



Alachua County Local Government Contribution Application for FHFC RFA 2025-201 and RFA 2025-205 LGAO and SAIL

Alachua County has opened the Request for Applications (RFA) to qualified applicants proposing to develop affordable rental housing located in Alachua County.

Instructions

- 1. If you have any questions, contact Ralston Reodica, Housing Director, at (352) 337-6285, or by email at reodica@alachuacounty.us.**
- 2. Applications must be submitted and received by 11:59 p.m. (Eastern), Monday, September 29, 2025. Late applications will not be accepted.**
- 3. Applications will be accepted only by email in the form of full color PDFs to housing@alachuacounty.us. In the subject line, enter "Application for [Application Title]" followed by the developer's name.
Example: Application for the FHFC RFA 2025-201 – XYZ Development
Attach all required documents to the email.
The County **WILL NOT** accept applications submitted by mail or FAX.**
- 4. Applications must include a PowerPoint Presentation, using the template provided by the County.**
- 5. Applicants must submit the Project Summary Form that can be accessed by clicking on the following link:
<https://forms.monday.com/forms/c075647a7e37b01c78c9a21bdff5c380>**
- 6. Applicants may be required to present the project (in-person) to the County's Affordable Housing Advisory Committee on Wednesday, October 15, 2025, at 1:00 p.m. (meeting date is subject to change).**
- 7. Funding awards may be subject to approval by the County Manager and/or the Board of County Commissioners and are based on funding availability.**
- 8. The County reserves the right to accept or reject any or all applications.**

Development Team and Organizational Capacity

- 1) **Developer Name:** Smith & Henzy Affordable Group, Inc.
- 2) **Developer Address:** 1100 NW 4th Ave, Delray Beach, FL 33444
- 3) **Website Address:** www.smithhenzy.com
- 4) **Licensed to do business in the State of Florida:** Yes No
- 5) **Developer Contact Person:** Darren Smith
- 6) **Contact Phone Number:** 561-589-8520
- 7) **Contact Email Address:** dsmith@smithhenzy.com
- 8) **Developer Experience:**
Provide a list of housing development projects the developer has completed in the last three years. Provide the following information: project name, project description, project completion date. Please note Alachua County requires that the developer has completed at least three affordable housing developments, of which at least one was financed using low-income housing tax credits pursuant to Section 42, IRC since January 13, 2013.

See Attachment O.
- 9) **Property Management Company Name:** NDC Asset Management
- 10) **Property Management Company Address:** 1001 3rd Avenue, W, Suite 200, Bradenton, FL 34205
- 11) **Website Address:** www.ndcassetmanagement.com
- 12) **Licensed to do business in the State of Florida:** Yes No
- 13) **Property Management Company Contact Person:** Richard Elwood
- 14) **Contact Phone Number:** 941-907-4109 ext. 126
- 15) **Contact Email Address:** relwood@ndcassetmanagement.com
- 16) **Property Management Company Experience:**
Provide a summary of prior property management experience for at least two affordable rental housing projects (these can be properties funded through an affordable housing program such as Housing Credits, Tax-Exempt Bonds, HOME, SAIL, SHIP, etc.) for at least two years each.

See the chart included prior to the "Attachments" Page.

Project Development Information

- 1) **Project Name:** Merrillwood Apartments
- 2) **Project Location/Address:** Located on Merrillwood Dr, NE of the intersection of NW 153rd Place and Merrillwood Dr

3) **Project Parcel Number(s):**

Consecutive parcels from: 03214-001-000 To: 03214-069-000

- 4) **Is the project located outside the city limits of Gainesville?** Yes No

5) **Demographic Commitment per RFA 2025-205, if applicable:**

Family Elderly (If Elderly, what is the minimum age?)

- 6) **Project Type:** New Construction Rehabilitation Other:

- 7) **Building Type:** Single-Family Detached Duplexes Townhouses
 Mid-Rise with elevator Mid-Rise without elevator
 High-Rise (7 stories or more)

- 8) **Fill in the Unit Mix Chart listing the total number of bedrooms and bathrooms per unit (i.e. (5) Single Room Occupancy/Studio (5) 1 BR/1BA, (10) 2BR/2BA, (15) 3 BR/2BA, (20) 4 BR/3BA, etc.)**

Single Room Occupancy/Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Other:	Total Units
	42	28	8			78

- 9) **Provide the number of units deemed affordable or workforce. Preference given to applicants proposing to set aside at least 80% of the project development's total units at or below 80% Annual Median Income (AMI), with the average AMI of the set-aside units not exceeding 60% AMI. The proposed project development must also set aside at least 15 percent of total units for Extremely Low Income (ELI) households (30% AMI).**

78 affordable units. All units in this development are designated at or below 80% AMI.

Project Primary Target Market [Household Area Median Income (AMI)]:

- Extremely Low (30% or less AMI) Very Low (31% - 50% AMI)
 Low (51%- 80% AMI) Moderate (> 80% AMI)

Income Levels and Special Needs:

Please complete the following tables to the best of your ability. Show actual or estimated number of units for the development occupants/beneficiaries.

Income Levels:

Income Group (Area Median Income-AMI)	Number of Units
30% or less AMI	13
31-50% AMI	
51-60% AMI	39
61-80% AMI	26
>80% AMI	
TOTAL	78

Special Needs Population: N/A

Category	Number of Units
Elderly	
Disabled (Not Elderly)	
Homeless	
Persons with HIV/AIDS	
Veterans	
Other:	

Project Funding Information

1) County Funding Requested: \$460,000

2) Total Project Costs: \$32,267,170

3) Total Project Sources (include the County's Local Government Contribution):

Funding Source	Amount
Local Government Contribution	\$460,000
Permanent Loan	\$6,500,000
Tax Credit Equity	\$24,077,592
Seller's Note	\$585,000
Deferred Development Fee	\$644,578
TOTAL	\$32,267,170

(Please list all funding sources--must equal total project costs listed above #2)

3) Total Project Uses:

Funding Use	Amount
Land Acquisition	\$585,000
Hard Cost	\$20,475,000
Soft Cost	\$6,282,131
Reserves	\$643,899
Development Fee	\$4,281,141
TOTAL	\$32,267,170

4) Is this project a Priority 1 Application under RFA 2025-201? Yes No

5) Is this project a Priority 1 Application under RFA 2025-205? Yes No

6) What are your proposed loan terms, including interest rate and timeframes?

- I/R 3.00% simple interest/non-amortizing
- Minimum 30-year loan term

- Interest Only Payments - subject to 50% of available cash after payment of operating expenses, deferred developer fees, other payments required by the Limited Partnership Agreement.
- All principal and any accrued interest payable at maturity.
- Subordinate lien position

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Are there any officers or employees of the organization or members of their immediate families, or their business or partnership associates, who will be involved with conducting this project and are:

- a) Employees of, or related to employees of, Alachua County? Yes No
- b) Members of, or related to Members of the Alachua County Board of Commissioners? Yes No
- c) Beneficiaries of the program for which funds are requested, either as clients or as paid providers of goods or services? Yes No

If you have answered YES to any question, please attach a full explanation to the Application. The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an undisclosed conflict may result in the termination of any funding awarded. The disclosure statement must be signed and dated by an authorized organization representative.

I certify to the best of my knowledge and belief that the above information is true and correct. I authorize Alachua County to undertake the necessary actions to verify the information supplied. Further, I give permission to Alachua County to contact and receive information from my agents, financial institutions or other organizations.



Signature of Applicant

9/26/2025

Date

Darren Smith, Principal

Print Name of Applicant and Title

9/26/2025

Date

U.S.C. TITLE 18 SEC. 1001 PROVIDES THAT: Whoever in any manner within the jurisdiction of any agency of the United States knowingly and willingly falsifies...or makes false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry shall be fined not more than \$10,000 or imprisoned not more than five (5) years.

ATTACHMENTS

Mandatory Items for Application Review

	Item	Included in Application	Pending	Status of Item
		(Enter "X" if Item is Included or Pending or enter status of item).		
A.	Detailed narrative of proposed project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B.	Documentation to support property ownership or site control (i.e. Warranty Deed, Trust Deed or Letter of Intent to Acquire Property).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Option to enter Ground Lease and DOT Letter provided
C.	Appraisal Report and/or Alachua County Property Appraisers Report for each identified project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appraisal will be ordered as part of Credit Underwriting process
D.	Alachua County Tax Collector's receipt for most recent taxes paid on proposed projects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property is tax exempt – PILOT provided.
E.	Map of the proposed development area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F.	Development costs plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
G.	Site Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
H.	Preliminary drawings of construction plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
I.	Development timeline for the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
J.	Project rent limits (HUD, LIHTC, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
K.	Copy of Applicant's most recent audit and/or certified financial statement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
L.	Copies of commitment and support letters from financial institutions and partnering organizations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
M.	Summary of how the project will be marketed, how the project will find tenants, and how you will engage the local community during all aspects of the development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N.	A list of paid staff (full and/or part time) that will have responsibility for the proposed project (include job titles and summary of project duties).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
O.	A list of all housing developments completed since 2010.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
P.	3-5 Business References.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Q.	3-5 References from Local Governments that provided funding to housing developments that have been completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



SMITH & HENZY

AFFORDABLE GROUP

Project Narrative – Merrillwood Apartments

Merrillwood Apartments (the Project) is a proposed demolition/New-Construction, garden-style development that will create 78 new units to serve the family demographic in Alachua, FL. The property is approximately 15.46 acres in total with 48 units currently existing on site. Smith & Henzy Affordable Group, Inc. (Smith & Henzy) and the Alachua County Housing Authority (ACHA) have formed a partnership to redevelop the Merrillwood site while still committing to serving the low income population.

Merrillwood Apartments will offer various amenities to residents such as outdoor green space/dog walk area, outdoor pavilion, Clubhouse/Leasing office, community rooms and more. In addition, units will feature washer and dryer connections, solid surface countertops, and luxury vinyl tile (LVT) throughout the buildings. Of the total units, 5% will be fully ADA accessible and 2% will be accessible for those with audio and/or visual impairments.

The Project will offer a diverse mix of affordability levels to ensure accessibility for households across a wide range of incomes. Unit distributions will include 13 units at 30% Area Median Income (AMI), 39 units at 60% AMI, 13 units at 70% AMI and 13 units at 80% AMI. To further expand affordability and ensure long-term housing stability, we plan to designate 47 Project Based Vouchers (PBVs) to the property as well.

Distribution of Total Units:	Total
30% AMI	13
60% AMI	39
70% AMI	13
80% AMI	13
Total Units	78

Merrillwood Apartments represents Phase I of a broader master development plan aimed at revitalizing the entirety of the public housing site owned by ACHA. This plan will have a positive impact on the entire surrounding neighborhood by bringing safe and affordable housing to the area and improve the quality of life for local families.

**OPTION TO ENTER INTO A GROUND LEASE AGREEMENT
(MERRILLWOOD APARTMENTS)**

THIS OPTION TO ENTER INTO A GROUND LEASE AGREEMENT (the “Option”) is made and entered into as of September 26, 2025, by and between Alachua County Housing Authority, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes (“Owner”), and Merrillwood Apartments, LLC, a Florida limited liability company (“Optionee”).

WITNESSETH:

WHEREAS, Owner is the fee owner of that certain parcel of land more particularly described on Exhibit A attached hereto and incorporated herein (the “Land”); and

WHEREAS, the Land is encumbered by a Declaration of Trust and subject to Public Housing requirements administered by the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, in connection with Optionee’s applications in response to Alachua County Local Government Contribution Application issued by Alachua County, as modified from time to time, and RFA 2025-201 issued by Florida Housing Finance Corporation, as modified from time to time (collectively, the “Applications”), Optionee must demonstrate that it has site control over the Land where the development proposed in the Applications (the “Development”) will be located; and

WHEREAS, if this Option is exercised by Optionee, Owner and Optionee will enter into a ground lease for the Land under the terms and conditions described herein (the “Ground Lease”).

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and the mutual covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner and Optionee hereby agree as follows:

1. **Option.** At any time on or before December 31, 2026 (the “Option Period”), Optionee will have the right and option to enter into the Ground Lease. Optionee may exercise the option granted herein at any time during the Option Period by notifying Owner in writing at least thirty (30) days prior to the end of the Option Period that Optionee elects to exercise this Option.

