

# THE OLMSTED

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Architect: Jack Devilbiss, AIA

RDEV Capstone

December 19, 2016



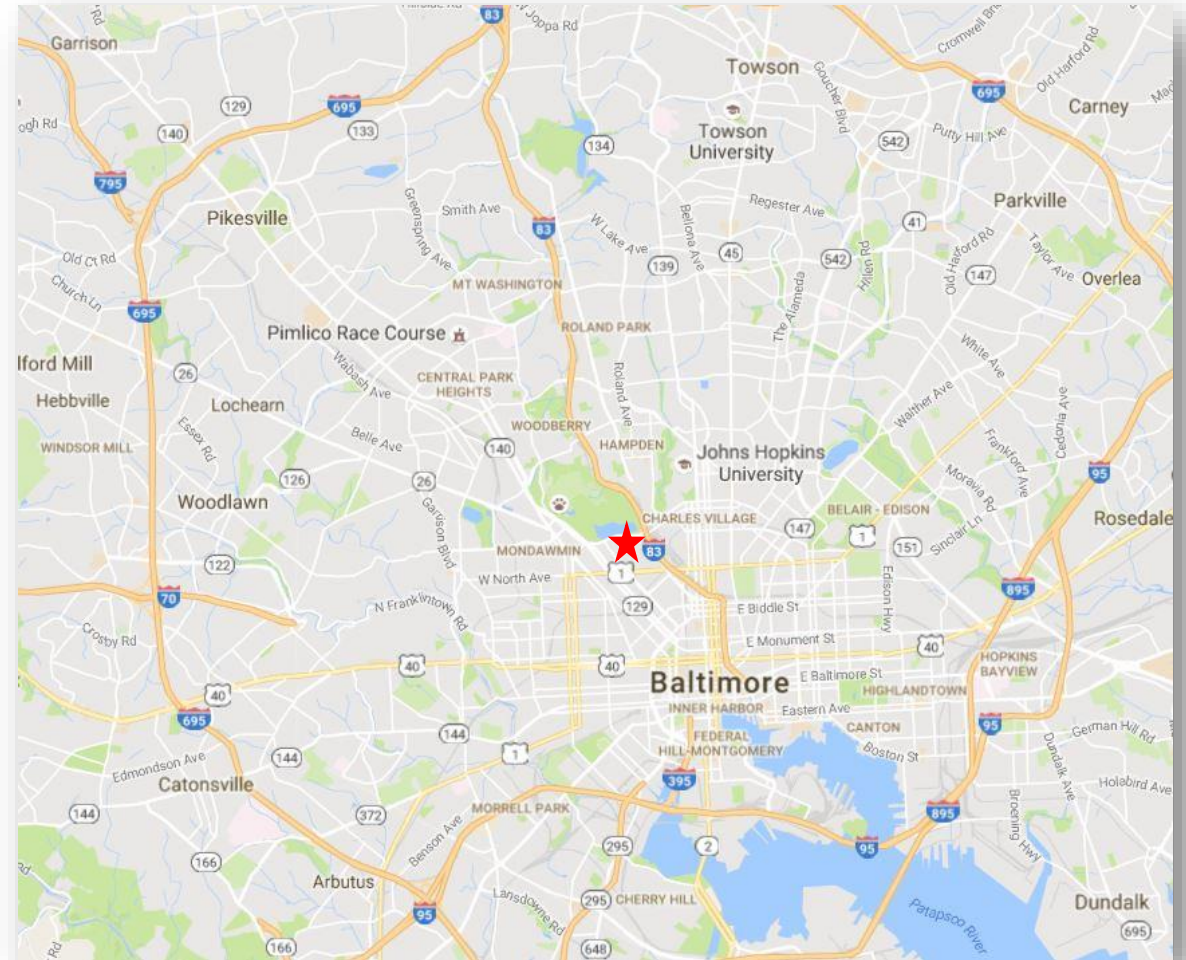
# PROJECT SUMMARY

- One-acre site in Reservoir Hill
- 218 units
- Mixed income
- Partially funded with LIHTC
- 18.9% 10-Year IRR



# GENERAL CONTEXT

- Reservoir Hill neighborhood
- Proximate Assets
- Druid Hill Park
- Bolton Hill, Druid Heights, Penn North



