282

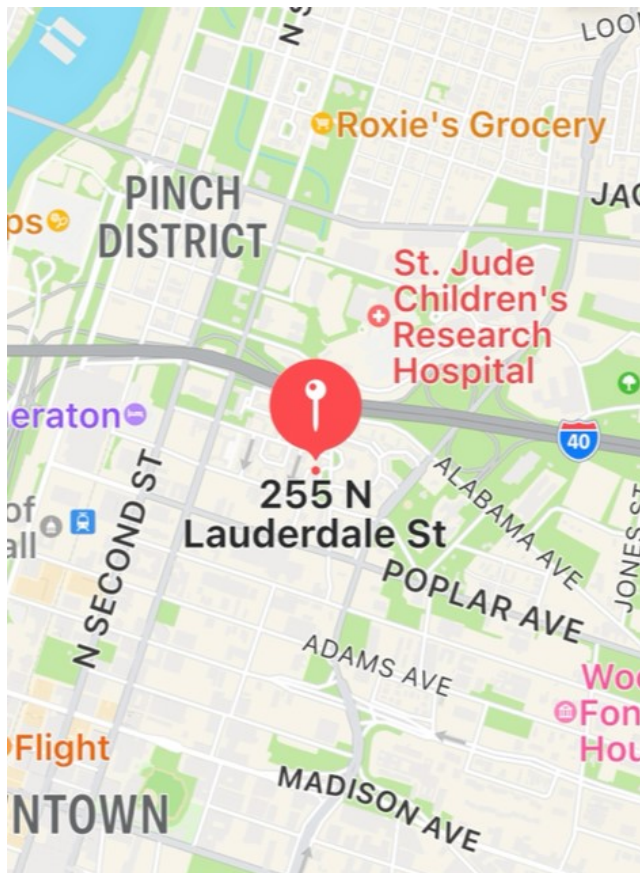
Location: **MH Strategies I, LP**
 255 N. Lauderdale, 38105 (Barry Towers, 197 Units)
 741 Adams, 38105 (Jefferson Square, 208 Units)

Sources and Uses of Funds:

Sources		Uses	
1 st Mortgage	\$17,800,000	Building Acquisition	\$1,463,000
Seller Note	1,463,000	Hard Costs	24,972,200
Cash Flow	1,528,927	Soft Costs	7,181,395
Cash Flow During Rehab	829,231	Reserves	1,676,000
Developer Equity	4,665,846	Development Fee	7,751,700
Equity	16,757,291		
Total Development Costs	\$43,044,295	Total All Costs	\$43,044,295

<u>Tenant Benefit Breakdown</u>	<u>Actual Cost</u>
Higher Efficiency Lighting	\$165,200
Higher Efficiency Water	82,600
Higher Efficiency HVAC	991,200
Upgraded Flooring	(no cost provided)
Subtotal	\$1,239,000

Barry Towers



Jefferson Square