2. **Terms and Conditions of Ground Lease.** Upon Optionee exercising this Option, the parties hereto will enter into the Ground Lease within fifteen (15) days thereafter or such later time as mutually agreed to by the parties hereto, containing the following material terms:
 - (a) The term shall be fifty (50) years, commencing on the closing date of the financing of

the Development and ending fifty (50) years thereafter;

- (b) The annual base rent shall be One Dollar (\$1.00) per year;
- (c) The capital lease payment shall be Five Hundred Eighty-Five Thousand Dollars (\$585,000), which shall be paid in the form of a secured note with simple interest at the rate equal to 3.92% and a fifty (50) year loan term;
- (d) Title to the Development shall be good and marketable, and free and clear of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements or other matters unduly burdening the Development, other than the Ground Lease, any tenant leases in the normal course of business, any mortgages placed upon the Development in connection with the financing of the Development, any HUD Declaration of Restrictive Covenants, and any Florida Housing Finance Corporation Extended Low Income Housing Agreement; and
- (e) The Ground Lease shall include any HUD required model language.

3. **Recording.** This Option shall not be recorded.

4. **Notices.** Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person, sent by registered or certified mail or by overnight delivery, to the other party hereto, and addressed as set forth below. The date of personal delivery or the date of such mailing, as the case may be, shall be the date that such notice or election shall be deemed to have been given.

Owner: Alachua County Housing Authority
703 NE 1st Street
Gainesville, Florida 32601
Attention: Amanda Nazaro, Executive Director

With a copy to: Saxon Gilmore & Carraway, P.A.
201 E. Kennedy Boulevard, Suite 600
Tampa, FL 33602
Attention: Bernice S. Saxon, Esq.

Optionee: Merrillwood Apartments, LLC
c/o SHAG Merrillwood, LLC
1100 NW 4th Avenue
Delray Beach, FL 33444
Attention: Darren Smith

With a copy to: Shutts & Bowen, LLP
200 South Biscayne Boulevard, Suite 4100
Miami, Florida 33131

Attention: Robert Cheng, Esq.


5. **Choice of Law.** This Option shall be governed by and construed in accordance with the laws of the State of Florida.
6. **No Assignment.** Optionee shall not assign its interest in this Option without the prior written consent of Owner.
7. **Counterparts.** This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts and this Option shall be binding if each party shall have executed at least one counterpart.
8. **Authority to Sign.** Owner hereby represents and warrants to Optionee that the person signing this Option on behalf of Owner is authorized duly and validly to so sign. Optionee hereby warrants and represents to Owner that the person signing this Option on behalf of Optionee is authorized duly and validly to so sign.
9. **HUD Approval.** Notwithstanding any other provision of this Option, prior to execution of the Ground Lease, HUD's disposition approval under Section 18 or other pertinent statute must be obtained, and any residents residing in dwelling units on the Land, if any, must be relocated, as necessary and consistent with applicable relocation requirements, if required by HUD, and any HUD approved demolition actions on the Land must be completed. Further, notwithstanding any other provision of this Option, neither Owner nor Optionee shall have any obligation to lease the Land, and no transfer of a leasehold interest to Optionee may occur, unless and until HUD has provided a written notification that HUD has completed a Federally required environmental review and, subject to any other contingencies of that approval notification.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties herein have set their hands as of the day and year first above written.

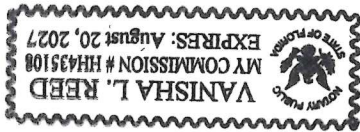
OWNER:

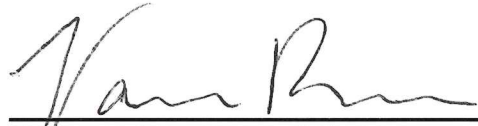
ALACHUA COUNTY HOUSING AUTHORITY, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes

By: 
Amanda Nazaro, Executive Director

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of September, 2025, by Amanda Nazaro, Executive Director of Alachua County Housing Authority, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes.




Notary Public, State of Florida
Vanisha Reed
Print, Type or Stamp Name

Personally Known X or Produced Identification _____
Type of Identification Produced _____

OPTIONEE:

MERRILLWOOD APARTMENTS, LLC,
a Florida limited liability company

By: SHAG Merrillwood, LLC,
a Florida limited liability company,
its Manager

By: *Darren Smith*
Darren Smith, Authorized Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 26th day of September, 2025, by Darren Smith, Authorized Member
of SHAG Merrillwood, LLC, a Florida limited liability company, the Manager of Merrillwood
Apartments, LLC, a Florida limited liability company.

Guerby Guerrier
Notary Public, State of Florida

Guerby Guerrier
Print, Type or Stamp Name

Personally Known or Produced Identification _____
Type of Identification Produced _____

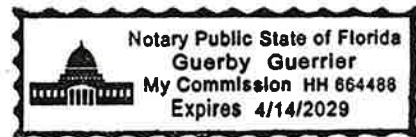


Exhibit A

Legal Description

Legal Description

As per plat recorded in Plat Book "H", Page 50, of the Public Records of Alachua County, Florida.

Parcel "A"

A portion of Section 14, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida, being more particularly described as follows: Commence at the Northeast Corner of the Northwest Quarter of Section 14, Township 8 South, Range 18 East; thence South 03°23'20" East, along the East line of the Northwest Quarter of said Section 14, a distance of 572.31 feet to the Point of Beginning; thence continue South 03°23'20" East, along said East line of the Northwest Quarter, a distance of 1066.00 feet; thence South 87°46'45" West, a distance of 100.00 feet; thence North 03°23'20" West, a distance of 47.89 feet; thence North 48°23'20" West, a distance of 272.28 feet; thence North 41°36'40" East, a distance of 130.90 feet; thence North 03°23'20" West, a distance of 130.98; thence North 86°36'40" East, a distance of 65.36 feet to a point of intersection with a non-tangent curve concave to the west with a radius of 40.00 feet; thence southeasterly, northeasterly, northwesterly, and southwesterly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of North 03°23'20" West, 40.00 feet) to a point of intersection with a non-tangent line; thence South 86°36'40" West, a distance of 65.36 feet; thence North 03°23'20" West, a distance of 200.00 feet; thence North 86°36'40" East, a distance of 65.36 feet to a point of intersection with a non-tangent curve concave to the west with a radius of 40.00 feet; thence southeasterly, northeasterly, northwesterly, and southwesterly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of North 03°23'20" West, 40.00 feet) to a point of intersection with a non-tangent line; thence South 86°36'40" West, a distance of 65.36 feet; thence North 03°23'20" West, a distance of 91.76 feet; thence North 41°36'40" East, a distance of 126.72 feet to a point of intersection with a non-tangent curve concave to the southwest with a radius of 40.00 feet; thence easterly, northerly, westerly, and southerly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of North 48°23'20" West, 40.00 feet) to a point of intersection with a non-tangent line; thence South 41°36'40" West, a distance of 115.00 feet; thence North 48°23'20" West, a distance of 139.80 feet; thence North 27°15'45" East, a distance of 114.07 feet; thence North 87°46'45" East, a distance of 260.71 feet to the Point of Beginning.

Containing 4.67 acres, more or less.

Parcel "B"

A portion of Section 14, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida, being more particularly described as follows: Commence at the Northeast Corner of the Northwest Quarter of Section 14, Township 8 South, Range 18 East; thence South 03°23'20" East, along the East line of the Northwest Quarter of said Section 14, a distance of 572.31 feet;

thence South 87°46'45" West, a distance of 260.71 feet; thence South 27°15'45" West, a distance of 114.07 feet; thence continue South 27°15'45" West, a distance of 41.29 feet to the Point of Beginning; thence South 48°23'20" East, a distance of 141.29 feet; thence South 03°23'20" East, a distance of 80.00 feet; thence South 86°36'40" West, a distance of 75.36 feet to a point of intersection with a non-tangent curve concave to the east with a radius of 40.00 feet; thence northwesterly, southwesterly, southeasterly, and northeasterly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of South 03°23'20" East, 40.00 feet) to a point of intersection with a non-tangent line; thence North 86°36'40" East, a distance of 75.36 feet; thence South 03°23'20" East, a distance of 160.00 feet; thence South 86°36'40" West, a distance of 165.36 feet to a point of intersection with a non-tangent curve concave to the east with a radius of 40.00 feet; thence northwesterly, southwesterly, southeasterly, and northeasterly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of South 03°23'20" East, 40.00 feet) to a point of intersection with a non-tangent line; thence North 86°36'40" East, a distance of 165.36 feet; thence South 03°23'20" East, a distance of 166.17 feet; thence South 41°36'40" West, a distance of 175.34 feet; thence North 48°23'20" West, a distance of 124.63 feet to a point of intersection with a non-tangent curve concave to the southeast with a radius of 40.00 feet; thence northerly, westerly, southerly and easterly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of South 41°36'40" West, 40.00 feet) to a point of intersection with a non-tangent line; thence South 48°23'20" East, a distance of 124.63 feet; thence South 41°36'40" West, a distance of 249.29 feet; thence North 01°45'00" West, a distance of 78.80 feet to a point of intersection with a non-tangent curve concave to the south with a radius of 40.00 feet; thence northeasterly, northwesterly, southwesterly, and southeasterly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of South 88°15'00" West, 40.00 feet) to a point of intersection with a non-tangent line; thence South 01°45'00" East, a distance of 90.52 feet; thence South 87°46'45" West, a distance of 120.00 feet; thence North 01°45'00" West, a distance of 280.07 feet; thence North 27°15'45" East, a distance of 747.18 feet to the Point of Beginning.
Containing 5.12 acres, more or less.

Parcel "C"

A portion of Section 14, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida, being more particularly described as follows: Commence at the Northeast Corner of the Northwest Quarter of Section 14, Township 8 South, Range 18 East; thence South 03°23'20" East, along the East line of the Northwest Quarter of said Section 14, a distance of 572.31 feet; thence continue South 03°23'20" East, along said East line of the Northwest Quarter, a distance of 1066.00 feet; thence South 87°46'45" West, a distance of 100.00 feet; thence North 03°23'20" West, a distance of 47.89 feet; thence North 48°23'20" West, a distance of 272.28 feet; thence South 41°36'40" West, a distance of 40.00 feet to the Point of Beginning; thence South 48°23'20" East, a distance of 255.72 feet; thence South 03°23'20" East, a distance of 150.48 feet; thence South 87°46'45" West, a distance of 300.00 feet; thence North 46°45'00" West, a distance of 145.77 feet; thence North 41°36'40" East, a distance of 310.00 feet to the Point of Beginning.
Containing 1.96 acres, more or less.

ALSO LESS AND EXCEPT that portion conveyed to ALACHUA COUNTY, a political subdivision of the State of Florida, by that Warranty Deed recorded in Official Records Book 4986, Page 1436, Public Records of Alachua County, Florida.



703 N.E. 1st Street • Gainesville, FL 32601
Phone: 352.372.2549 • Fax: 352.373.4097 • TTY: 1.800.955.8771 or 711
www.acha-fl.com

Providing Affordable Housing and Opening Doors to Opportunity

September 7, 2025

Mr. Darren Smith
Merrillwood Apartments, LLC
c/o SHAG Merrillwood, LLC
1100 NW 4th Ave
Delray Beach, FL 33444

Re: Merrillwood Apartments (the "Development") located on Merrillwood Drive, northeast of the intersection of NW 153rd Place and Merrillwood Drive, Alachua

Mr. Smith:

This letter certifies that the site where all of the units in the proposed Development will be located has an existing Declaration of Trust between the Alachua County Housing Authority and the U.S. Department of Housing and Urban Development.

If you have questions concerning this letter, please do not hesitate to contact me.

Very truly yours,

By: _____

Name: Amanda Nazaro

Title: Executive Director





SMITH & HENZY
AFFORDABLE GROUP

Appraisal

An appraisal for Merrillwood Apartments is not currently available at this time. During the credit underwriting process, an appraisal will be ordered by the credit underwriter which can be shared with applicable parties at that time.

COOPERATION AGREEMENT

This Cooperative Agreement entered into this 19th day of February, A.D. 1980, by and between the ALACHUA COUNTY HOUSING AUTHORITY (herein called the "Local Authority") and ALACHUA COUNTY, FLORIDA (herein called the "County"),

W I T N E S S E T H:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

1.- Whenever used in this Agreement:

(a) The term "Project" shall mean any low-rent housing developed as an entity by the Local Authority with financial assistance of the United States of America (which in this Agreement is called the "PHA").