# ARCHITECTURAL CONTEXT



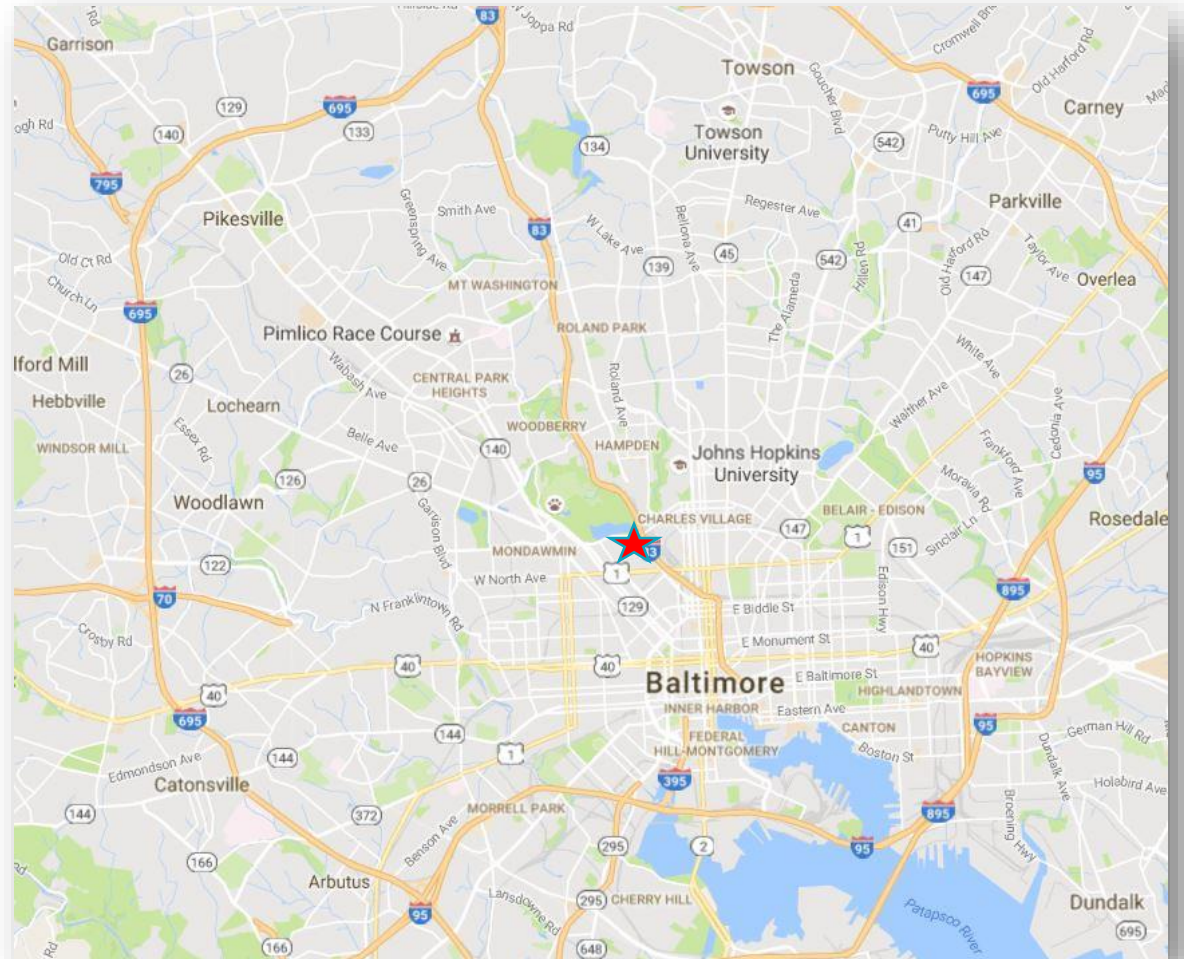
# SITE DESCRIPTION

- 821-825 Druid Park Lake Drive
- Rectangular, one-acre site
- Relatively flat
- South of Druid Hill Park and Druid Lake



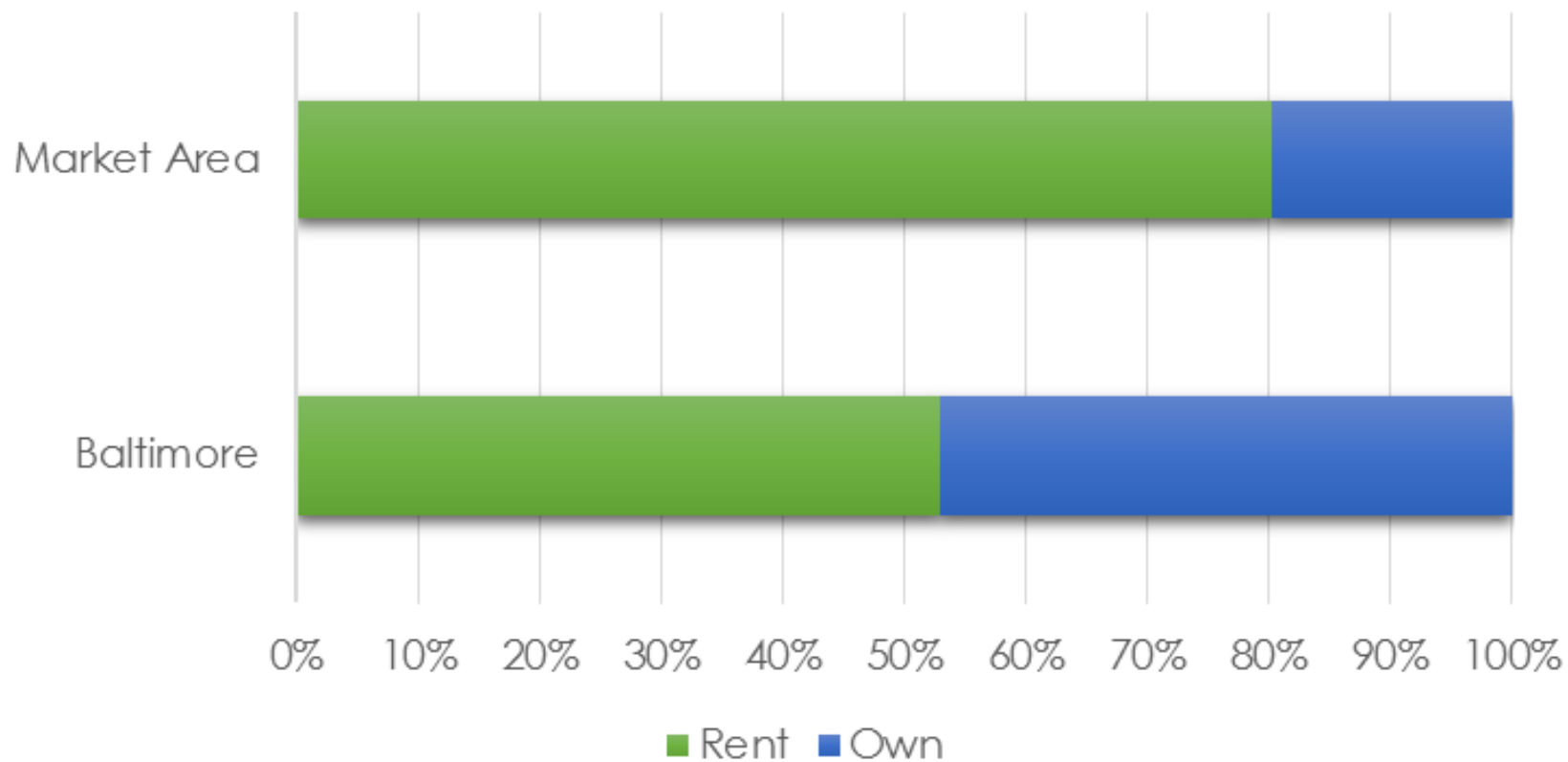
# TRAFFIC & TRANSIT

- Proximate highways
  - I-83
  - I-695
- Amtrak
- Light Rail
- Metro/Subway
- Bus Service



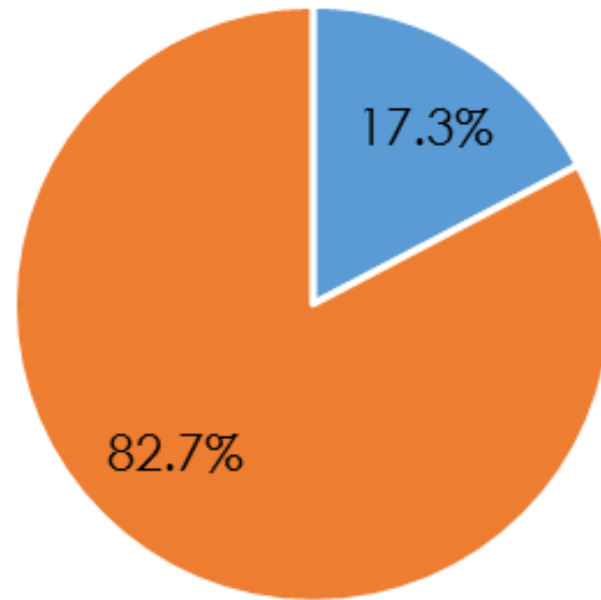
# MARKET ANALYSIS

## Tenure

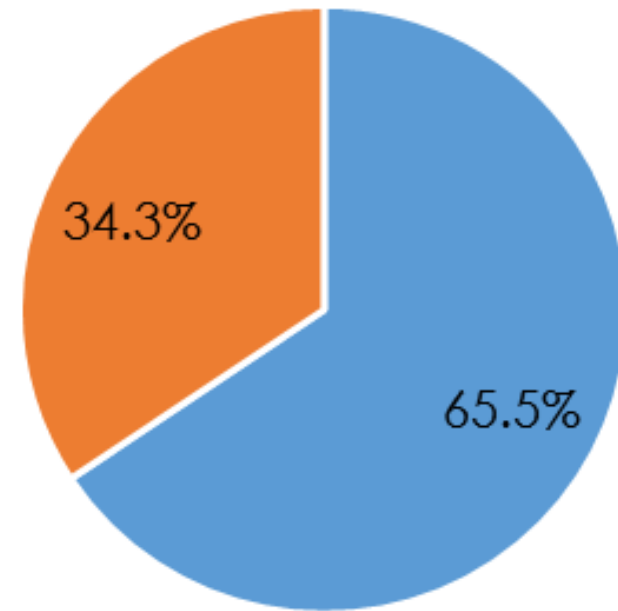


# MARKET ANALYSIS

Market Area

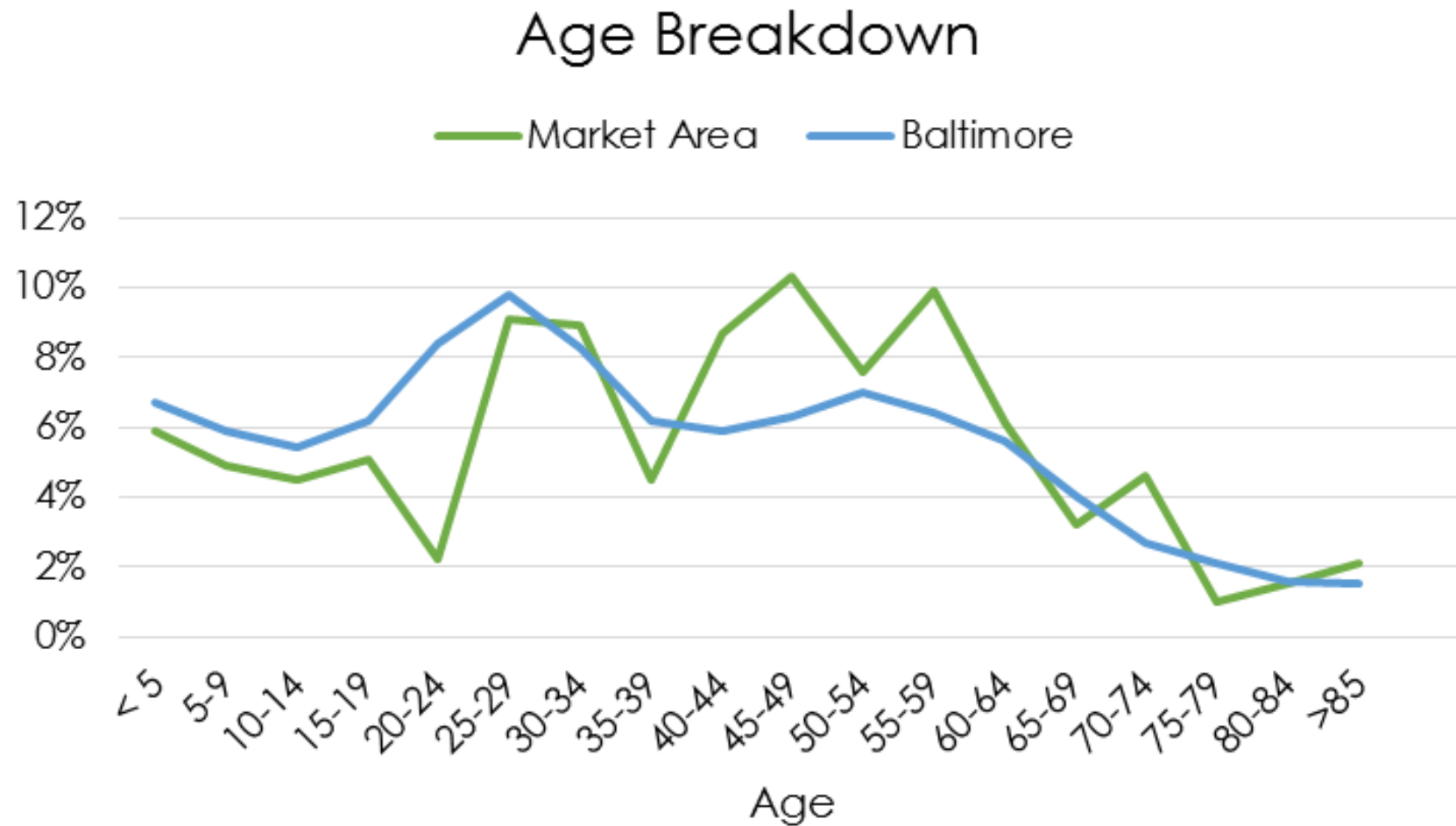


Baltimore

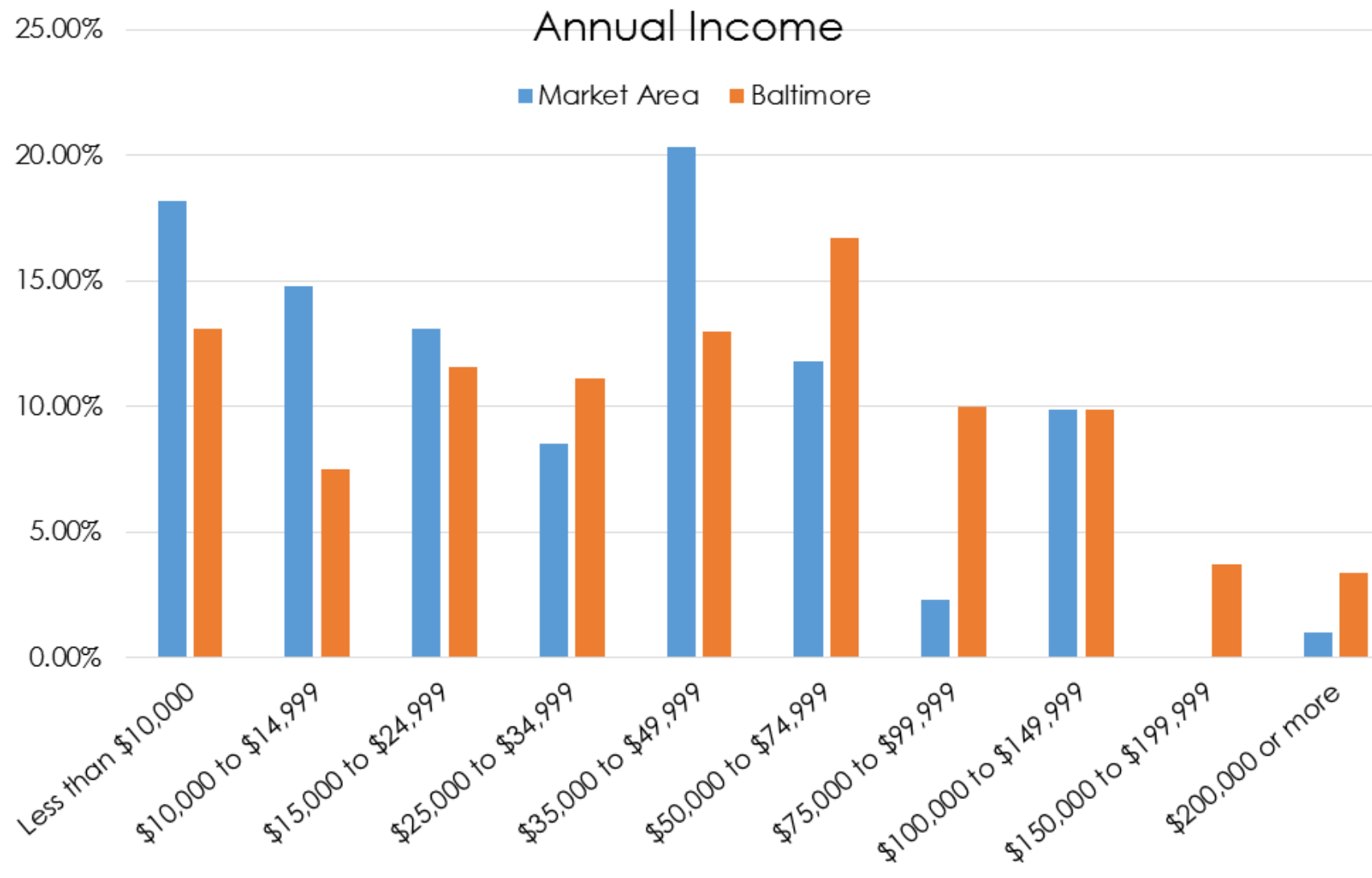


- 1-unit structures
- 2-or-more-unit structures

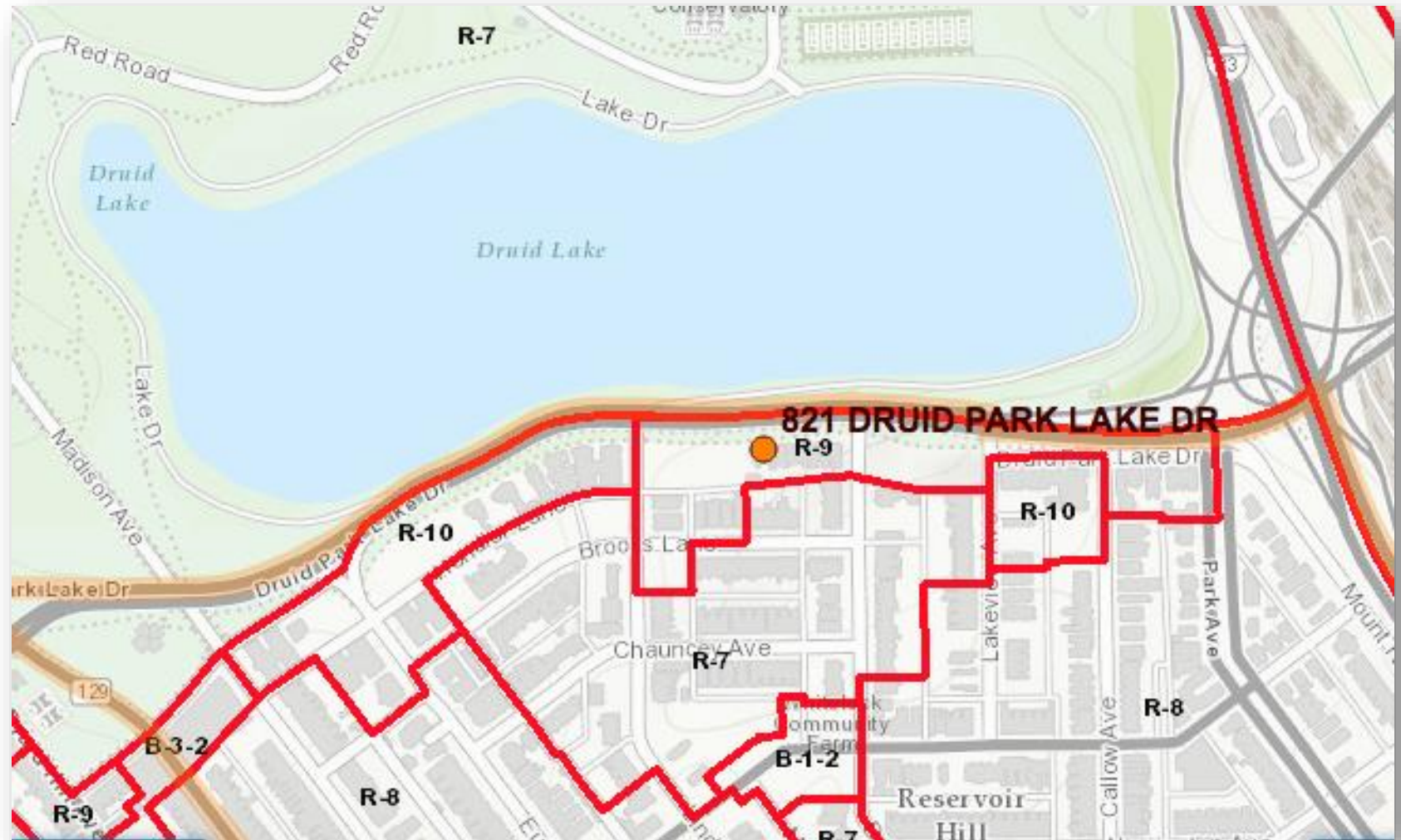
# DEMOGRAPHICS



# INCOME



# REGULATORY CONTEXT





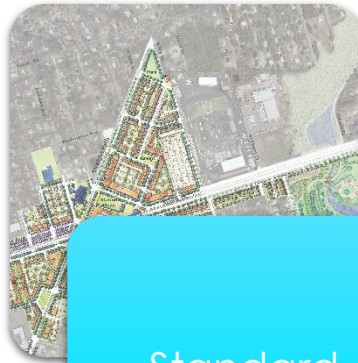