(b) The term "Taxing Body" shall mean the State or any political subdivision or taxing unit thereof in which a Project is situated and which would have authority to assess or levy real or personal property taxes or to certify such taxes to a taxing body or public officer to be levied for its use and benefit with respect to a Project if it were not exempt from taxation.

(c) The term "Shelter Rent" shall mean the total of all charges to all tenants of a Project for dwelling rents and nondwelling rents (excluding all other income of such Project), less the cost to the Local Authority of all dwelling and nondwelling utilities.

(d) The term "Slum" shall mean any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health, or morals.

2. The Local Authority shall endeavor (a) to secure a contract or contracts with the PHA for loans and annual contributions covering one or more Projects comprising approximately 500 units of low-rent housing and (b) to develop and administer such Project which shall be located within the County.

3. (a) Under the constitution and statutes of the State of Florida, all Projects are exempt from all real and personal property taxes and special assessments levied or imposed by any Taxing Body. With respect to any Project, so long as either (i) such Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the PHA for loans or

*Resolution (motion) and minutes of the 2/13/80 meeting of the Housing Authority and General Certificate + Resolution
minutes of 2/19/80 meeting, attorney's opinion -
contained in Resolutions file*

annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the PHA in connection with such Project remain unpaid, whichever period is the longest, the County agrees that it will not levy or impose any real or personal property taxes or special assessments upon such Project or upon the Local Authority with respect thereto. During such period, the Local Authority shall make annual payments (herein called "Payments in Lieu of Taxes") in lieu of such taxes and special assessments and in payment for the Public services and facilities furnished from time to time without other cost or charge for or with respect to such Project.

(b) Each such annual Payment in Lieu of Taxes shall be made after the end of the fiscal year established for such Project, and shall be in an amount equal to either (i) ten percent (10%) of the Shelter Rent charged by the Local Authority in respect to such Project during such fiscal year or (ii) the amount permitted to be paid by applicable state law in effect on the date such payment is made, whichever amount is the lower.

(c) No payment for any year shall be made to the County in excess of the amount of the real property taxes which would have been paid to the County for such year if the Project were not exempt from taxation.

4. During the period commencing with the date of the acquisition of any part of the site or sites of any Project and continuing so long as either (i) such Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the PHA for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the PHA in connection with such Project remain unpaid, whichever period is the longest, the County without cost or charge to the Local Authority or the tenants of such Project (other than the Payments in Lieu of Taxes) shall:

(a) Furnish or cause to be furnished to the Local Authority and the tenants of such Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the County;

(b) Vacate such streets, roads, and alleys within the area of such Project as may be necessary and lawful in the development thereof, and convey, to the extent it may lawfully do so, without charge to the Local Authority such interest as the County may have in such vacated areas; and, insofar as it is lawfully able to do so without cost or expense to the Local Authority or to the County, cause to be

removed from such vacated areas, insofar as it may be necessary, all public or private utility lines and equipment;

(c) Insofar as the County may lawfully do so, (i) grant such deviations from the building code of the County as are reasonable and necessary to promote economy and efficiency in the development and administration of such Project, and at the same time safeguard health and safety, and (ii) make such changes in any zoning of the site and surrounding territory of such Project as are reasonable and necessary for the development and protection of such Project and surrounding territory;

(d) Accept grants of easements necessary for the development of such Projects; and

(e) Cooperate with the Local Authority by such other lawful action or ways as the County and the Local Authority may find necessary in connection with the development and administration of such Project.

5. In respect to any Project the County further agrees that within a reasonable time after receipt of a written request therefor from the Local Authority:

(a) It will accept the dedication of all interior streets, roads, alleys, and adjacent sidewalks within the area of such Project, together with all storm and sanitary sewer mains in such dedicated areas, after the Local Authority, at its own expense, has completed the grading, improvement, paving and installation thereof in accordance with specifications acceptable to the County;

(b) It will accept necessary dedications of land for, and will grade, improve, pave, and provide sidewalks for, all streets bounding such Project or necessary to provide adequate access thereto (in consideration whereof the Local Authority shall pay to the County such amount as would be assessed against the Project site for such work if such site were privately owned); and

(c) It will provide, or cause to be provided, water mains, and storm and sanitary sewer mains, leading to such Project and serving the bounding streets thereof (in consideration whereof the Local Authority shall pay to the County such amount as would be assessed against the Project site for such work if such site were privately owned).

(d) The provisions (b) and (c) shall be implemented only upon further written agreement between the Local Authority and the County.

6. If, by reason of the County's failure or refusal to furnish or cause to be furnished any public services or facilities which it has agreed hereunder to furnish or to cause to be furnished to the Local Authority or to the tenants of any Project, the Local Authority incurs any expense to obtain such services or facilities then the Local Authority may deduct the amount of such expense from any Payments in Lieu of Taxes or to become due to the County in respect to any Project or any other low rent housing projects owned or operated by the Local Authority. The Local Authority shall have no other remedy against the County; further, this provision shall not apply if it is unlawful or prohibited, for any reason, for the County to provide such services.

7. So long as any contract between the Local Authority and the PHA for loans (including preliminary loans) or annual contributions, or both, in connection with any Project remains in force and effect, or so long as any bonds issued in connection with any Project or any monies due to the PHA in connection with any Project remain unpaid, this Agreement shall not be abrogated, changed, or modified without the consent of the PHA. The privileges and obligations of the County hereunder shall remain in full force and effect with respect to each Project so long as the beneficial title to such project is held by the Local Authority or by any other public body or governmental agency, including the PHA, authorized by law to engage in the development or administration of low-rent housing projects. If, at any time the beneficial title to, or possession of, any Project is held by such other public body or governmental agency, including the PHA, the provisions hereof shall inure to the benefit of and may be enforced by, such other public body or governmental agency, including the PHA. This provision shall not be construed to abrogate or delimit the County's legislative and constitutional authorities and responsibilities.

IN WITNESS WHEREOF, the County and the Local Authority have respectively signed this Agreement and caused their seals to be affixed and attested as of the day and year first above-written.

ALACHUA COUNTY, FLORIDA

By: Shellie C. Downs, Jr.
Shellie C. Downs, Jr., Chairman
Board of County Commissioners

ATTEST:

A. Curtis Powers
A. Curtis Powers, Clerk

APPROVED AS TO FORM

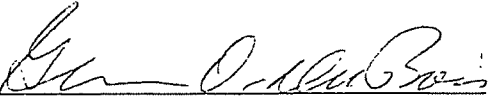
George H. Richardson, Jr.
George H. Richardson, Jr.
Alachua County Attorney

(SEAL)

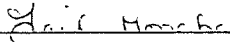
Certified to be a true and conformed
copy of the executed original.

By: Kath Marnett

ALACHUA COUNTY HOUSING AUTHORITY

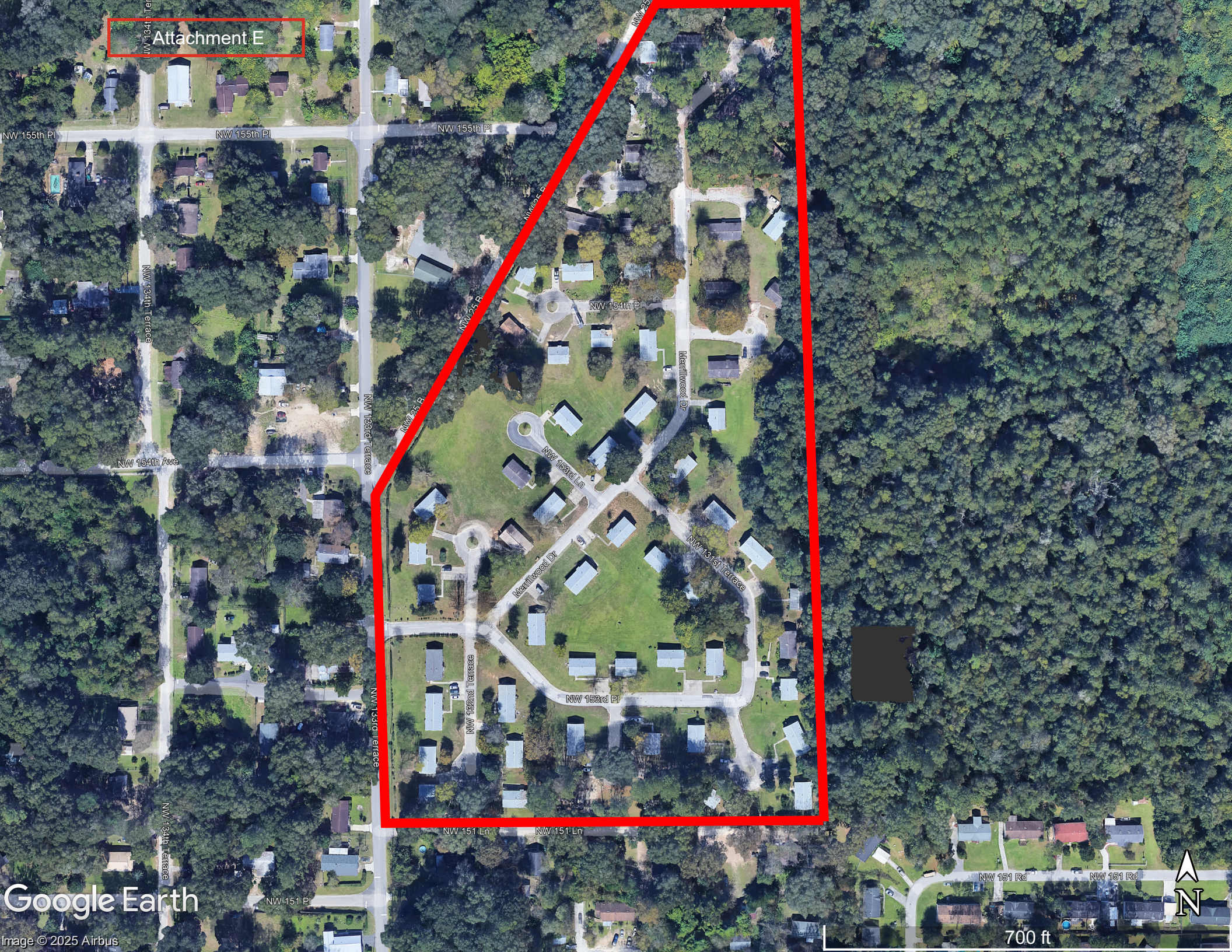
By: 

ATTEST:



(SEAL)