# REGULATORY CONTEXT

	<b>R-9</b>	<b>R-10</b>	<b>R-10/PUD</b>
<b>Site Size (SF)</b>	42,478	42,478	42,478
<b>Min Lot Size - SF/Unit</b>	550	200	N/A
<b>Total Units Permitted</b>	77	212	218

# ENTITLEMENTS PROCESS



Pre-  
Development  
Meeting



Standard  
Reviews



Project &  
Environmental  
Reviews



Public  
Hearings

# COMPARABLE PROPERTIES

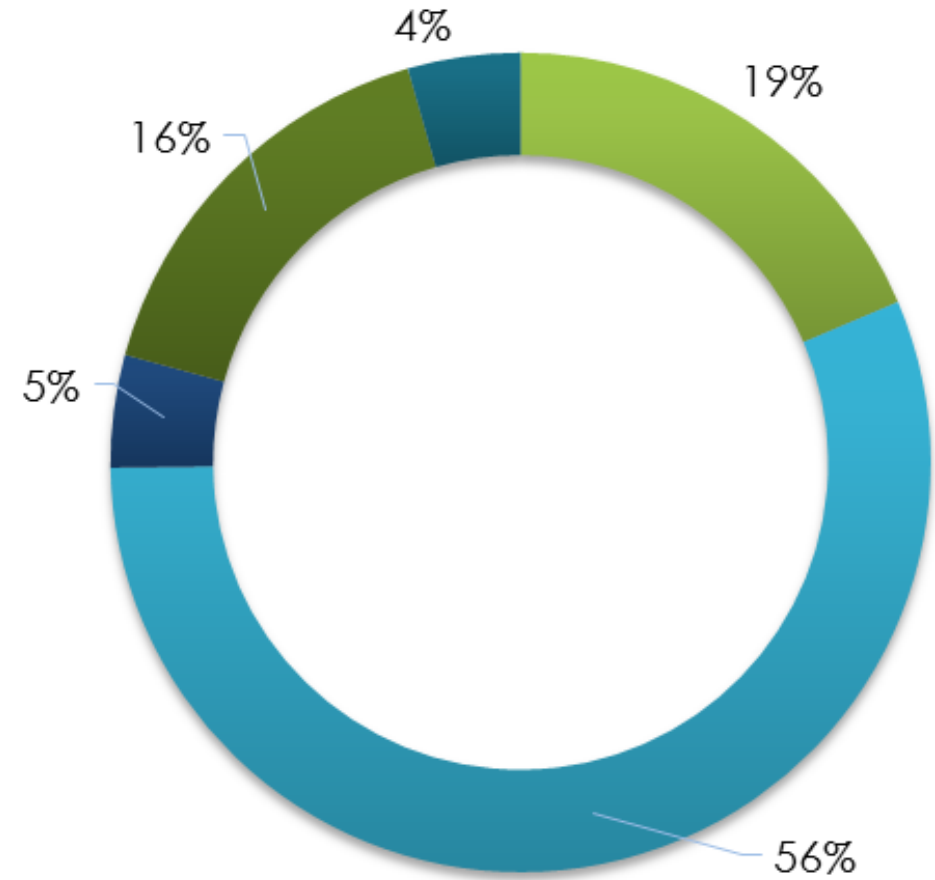
Community	Unit Total	Studio Rent	Studio SF	1 BR Rent	1 BR SF	2 BR Rent	2 BR SF	Distance
The Chateau	101	N/A	N/A	1,052	508	1,135	601	1 block
Lakeview Towers	305	984	396	1,113	516	N/A	N/A	0.2 miles
Remington Row	108	N/A	N/A	1,350-1,700	867-890	1,800-1,950	1,015-1,135	0.9 miles
Marlborough Apts	227	1,157	490	1,404	703	N/A	N/A	1.0 miles
<b>The Olmsted</b>	<b>218</b>	<b>910-1,300</b>	<b>500</b>	<b>975-1,425</b>	<b>800</b>	<b>1,171-1,750</b>	<b>1,100</b>	<b>N/A</b>