Attachment E



Attachment F

Project Budget:							
Uses of Funds:			Per				
			Total	Buildable SF	Per Unit	Eligible	Non-Eligible
Acquisition of Land	7500 per unit	\$	585,000.00	\$ 7.89	\$ 7,500	\$ -	\$ 585,000
Hard Cost Residential	250000 Per Sq FT	\$	19,500,000.00	\$ 263.16	\$ 250,000	\$ 19,500,000	\$ -
Hard Cost Contingency	5.00%	\$	975,000.00	\$ 13.16	\$ 12,500	\$ 975,000	\$ -
Interest Costs		\$	1,724,131.25	\$ 23.27	\$ 22,104	\$ 1,124,084	\$ 600,047
Legal Fees		\$	510,000.00	\$ 6.88	\$ 6,538	\$ 240,000	\$ 270,000
Finance Fees		\$	511,526.82	\$ 6.90	\$ 6,558	\$ 225,000	\$ 286,527
FHFC Credit Admin Fee	9.00%	\$	252,000.00	\$ 3.40	\$ 3,231	\$ -	\$ 252,000
FHFC Application Fee		\$	3,000.00	\$ 0.04	\$ 38	\$ -	\$ 3,000
FHFC Credit Underwriting Fee		\$	15,163.00	\$ 0.20	\$ 194	\$ -	\$ 15,163
LIHTC Compliance Fee		\$	220,374.00	\$ 2.97	\$ 2,825	\$ -	\$ 220,374
Real Estate Taxes	24 Months	\$	147,408.33	\$ 1.99	\$ 1,890	\$ -	\$ 147,408
Architect Fee - Design & Admin	2.77%	\$	540,850.00	\$ 7.30	\$ 6,934	\$ 540,850	\$ -
Green Certification		\$	25,000.00	\$ 0.34	\$ 321	\$ 25,000	\$ -
Builder's Risk	1.25%	\$	243,750.00	\$ 3.29	\$ 3,125	\$ 243,750	\$ -
Engineer/Survey		\$	35,500.00	\$ 0.48	\$ 455	\$ 35,500	\$ -
Permits & Other Related Fees		\$	125,000.00	\$ 1.69	\$ 1,603	\$ 125,000	\$ -
Inspection Fees		\$	78,000.00	\$ 1.05	\$ 1,000	\$ 78,000	\$ -
Environmental Audits		\$	40,000.00	\$ 0.54	\$ 513	\$ 40,000	\$ -
Geotechnical/Soil Studies		\$	20,000.00	\$ 0.27	\$ 256	\$ 20,000	\$ -
Property Appraisal & Market Study		\$	15,000.00	\$ 0.20	\$ 192	\$ 7,500	\$ 7,500
Utility Connection & Impact Fees		\$	500,000.00	\$ 6.75	\$ 6,410	\$ 500,000	\$ -
Title & Doc Stamps	1.00%	\$	225,000.00	\$ 3.04	\$ 2,885	\$ 225,000	\$ -
FF&E		\$	350,000.00	\$ 4.72	\$ 4,487	\$ 350,000	\$ -
Plan & Cost Report		\$	7,500.00	\$ 0.10	\$ 96	\$ 7,500	\$ -
Cost Certification/Accounting		\$	57,000.00	\$ 0.77	\$ 731	\$ 57,000	\$ -
Soft Cost & Other Contingency	5.00%	\$	161,427.27	\$ 2.18	\$ 2,070	\$ 161,427	\$ -
Marketing		\$	40,000.00	\$ 0.54	\$ 513	\$ -	\$ 40,000
Insurance Escrow		\$	136,500.00	\$ 1.84	\$ 1,750	\$ -	\$ 136,500
Relocation		\$	288,000.00	\$ 3.89	\$ 3,692	\$ -	\$ 288,000
Conversion		\$	10,000.00	\$ 0.13	\$ 128	\$ -	\$ 10,000
Operating & Deficit Reserve	6 Months	\$	643,898.86	\$ 8.69	\$ 8,255	\$ -	\$ 643,899
Developer Fee	16%	\$	4,281,140.91	\$ 57.77	\$ 54,886	\$ 4,281,141	\$ -
Total Uses		\$	32,267,170	\$ 435.45	\$ 413,682	\$ 28,761,752	\$ 3,505,418

Sources & Uses:					
			Per Net		
Sources of Funds: Construction	Total	% of Total	Buildable SF	Per Unit	
Construction Loan	\$ 22,500,000	70%	\$ 303.64	\$ 288,462	
Tax Credit Equity	\$ 4,815,518.40	15%	\$ 64.99	\$ 61,737	
Seller's Note	\$ 585,000	2%	\$ 7.89	\$ 7,500	
Alachua County - LGAO	\$ 460,000	1%	\$ 6.21	\$ 5,897	
Deferred Development Fee	\$ 3,906,652	12%	\$ 52.72	\$ 50,085	
Total Sources of Funds	\$ 32,267,170	100%	\$ 435.45	\$ 413,682	

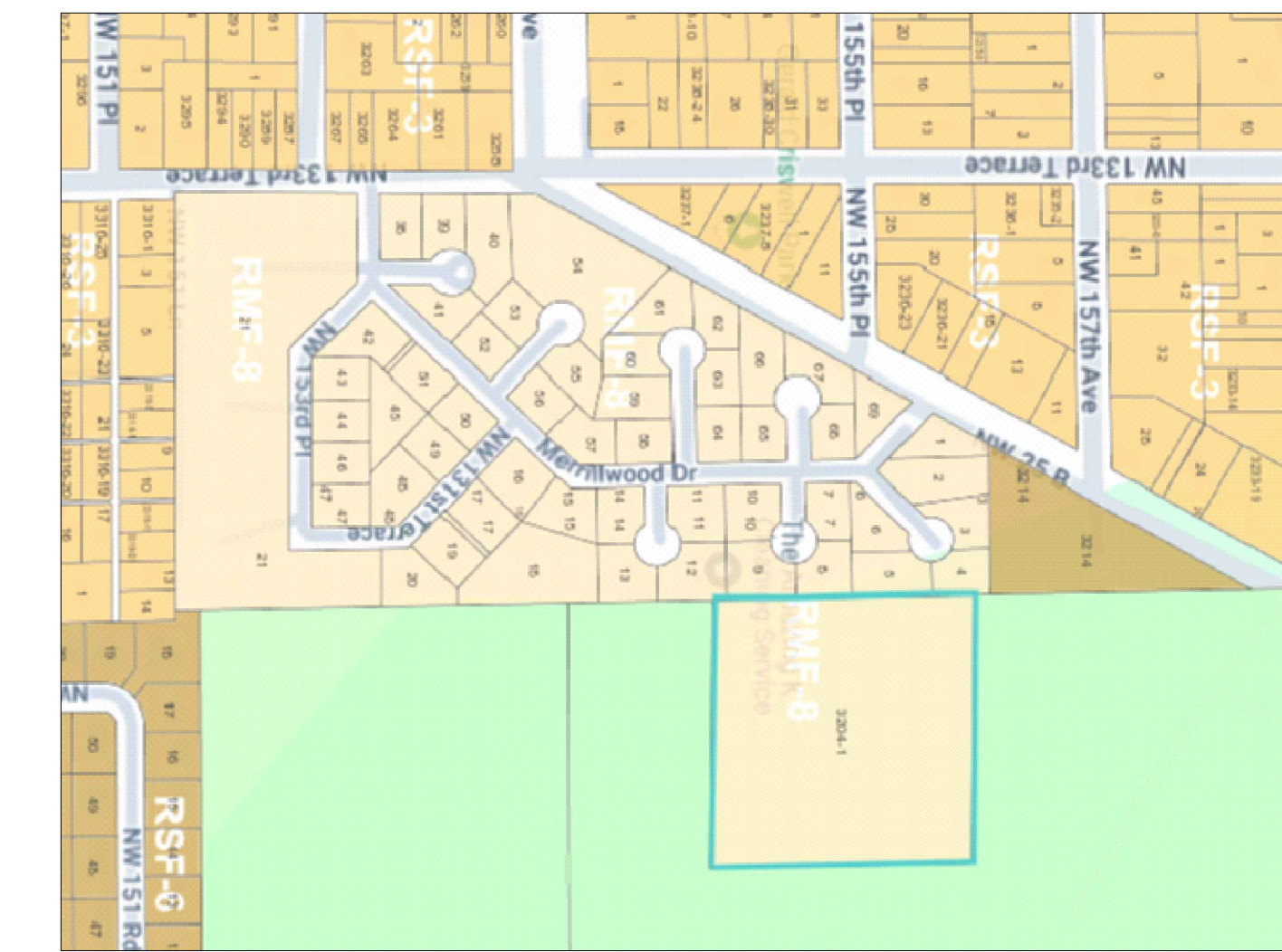
			Per Net		
Sources of Funds: Permanent	Total	% of Total	Buildable SF	Per Unit	
Permanent Loan	\$ 6,500,000	20%	\$ 87.72	\$ 83,333	
Tax Credit Equity	\$ 24,077,592	75%	\$ 324.93	\$ 308,687	
Seller's Note	\$ 585,000	2%	\$ 7.89	\$ 7,500	
Alachua County - LGAO	\$ 460,000	1%	\$ 6.21	\$ 5,897	
Deferred Development Fee	\$ 644,578	2%	\$ 8.70	\$ 8,264	
Total Sources of Funds	\$ 32,267,170	100%	\$ 435.45	\$ 413,682	

			Per Net		
Uses of Funds:	Total	% of Total	Buildable SF	Per Unit	
Land Acquisition	\$ 585,000	2%	\$ 7.89	\$ 7,500	
Hard Cost	\$ 20,475,000	63%	\$ 276.31	\$ 262,500	
Soft Cost	\$ 6,282,131	19%	\$ 84.78	\$ 80,540	
Reserves	\$ 643,899	2%	\$ 8.69	\$ 8,255	
Development Fee	\$ 4,281,141	13%	\$ 57.77	\$ 54,886	
Total Uses of Funds	\$ 32,267,170	100%	\$ 435.45	\$ 413,682	

Attachment G



A1 OVERALL SITE PLAN
NOT TO SCALE

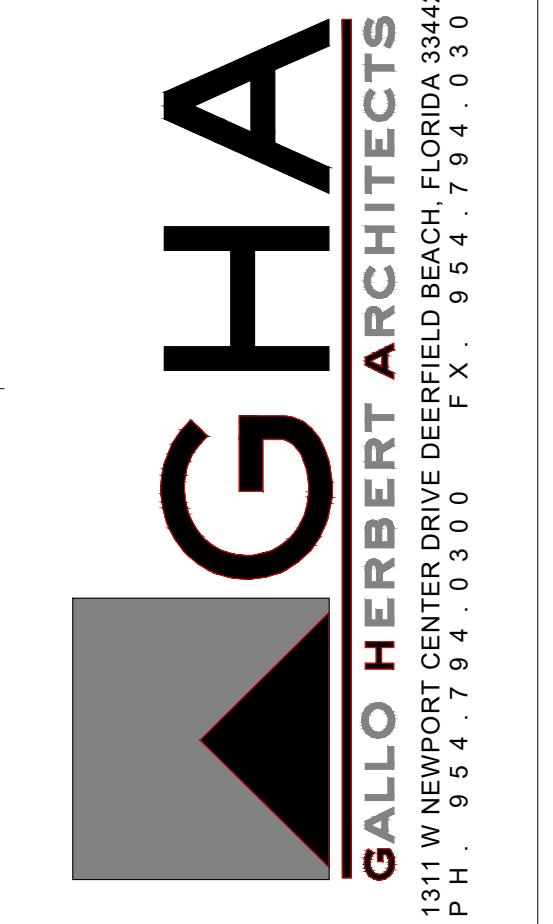


D5 ZONING MAP
NOT TO SCALE

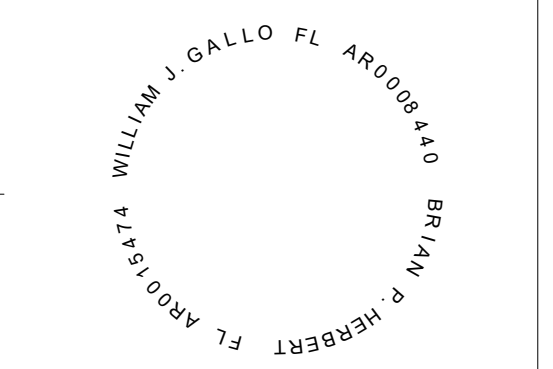
PHASE I		
7 Acres		
2 BEDROOMS		42 UN. - 54%
3 BEDROOMS		28 UN. - 36%
4 BEDROOMS		8 UN. - 10%
TOTAL		78 UN.

PARKING REQUIRED		
UN. TYPE	FACTOR	TOTAL
2 BR.	1.5	63
3 BR.	2.0	56
4 BR.	2.0	20
TOTAL		139

A5 PROJECT DATA



AA26001731
SEAL
WILLIAM J. GALLO FL AR0008440



BRIAN P. HERBERT FL AR0015474
PROJECT
78 UNITS



MERRILLWOOD APARTMENTS
PHASE I
ALACHUA, FL

OWNER

REVISIONS

No.	Description	Date

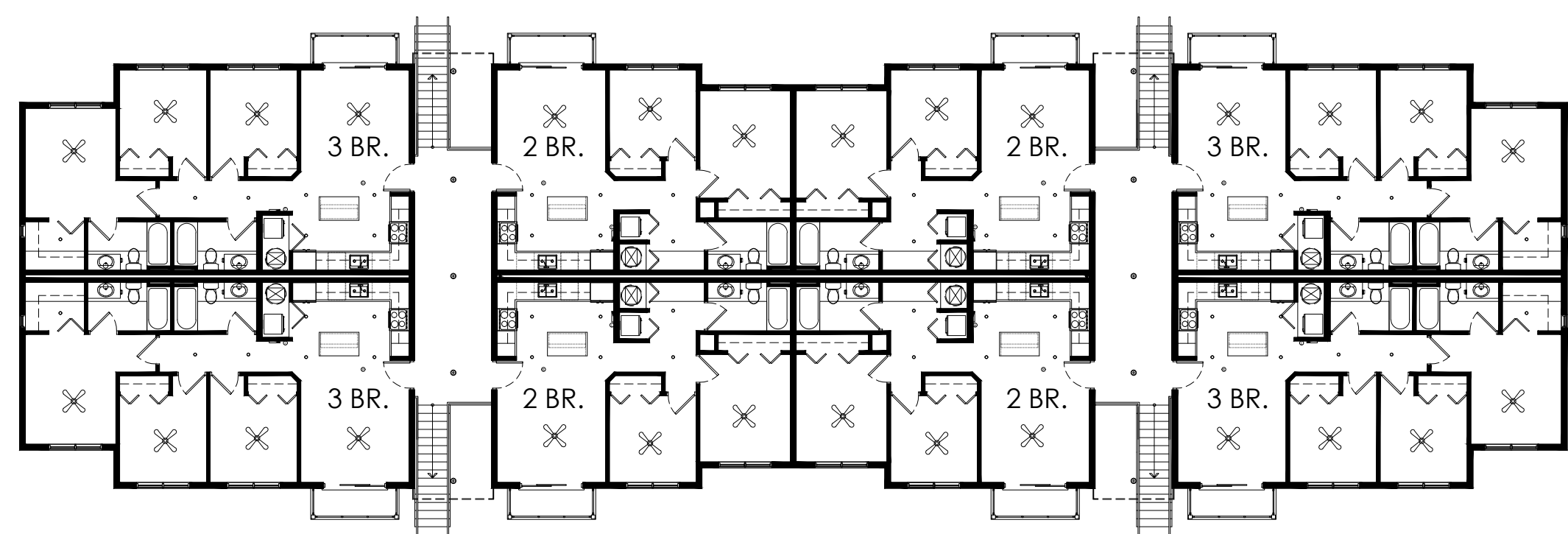
PROJECT STATUS:
SCHEMATIC DESIGN
DATE:
09-22-2025
PROJECT NUMBER:
38-2025
SCALE:
AS SHOWN

DRAWN BY:
CMR
CHECKED BY:
BPH
DRAWING TITLE:
OVERALL
SITE PLAN AND PHASES

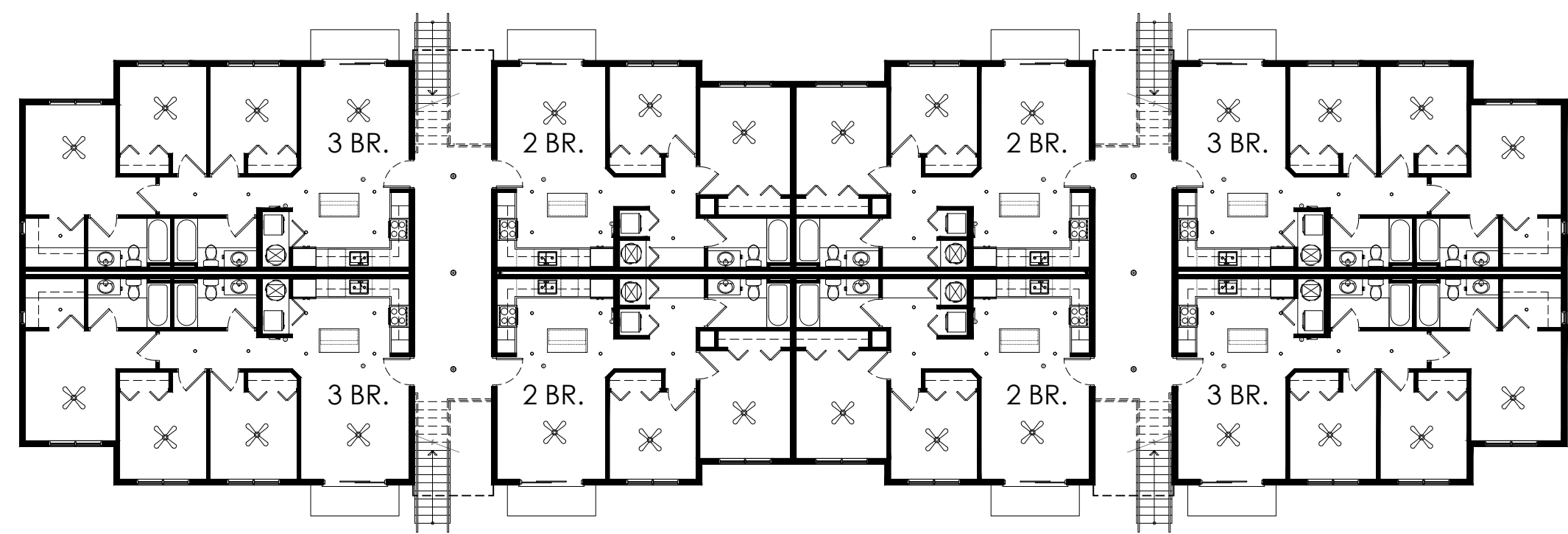
DRAWING NUMBER:
AS-101

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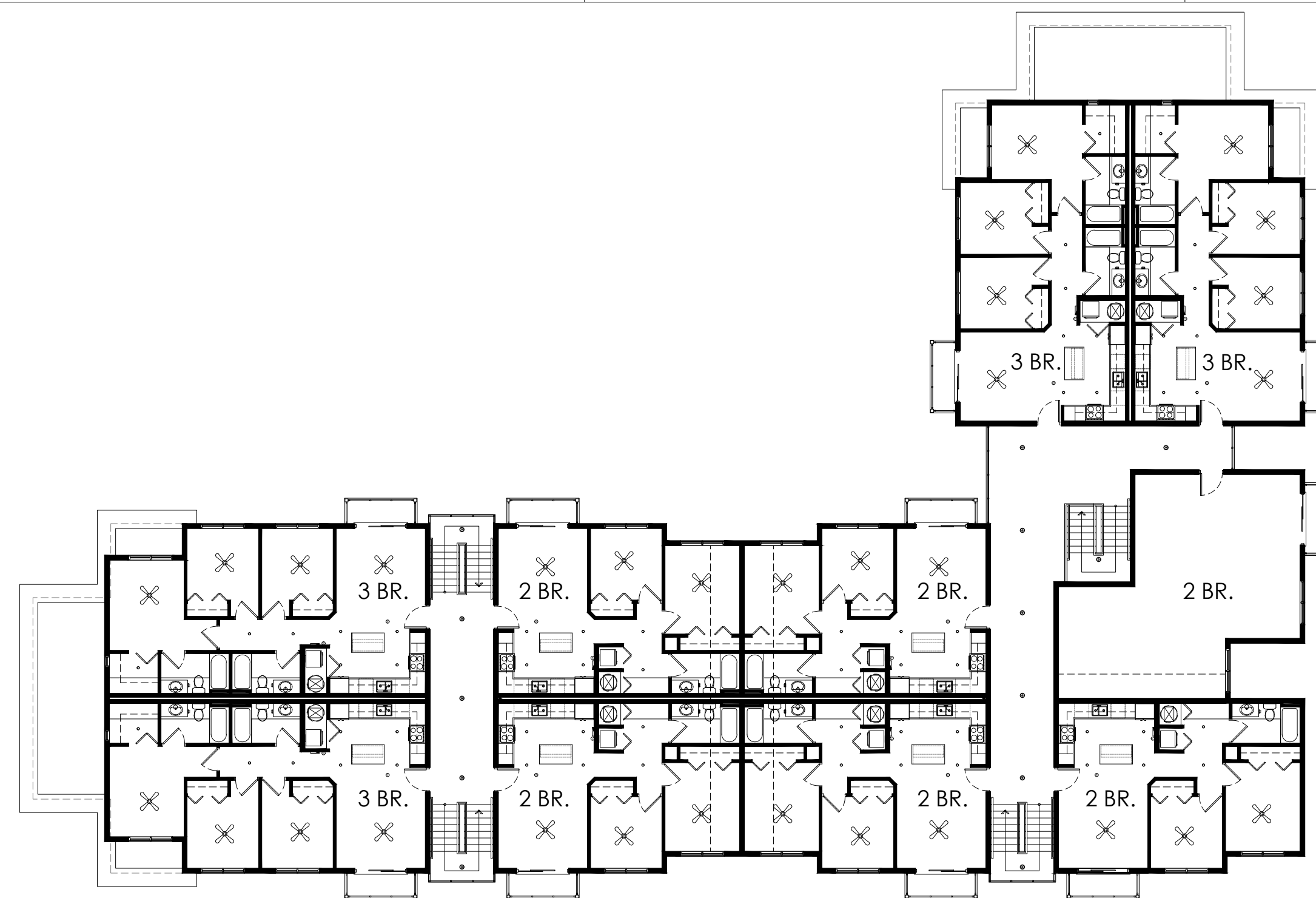
Attachment H