# INCOME

<b><i>Affordability</i></b>	<b><i>Bedrooms</i></b>	<b><i>Baths</i></b>	<b><i>Unit Count</i></b>	<b><i>Rent</i></b>	<b><i>Monthly Income</i></b>	<b><i>Annual Income</i></b>
Affordable	Studio	1	20	\$ 910	\$ 18,200	\$ 218,400
Market	Studio	1	20	\$ 1,300	\$ 26,000	\$ 312,000
Affordable	1	1	60	\$ 975	\$ 58,500	\$ 702,000
Market	1	1	60	\$ 1,425	\$ 85,500	\$ 1,026,000
Affordable	2	1	29	\$ 1,171	\$ 33,959	\$ 407,508
Market	2	1	29	\$ 1,750	\$ 50,750	\$ 609,000
<b>TOTAL</b>	<b>218</b>				<b>\$ 272,909</b>	<b>\$ 3,274,908</b>

# FINANCING

- Tax-exempt Bonds
- Private Loan
- Rental Housing Program Funds
- Low Income Tax Credit Proceeds
- Deferred Developer's Fee





# SOURCE OF FUNDS

<b>Sources</b>	
Tax-exempt Bonds	\$ 6,287,731
Private Loan	\$ 18,999,266
Rental Housing Program Funds	\$ 1,500,000
Low Income Tax Credit Proceeds	\$ 5,521,789
Deferred Developer's Fee	\$ 1,500,000
<b>Total Sources of Funds</b>	<b>\$ 33,808,786</b>



# USE OF FUNDS

<b>Uses</b>	
Construction Costs	\$ 24,645,033
Construction Fees	\$ 1,810,989
Financing Fees	\$ 1,849,627
Acquisition Costs	\$ 1,000,000
Developer's Fee	\$ 2,500,000
Syndication Costs	\$ 150,126
Guarantees and Reserves	\$ 1,853,010
<b>Total Uses of Funds</b>	<b>\$ 33,808,786</b>

# SENSITIVITY ANALYSIS – LIHTC EQUITY

<b><i>Sensitivity Analysis - LIHTC Pricing</i></b>			
<b><i>Total Tax Credit Amount</i></b>	<b><i>Raise Ratio</i></b>	<b><i>Total Equity Proceeds</i></b>	<b><i>Financing Gap</i></b>
\$5,258,846	0.65	\$3,418,250	(\$2,103,539)
\$5,258,846	0.70	\$3,681,192	(\$1,840,596)
\$5,258,846	0.75	\$3,944,135	(\$1,577,654)
\$5,258,846	0.80	\$4,207,077	(\$1,314,712)
\$5,258,846	0.85	\$4,470,019	(\$1,051,769)
\$5,258,846	0.90	\$4,732,962	(\$788,827)
\$5,258,846	0.95	\$4,995,904	(\$525,885)
\$5,258,846	1.00	\$5,258,846	(\$262,942)
\$5,258,846	1.05	\$5,521,789	\$0