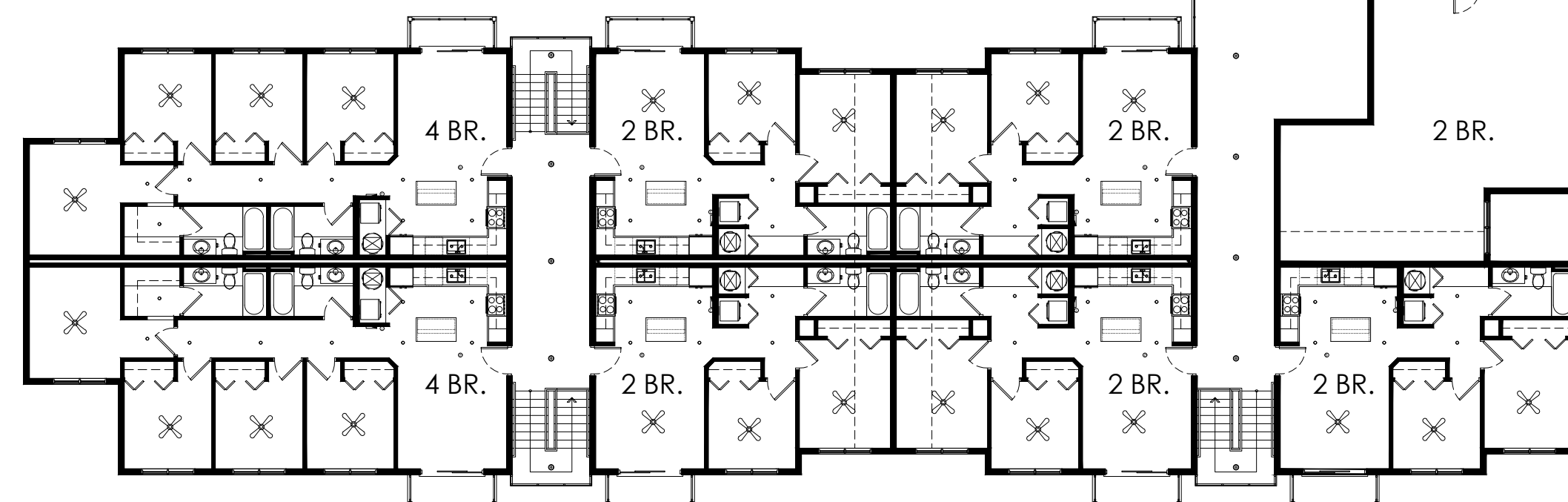
SECOND FLOOR



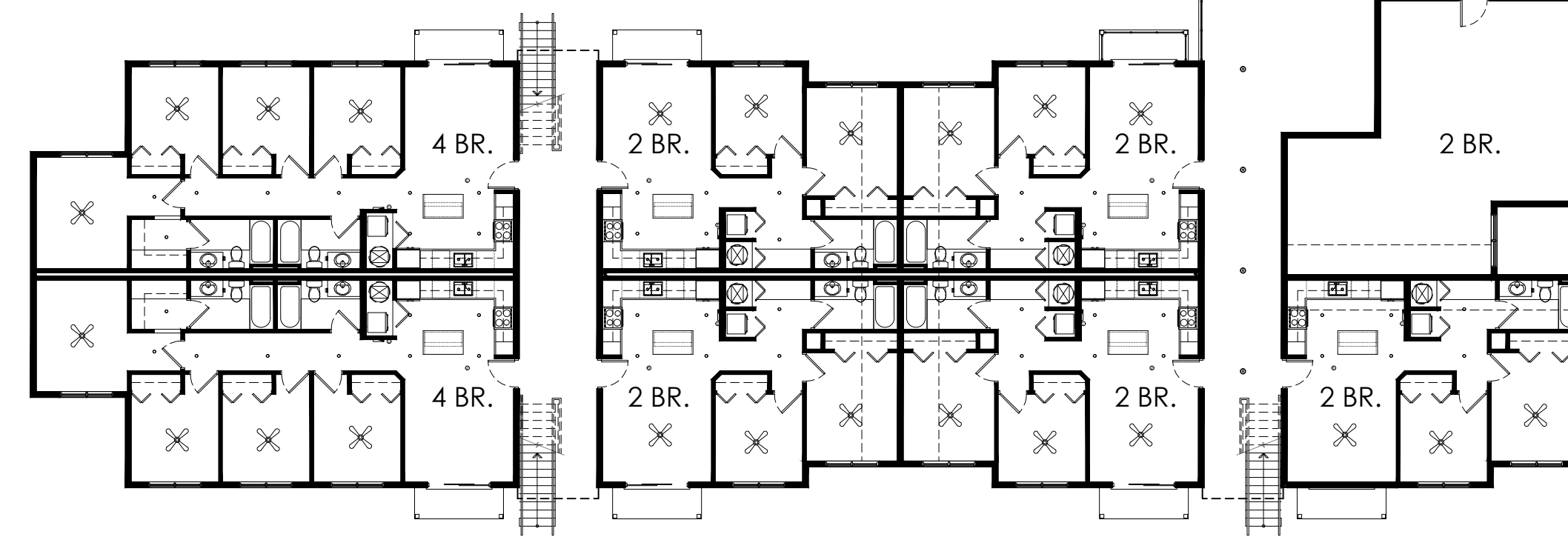
FIRST FLOOR



THIRD FLOOR



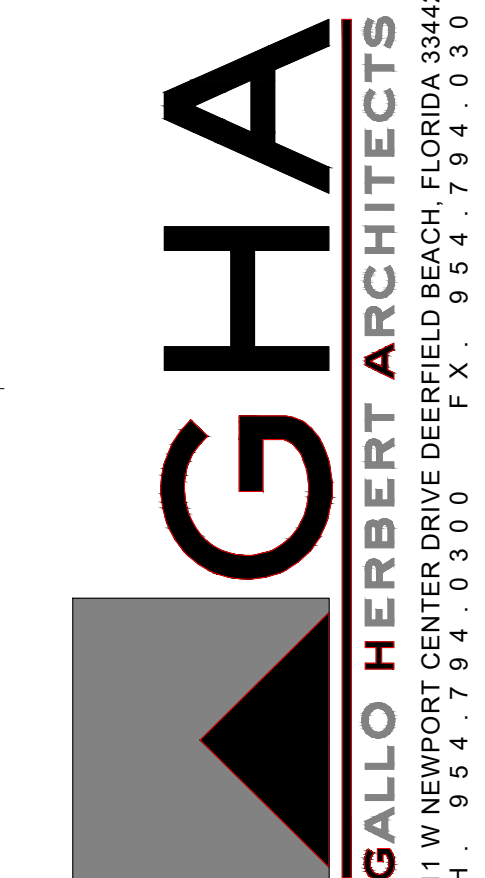
SECOND FLOOR



FIRST FLOOR

A1 BUILDING 1 FLOOR PLANS
1/16" = 1'-0"

A4 BUILDING 2 FLOOR PLANS
1/16" = 1'-0"



AA26001731
SEAL
WILLIAM J. GALLO FL AR0008440



BRIAN P. HERBERT FL AR0015474
PROJECT
78 UNITS



MERRILLWOOD APARTMENTS
PHASE I
ALACHUA, FL

OWNER

REVISIONS

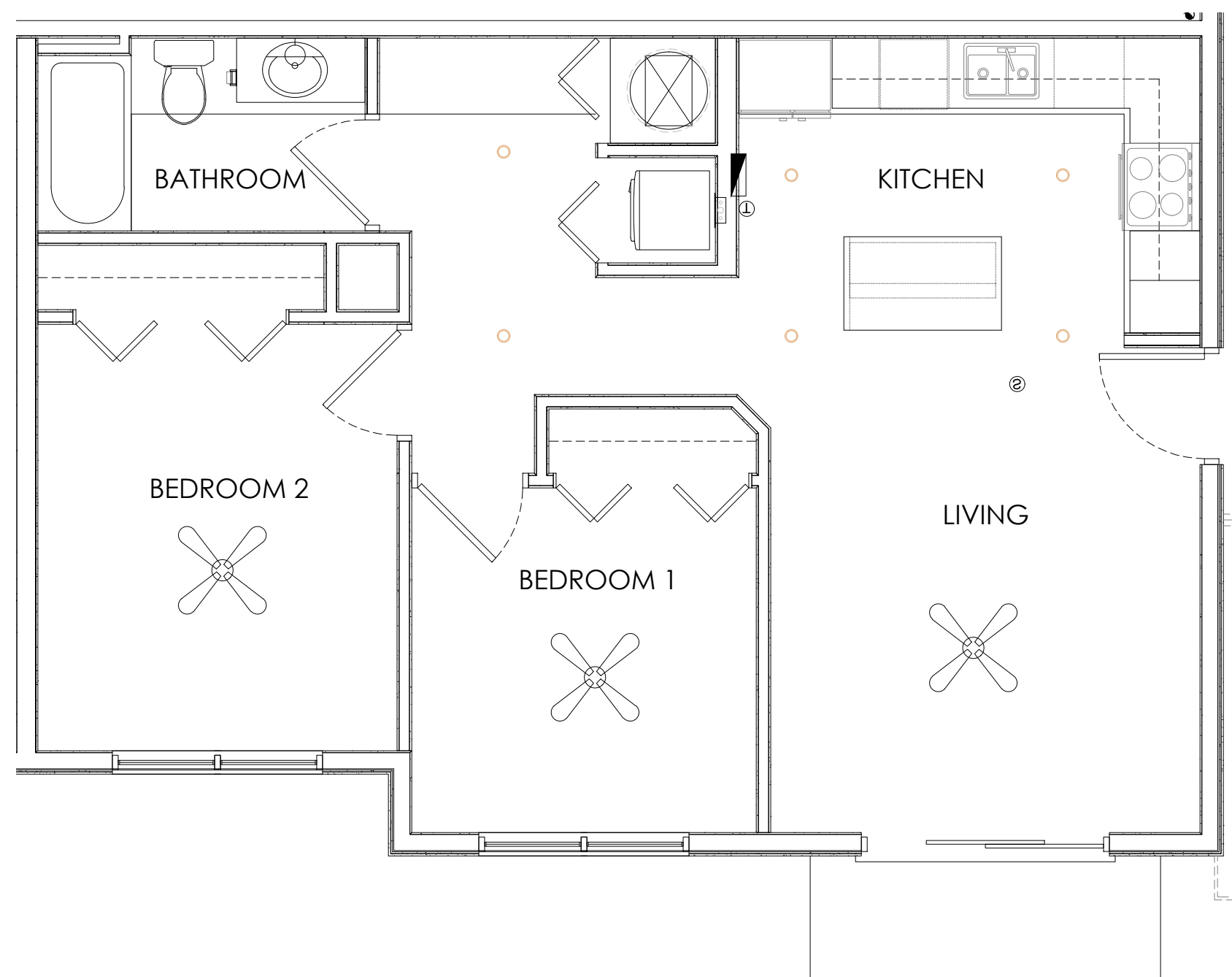
No.	Description	Date

PROJECT STATUS:
SCHEMATIC DESIGN
DATE:
09-22-2025
PROJECT NUMBER:
38-2025
SCALE:
AS SHOWN

DRAWN BY:
CMR
CHECKED BY:
BPH
DRAWING TITLE:
BUILDINGS
FLOOR PLAN

DRAWING NUMBER:
A-101

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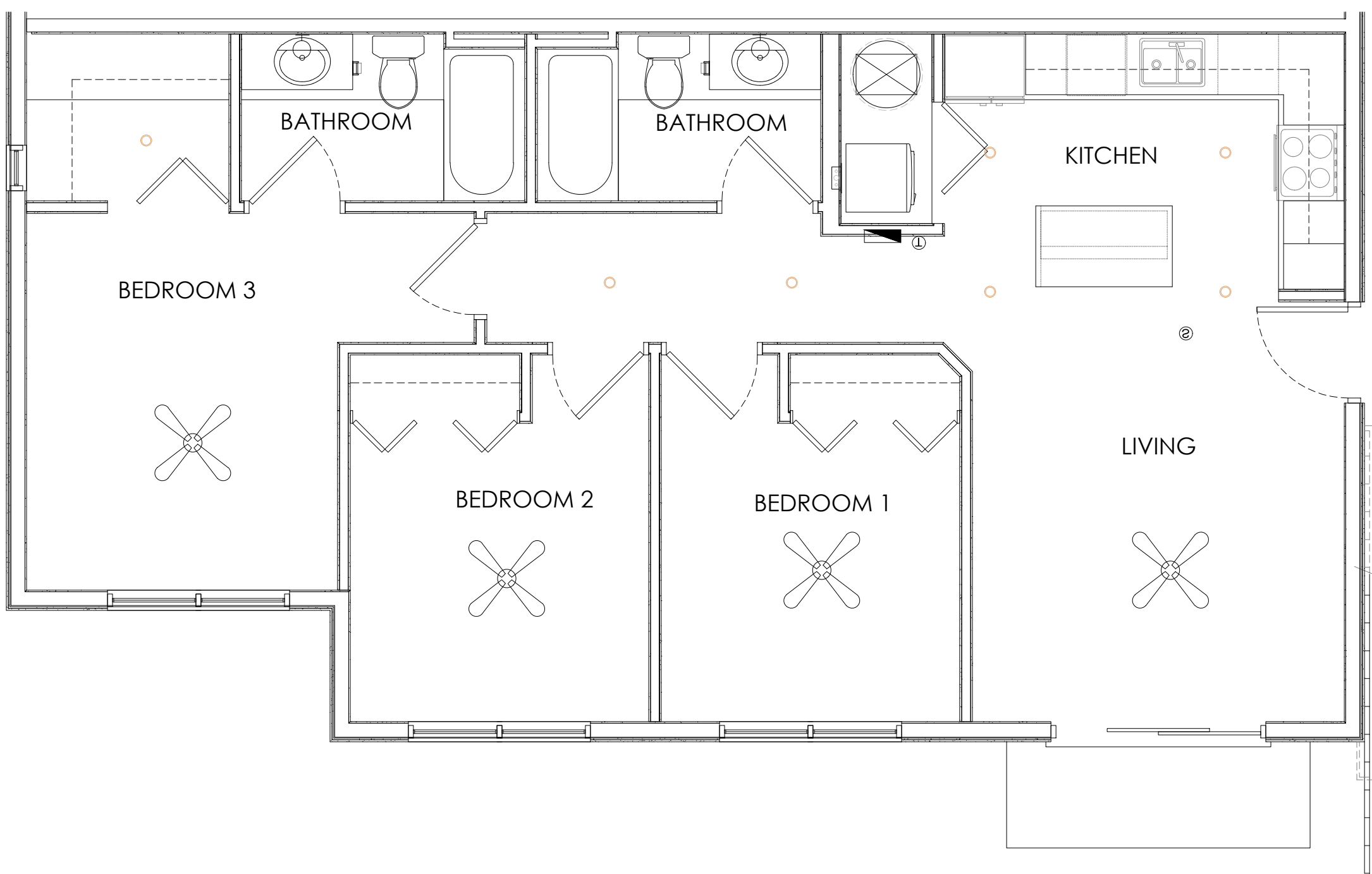
TYPICAL 2 BEDROOM UNIT

**UNIT TYPE "A"
FLOOR PLANS**

1/16" = 1'-0"



C1



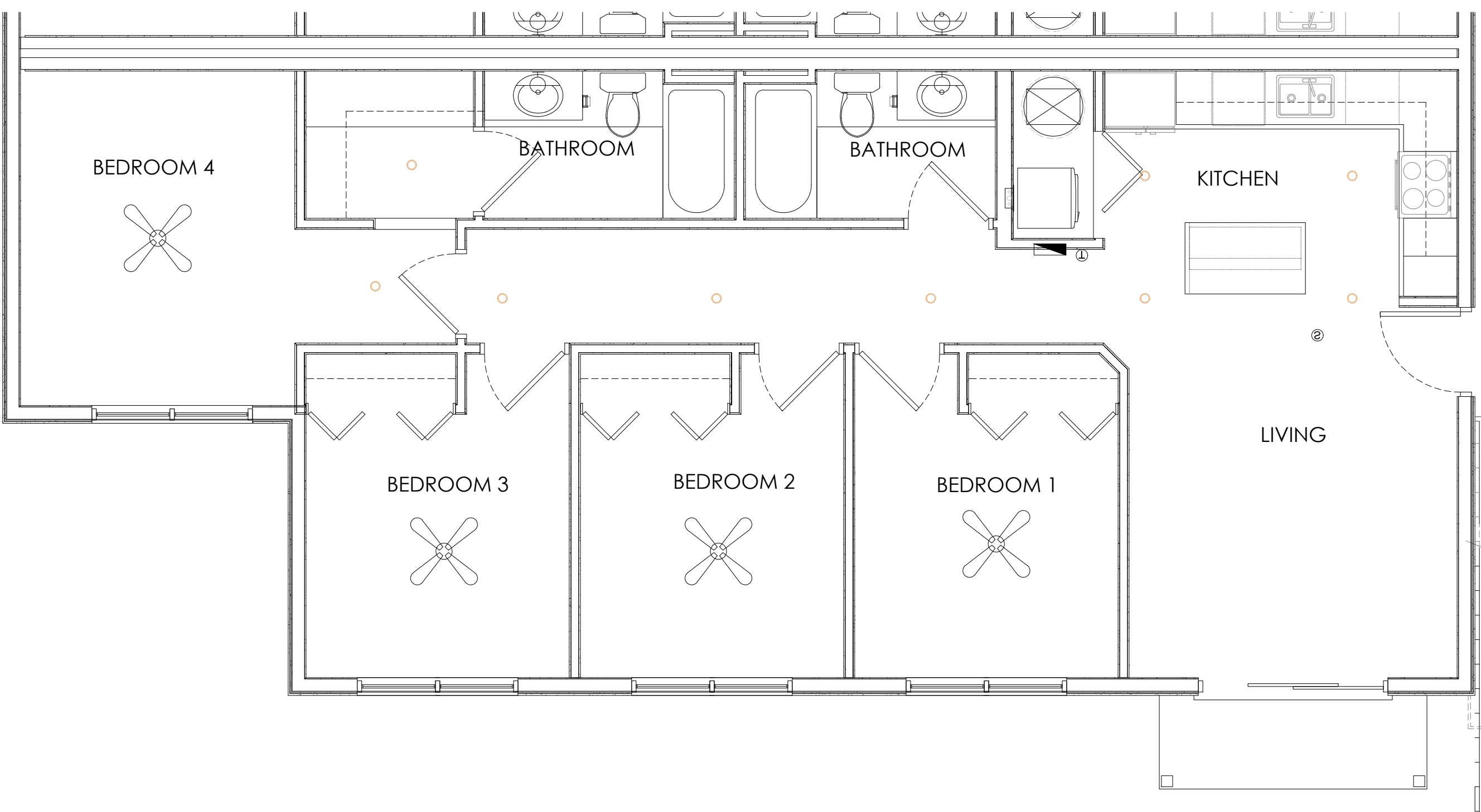
TYPICAL 3 BEDROOM UNIT

**UNIT TYPE "B"
FLOOR PLANS**

1/16" = 1'-0"



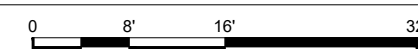
A1



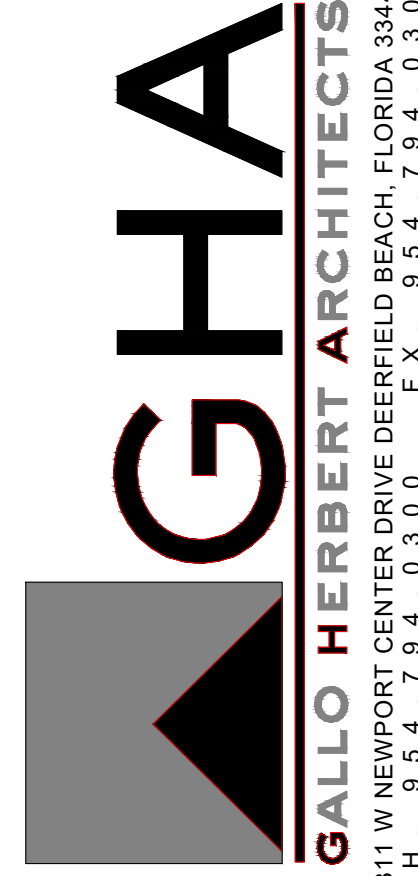
TYPICAL 4 BEDROOM UNIT

**UNIT TYPE "C"
FLOOR PLANS**

1/16" = 1'-0"



A4



AA26001731
[SEAL]
WILLIAM J. GALLO FL AR0008440



BRIAN P. HERBERT FL AR0015474
[PROJECT]
78 UNITS



MERRILLWOOD APARTMENTS
PHASE I
ALACHUA, FL

[OWNER]

[REVISIONS]

No.	Description	Date

[PROJECT STATUS]
SCHEMATIC DESIGN

[DATE]
09-22-2025

[PROJECT NUMBER]
38-2025

[SCALE]
AS SHOWN

[DRAWN BY]
CMR

[CHECKED BY]
BPH

[DRAWING TITLE]
UNITS
FLOOR PLAN

[DRAWING NUMBER]
A-301

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AA26001731
[SEAL]

WILLIAM J. GALLO FL AR0008440



BRIAN P. HERBERT FL AR0015474

PROJECT
78 UNITS



MERRILLWOOD
APARTMENTS
PHASE I
ALACHUA, FL

OWNER

[REVISIONS]

No.	Description	Date

PROJECT STATUS:

SCHEMATIC DESIGN

DATE

09-22-2025

PROJECT NUMBER

38-2025

SCALE

AS SHOWN

DRAWN BY

CMR

CHECKED BY

BPH

DRAWING TITLE

BUILDINGS

RENDERS

DRAWING NUMBER

A-201

Merrillwood Apartments – Tentative Development Timeline

RFA 2025-201 Issue Date	October 22, 2025
RFA 2025-201 Due Date	November 18, 2025
RFA 2025-201 FHFC Board Approval	1 st Quarter 2026
Invitation to Credit Underwriting	1 st Quarter 2026
Begin Architectural/Engineering Drawings	1 st Quarter 2026
Submit Drawings to City of Alachua	2 nd Quarter 2026
Receive Permit(s) from City of Alachua	3 rd Quarter 2026
Completion of Credit Underwriting	4 th Quarter 2026
Financial Closing	4 th Quarter 2026
Construction Commencement	1 st Quarter 2027
Construction Completion	2 nd Quarter 2028
Lease-up	2 nd Quarter 2028

Note: All dates/time periods are tentative and subject to final FHFC RFA schedule.



Attachment J

Unit Mix & Stabilized Rental Revenue Assumptions:										
30% AMI:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Utility Allowance	Monthly Net Rent per Unit	Total Annualized Rental Income	
Two Bedroom/Two Bathroom - HAP	6	564	3,384	46.2%	\$ 34.94	\$ 1,642	\$ 91	\$ 1,551	\$ 111,672	
Three Bedroom/Two Bathroom - HAP	5	727	3,635	38.5%	\$ 33.90	\$ 2,054	\$ 116	\$ 1,938	\$ 116,280	
Four Bedroom/Two Bathroom - HAP	2	938	1,876	15.4%	\$ 27.81	\$ 2,174	\$ 143	\$ 2,031	\$ 48,744	
Total 30% AMI Rent	13	684	8,895	100%	\$ 33.44	\$ 1,882	\$ 121	\$ 1,810	\$ 276,696	
<hr/>										
60% AMI:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Utility Allowance	Monthly Net Rent per Unit	Total Annualized Rental Income	
Two Bedroom/Two Bathroom - HAP	24	564	13,536	61.5%	\$ 34.94	\$ 1,642	\$ 91	\$ 1,551	\$ 446,688	
Three Bedroom/Two Bathroom - HAP	8	727	5,816	20.5%	\$ 26.79	\$ 2,054	\$ 116	\$ 1,938	\$ 186,048	
Three Bedroom/Two Bath	5	727	3,635	12.8%	\$ 35.88	\$ 1,623	\$ 116	\$ 1,507	\$ 90,420	
Four Bedroom/Two Bathroom - HAP	2	938	1,876	5.1%	\$ 27.81	\$ 2,174	\$ 143	\$ 2,031	\$ 48,744	
Total 60% AMI Rent	39	638	24,863	100%	\$ 33.02	\$ 1,751	\$ 120	\$ 1,671	\$ 771,900	
HAP Units	47									
<hr/>										
70% AMI (UW @ 60% AMI):	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Weighted Avg. Annual Rental Rate per SF	Weighted Avg. Monthly Rent per Unit	Weighted Avg. Monthly Rent per Unit	Weighted Avg. Monthly Rent per Unit	Total Annualized Rental Income	
Two Bedroom/Two Bathroom	6	564	3,384	0.0%	\$ 29.87	\$ 1,404	\$ 91	\$ 1,313	\$ 94,536	
Three Bedroom/Two Bathroom	5	727	3,635	0.0%	\$ 26.79	\$ 1,623	\$ 116	\$ 1,507	\$ 90,420	
Four Bedroom/Two Bathroom	2	938	1,876	0.0%	\$ 23.16	\$ 1,810	\$ 143	\$ 1,667	\$ 40,008	
Total 70% AMI Rent	13	684	8,895	0%	\$ 27.65	\$ 1,551	\$ 121	\$ -	\$ 224,964	
<hr/>										
80% AMI (UW @ 60% AMI):	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Utility Allowance	Monthly Net Rent per Unit	Total Annualized Rental Income	
Two Bedroom/Two Bathroom	6	564	3,384	46.2%	\$ 29.87	\$ 1,404	\$ 91	\$ 1,313	\$ 94,536	
Three Bedroom/Two Bathroom	5	727	3,635	38.5%	\$ 26.79	\$ 1,623	\$ 116	\$ 1,507	\$ 90,420	
Four Bedroom/Two Bathroom	2	938	1,876	15.4%	\$ 23.16	\$ 1,810	\$ 143	\$ 1,667	\$ 40,008	
Total 80% AMI Rent	13	684	8,895	100%	\$ 27.65	\$ 1,551	\$ 121	\$ 1,467	\$ 224,964	
<hr/>										
All Units:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Utility Allowance	Monthly Net Rent per Unit	Total Annualized Rental Income	
Two Bedroom/Two Bathroom	42	564	23,688	53.8%	\$ 22.85	\$ 1,602	\$ 91	\$ 1,511	\$ 747,432	
Three Bedroom/Two Bathroom	28	727	20,356	35.9%	\$ 28.77	\$ 1,743	\$ 116	\$ 1,627	\$ 573,588	
Four Bedroom/Two Bathroom	8	938	7,504	10.3%	\$ 26.26	\$ 2,053	\$ 143	\$ 1,910	\$ 177,504	
Total Rent	78	661	51,548	100%	\$ 25.32	\$ 1,699	\$ 121	\$ 1,615	\$ 1,498,524	

SMITH & HENZY AFFORDABLE GROUP INC.

FINANCIALS STATEMENTS

JUNE 30, 2024

HOGAN & GRAHAM, INC

85 BROADWAY

AMITYVILLE, NY 11701

631-264-0300

HOGANS.GRAHAM@GMAIL.COM

Compilation Report

We have compiled the accompanying balance sheet of Smith & Henzy Affordable Group inc. as of June 30, 2024, and the related statements of income, retained earnings for the six-months then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Hogan & Graham, Inc.

Hogan & Graham, Inc.

Amityville, NY 11701

September 05, 2024

Smith & Henzy Affordable Group Inc.