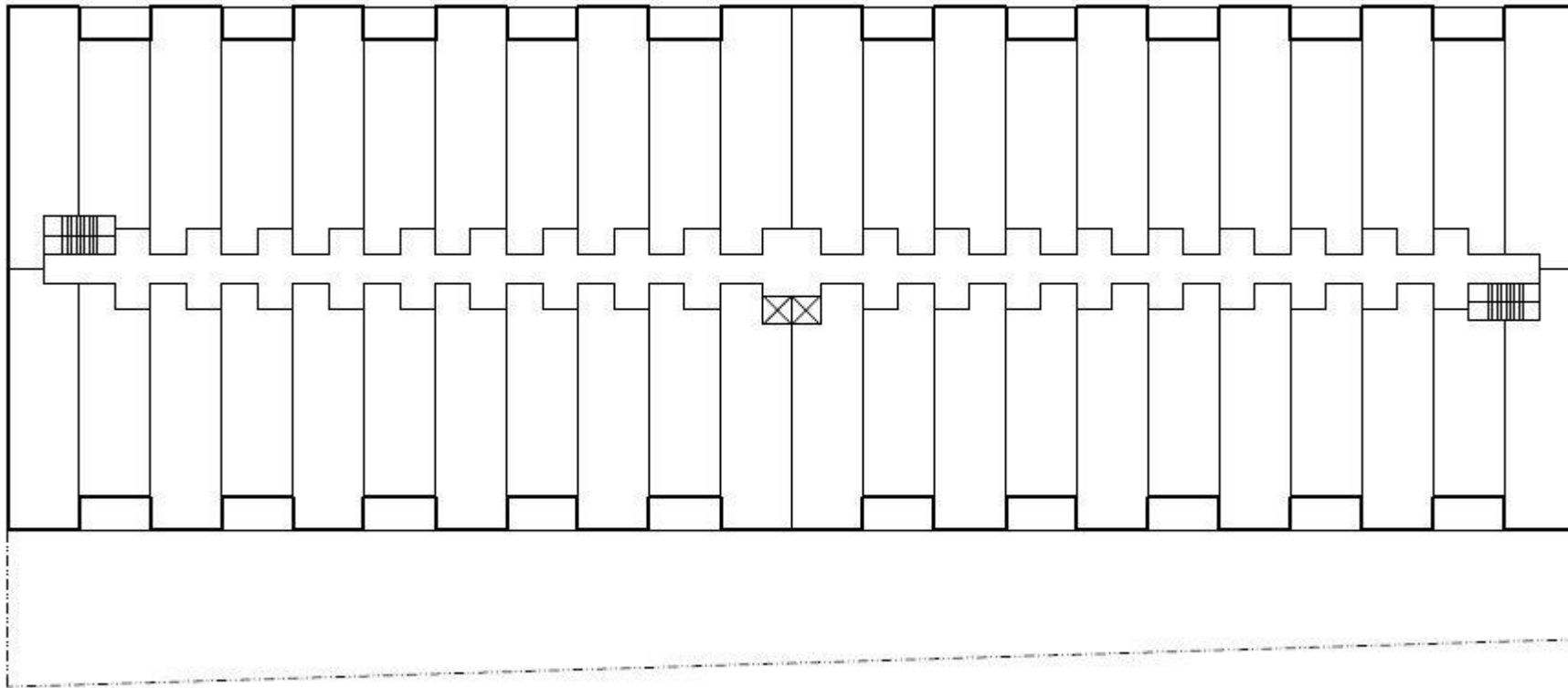
# PROGRAMMATIC USE

	Gross SF	Net SF
Floor Plate	34,315	29,168
Stories	6	6
Total Building Area	205,890	174,400
Residential	171,575	145,839
Other (Parking)	34,315	229,168

# DESIGN



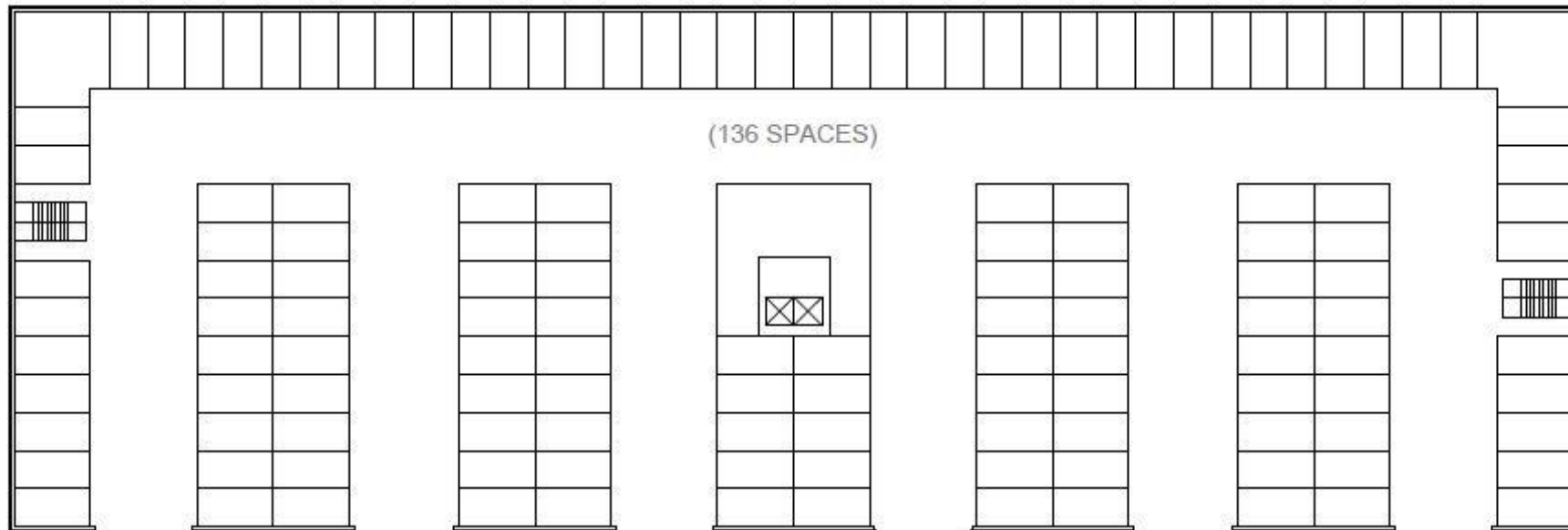
# FLOOR PLAN



TYPICAL FLOOR PLAN (2-6)  
SCALE: 1/32" = 1'-0"

# PARKING

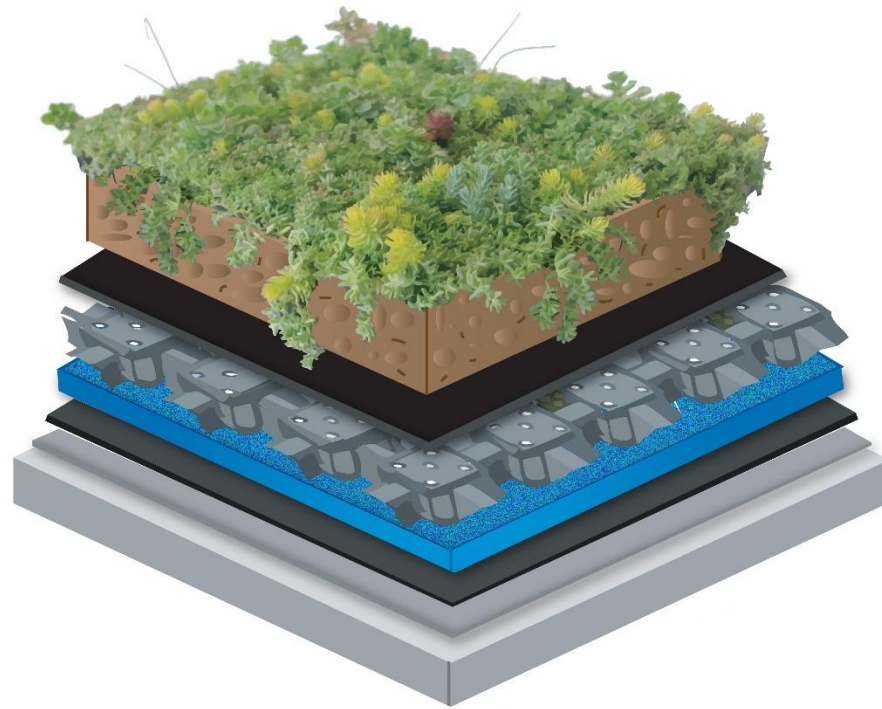
DRUID PARK LAKE DRIVE



ALLEY ACCESS

# SUSTAINABILITY

Vegetation (sedums)  
Growing Media  
Filter Fabric  
Drainage  
Protection Fabric  
Root Barrier\*  
Waterproofing Membrane  
Roof Deck



# AMENITIES





# CONSTRUCTION TIMELINE



[illegible]

# ABSORPTION SCHEDULE

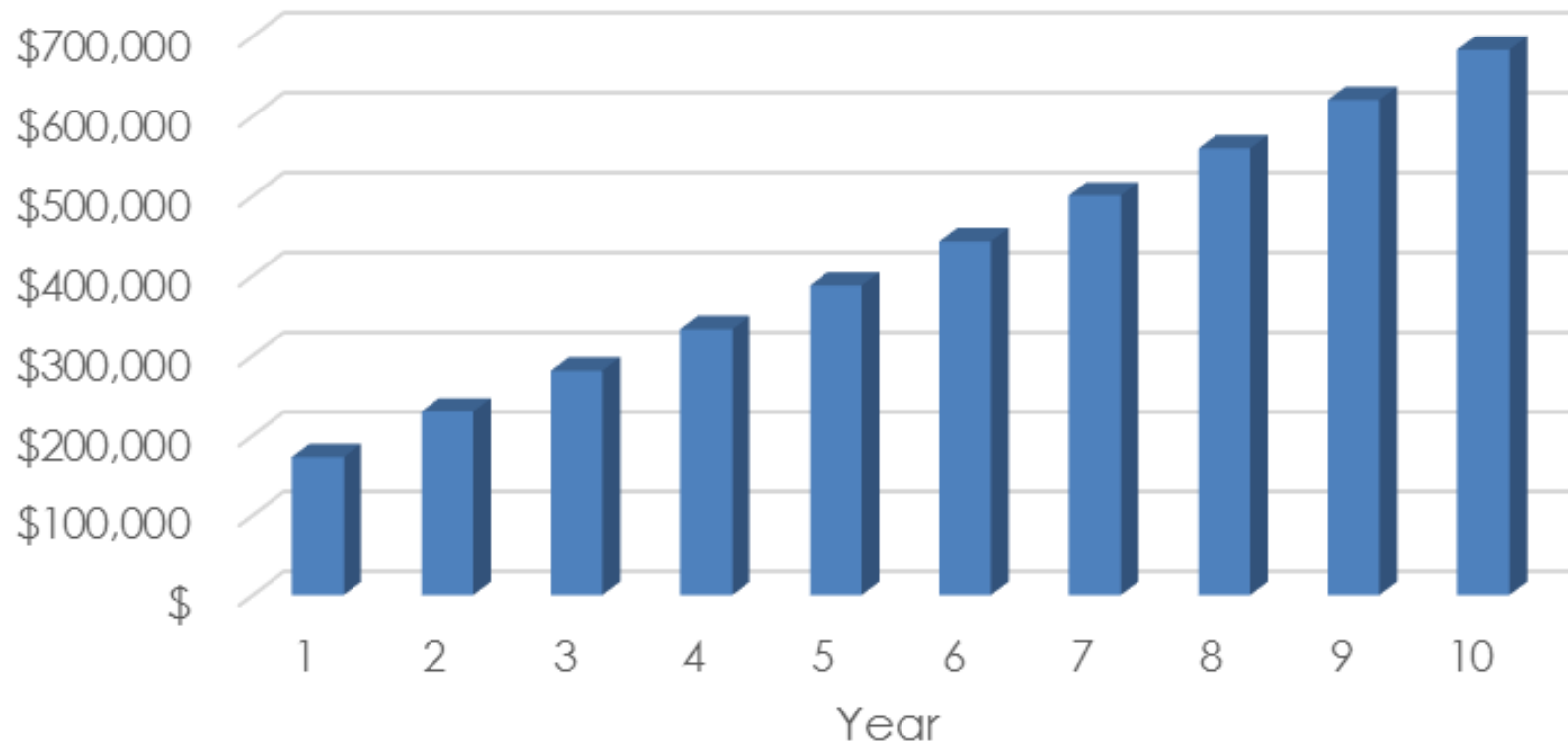
Monthly Absorption Schedule										
Size and Style	1	2	3	4	5	6	7	8	9	10
Studios	8.1	10.8	13.5	16.1	18.8	21.5	24.2	32.3	35.0	37.7
One-Bedrooms	26.1	34.8	43.5	52.2	60.9	69.6	78.2	104.3	113.0	121.7
Two-Bedrooms	11.0	14.6	18.3	21.9	25.6	29.3	32.9	43.9	47.5	51.2
<b>Total</b>	<b>45.1</b>	<b>60.2</b>	<b>75.2</b>	<b>90.3</b>	<b>105.3</b>	<b>120.3</b>	<b>135.4</b>	<b>180.5</b>	<b>195.5</b>	<b>210.6</b>



# STABILIZED OPERATIONS

<b><i>Stabilized Operations</i></b>	
Effective Gross Income	\$ 3,012,915
Operating Expenses	\$ 1,482,151
<b>Net Operating Income</b>	<b>\$ 1,530,765</b>
Debt Service	\$ 1,327,908
<b>Total Cash Flow</b>	<b>\$ 202,857</b>
<b>Debt Coverage Ratio</b>	<b>1.15</b>

# CASH FLOWS





# RETURNS

Return on Equity	11.5%
IRR - 10 Years	18.9%
Return on Cost	5.2%
Equity Multiplier - 10 Years	2.81



# COMMUNITY BENEFITS

- Affordable housing
- Sustainability
- Neighborhood revitalization
- Jobs (temporary + permanent)
- Tax revenue



QUESTIONS?