Balance Sheet

June 30, 2024

Assets

Current Assets

Cash	\$ 1,161,504
Accounts Receivable	4,957,202
Prepaid Expenses and other current assets	<u>7,425</u>
Total current assets	<u>6,126,131</u>

Other assets

Other assets	<u>1,350</u>
Total other assets	<u>1,350</u>

Total assets **\$ 6,127,481**

Liabilities and Shareholders' Equity

Current liabilities

Loan payable bank	2,237,671
Accounts payable	11,937
Accrued expenses and other current liabilities	2,525
Deferred project revenue	<u>2,597</u>
Total current liabilities	<u>2,254,730</u>

Shareholders' equity

Smith & Henzy Advisory Group Inc. Shareholders' Equity:	
Common stock	1,500
Retained earnings	<u>3,871,251</u>
Total shareholders' equity	<u>3,872,751</u>

Total liabilities and shareholders' equity **\$ 6,127,481**

Smith and Henzy Affordable Group Inc.
Statement of Income
For the six-month ended
June 30, 2024

Revenues	\$ 14,700,071
Cost of revenues	<u>2,764,191</u>
Gross profit	11,935,880
General and administrative expenses	<u>1,617,259</u>
Net income from operations	\$ <u>10,318,621</u>

Smith and Henzy Affordable Group Inc.
Supplementary Information
Cost of Revenue
For the six-months ended
June 30, 2024

Cost of Revenue

Appraisal	\$ 14,834
Architect fees	313,332
Engineering Fees	3,650
Environmental Audits	4,857
Development expenses	2,185,059
Finance Fees	4,948
Green Certification	1,200
Legal Fees	71,559
Application Fee	6,342
Compliance Fee	6,500
Underwriting	95,833
Market Study	30,000
Permits	13,945
Plan & Cost Report	3,834
Survey	7,950
Zoning	<u>348</u>

Total cost of revenues **\$2,764,191**

Smith & Henzy Affordable Group Inc.
Supplementary Information
Schedule of General and Administrative Expenses
For the six-months ended
June 30, 2024

General and administrative expenses

Wages	\$ 1,120,224
Payroll taxes	86,231
Interest	74,954
Office expense	43,559
Insurance	44,617
Professional fees	51,138
Rent expenses	75,960
Travel	75,883
Utilities	25,409
Consulting	<u>19,284</u>
Total general and administrative expenses	\$ <u>1,617,259</u>

J.P.Morgan

September 23, 2025

Merrillwood Apartments, LLC
c/o Darren Smith
SHAG Merrillwood, LLC
1100 NW 4th Avenue
Delray Beach, FL 33444

**Re: Merrillwood Apartments
Alachua, Alachua County, Florida**

Dear Mr. Smith:

Thank you for considering J.P. Morgan Chase Bank, N.A. (“J.P. Morgan”) as a potential construction and permanent lender for the development of affordable rental housing to be known as **Merrillwood Apartments** and located in Alachua, Alachua County, Florida. We have completed a preliminary review of the materials you have submitted, and the following is a brief outline of the terms that we propose to underwrite for credit approval. Of course, this letter is for discussion purposes only and does not represent a commitment by J.P. Morgan to provide financing for the project nor an offer to commit, but rather is intended to serve as a basis for further discussion and negotiation should you wish to pursue the proposed transaction. Our interest and preliminary terms are subject to change as our due diligence and discussions with you continue. Such a commitment can only be made after due diligence materials are received, reviewed and approved and credit approval has been obtained.

Facilities: J.P. Morgan will provide a credit facility in the amount of **\$22,500,000**, the proceeds of which will fund construction and permanent loans to the Borrower. Upon meeting the conditions required for the permanent period, the Construction Loan will convert to a Permanent Loan in an amount not to exceed **\$6,500,000**.

Borrower: Merrillwood Apartments, LLC

Developers: SHAG Merrillwood Developer, LLC and Alachua Housing Developer, LLC

Project: Merrillwood Apartments will consist of a 78-unit affordable property that will be targeted towards family households and located on Merrillwood Drive, Alachua, Alachua County, Florida.

Construction Loan

Amount:	Not to exceed \$22,500,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term:	24 months.
Interest Rate:	The Construction Loan (including the principal amount of any advance after the initial advance) shall bear interest at a per annum interest rate equal to the one-month Term SOFR plus 250 basis points (the “Interest Rate”). Any one-month Term SOFR less than 1.0% shall be deemed to be 1.0%. The construction interest reserve will be calculated with a cushion determined by J.P. Morgan.
Commitment Fee:	1% of the loan amount.
Extension Option:	One, conditional, six-month maturity extension.
Extension Fee:	0.25% of the sum of the loan balance and the amount remaining of the original commitment.
Collateral:	First mortgage; other typical pledges and assignments.
Guarantee:	Full payment and completion guarantees and environmental indemnity by a guarantor or guarantors/indemnitor(s) satisfactory to J.P. Morgan.
Developer Fee:	Assigned to J.P. Morgan. Notwithstanding provisions of the LP or LLC Agreement, any payments of developer fee prior to permanent debt conversion are subject to J.P. Morgan's prior approval.
Tax Credit Equity:	At least 15% must be paid in at closing. The identity of the equity investor and pay-in schedule for this transaction must be disclosed and acceptable to J.P. Morgan in its sole discretion.
Subordinate Liens:	Subordinate financing will be permitted subject to approval of terms by J.P. Morgan.
Repayment:	Construction Loan will be repaid from equity funded up to and including conversion to the Permanent Loan and from the Permanent Loan.
Loan to Value:	Up to 80% including the value of the real estate and low income housing tax credits.
Contract Bonding:	100% Payment and Performance Bonds from “A” rated surety

Permanent Loan

Amount:	\$6,500,000 subject to final underwriting.
Commitment Fee:	1.00% of the Permanent Loan amount payable at Construction Loan closing.
Interest Rate:	The interest rate for the Permanent Loan shall be locked at Construction Loan closing. The applicable interest rate shall be the 10-Year SOFR Swap Rate plus 403 bps. The 10-Year SOFR Swap Rate will be subject to a floor of 1.00%. Current indicative rate is 7.53%. The underwriting rate equals the indicative rate plus 25 bps.
Outside Conversion Date:	The Borrower must convert to the Permanent Loan on or before 30 months from Construction Loan closing. This “Outside Conversion Date” is the Construction Loan closing date advanced by the sum of (i) the number of months of the initial Construction Loan term and (ii) the maximum number of months available under the Extension Option.
Failure to Convert to the Permanent Loan:	In the event the Permanent Period does not commence for any reason or does not commence on or before the Outside Conversion Date, the Borrower shall pay J.P. Morgan a break funding premium equal to the greater of 1.0% of the Permanent Loan commitment amount or yield maintenance.
Permanent Loan Term:	Measured from Construction Loan closing and equal to the sum of (i) the number of months to the Outside Conversion Date and (ii) 180 months (15 years).
Amortization:	35 years. 35 year amortization is subject to the PNA report and the proposed scope of work being satisfactory to J.P. Morgan.
Collateral:	First mortgage; other typical pledges and assignments.
Guarantee:	After conversion, the Permanent Loan shall be non-recourse to the Borrower, except as to standard carve-outs for the Borrower, General Partner, and Key Principals.
Loan to Value:	Up to 85% of the stabilized rent-restricted value.
Conversion Requirements:	At least three consecutive calendar months of not less than: <ul style="list-style-type: none">• 1.20x debt service coverage ratio (DSCR); 1.15x all-in DSCR including all loans requiring debt service payment, and• 90% economic and physical occupancy. And the pro-forma forecast shows DSCR (based on annual revenue growth of 2% and annual expense growth of 3%) of not less than 1.00x in the Permanent Period.

As applicable, commercial income and commercial tenants will be excluded from the DSCR and occupancy requirements.

Prepayment Terms: Prepayment prior to three years before the Permanent Loan maturity date will be subject to a prepayment fee equal to the greater of 1% of the loan balance or yield maintenance. Thereafter, prepayment will be without premium.

Escrows/Reserves: Bank controlled escrows required for property taxes, insurance, and replacement reserves. Replacement reserve of \$300/unit/year (or such higher amount as required by any other party to the transaction) funded at conversion with 3-month initial deposit. An operating reserve equal to six months of operating expenses and debt service payments, to stay in place for the life of the loan, is required.

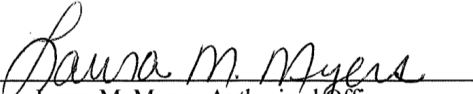
We appreciate the opportunity to discuss with you the possibility of providing construction and permanent financing for the proposed project. This letter of interest is for your, and the local governmental agency as well as the tax credit allocating agency's information and use only, and is not to be shown to or relied upon by other parties. **Please note, credit markets are volatile. Loan fees and interest rates are subject to adjustment prior to Construction Loan Closing.**

J.P. Morgan and its affiliates may be providing debt financing, equity capital or other services (including financial advisory services) to other companies in respect of which you may have conflicting interests regarding the transaction described herein or otherwise. J.P. Morgan and its affiliates may share information about you in connection with the potential transaction or other possible transactions with you.

This letter, which expires December 31, 2025, serves as an outline of the principal terms of the proposed facility, and is subject to receipt and satisfactory review of all due diligence materials by J.P. Morgan and to change as described above. J.P. Morgan cannot extend any legally binding lending commitment until formal credit approval has been obtained and a commitment letter has been issued.

Sincerely,

JPMORGAN CHASE BANK, N.A.

By: 
Laura M. Myers, Authorized Officer

RAYMOND JAMES

September 18, 2025

Mr. Darren Smith
Merrillwood Apartments, LLC
c/o SHAG Merrillwood, LLC
1100 NW 4th Avenue
Delray Beach, FL 33444

Re: Project: Merrillwood Apartments
 Company/Applicant: Merrillwood Apartments, LLC
 Fund: To be determined
 Property Location: Alachua, Alachua County, Florida

Dear Mr. Smith,

This letter of intent for construction and permanent financing will confirm our agreement (“Agreement”) whereby Raymond James Affordable Housing Investments, Inc. (“RJAHI”) shall attempt to effect a closing (“Closing”) of an investment by a Fund sponsored by RJAHI (the “RJAHI Fund”) in the above named company (“Company”) on the assumptions, terms, and conditions contained in this letter of intent, or such other assumptions, terms and conditions as are acceptable to you, RJAHI and the RJAHI Fund.

Based upon the Company receiving \$2,800,000 in annual low income housing tax credits, and further based on terms and conditions as set forth below, the anticipated total equity investment of the RJAHI Fund in the Project is \$24,077,592 or \$0.86 per low income housing tax credit allocated to the RJAHI Fund, subject to market conditions. The Applicant is the beneficiary of the equity proceeds. The RJAHI Fund anticipates purchasing \$27,997,200 (99.99%) of the total low income housing tax credits allocated to the Applicant. The RJAHI Fund’s net investment is anticipated to be funded based upon the following schedule:

- 20% (\$4,815,518.40) paid prior to or simultaneous with the closing of construction financing
- 25% (\$6,019,398.00) paid at construction completion
- Balance (\$13,242,675.60 paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be \$4,815,518.40.

This letter of intent is subject to RJAHI’s satisfactory completion of its normal due diligence, and is also subject to the approval by the Investment Committee of RJAHI of the terms and conditions of the investment in its sole discretion based on then current market conditions, including availability of investment funds and pricing for tax credits.

Since 1987, Raymond James Affordable Housing Investments and our affiliates have been involved with the development of affordable housing. We have provided equity for more than 2,200 properties nationwide. We look forward to working with you.

Sincerely,



Sean Jones
VP - Director of Acquisitions
Raymond James Affordable Housing Investments, Inc.

Acknowledged and Accepted:

Merrillwood Apartments, LLC, a Florida limited liability company

By: SHAG Merrillwood, LLC, a Florida limited liability
company Its: Authorized Member

By: *Darren Smith*
Name: Darren Smith
Title: Authorized Member

Project Market Plan

The Project Market Plan is used to ensure that multifamily housing projects are taking necessary steps to maintain initial and continued occupancy while eliminating discriminatory practices and to overcome the effects of past discrimination involving Federally insured and subsidized housing.

This focused Project Market Plan will be executed to attract targeted applicants to maintain maximum initial and sustain continued occupancy via advertising in various mediums such as print, broadcast, digital and social as well as using local contacts and other outreach efforts. After initial lease up, focused advertising will ensue at a minimum of once per year or as needed depending on vacancies.

Affirmative marketing practices will be used to attract applicants for occupancy from all potential eligible groups of people in the housing marketing area regardless of race, color, religion, sex, age, familial status, national origin, or physical or mental handicap. The Agent will emphasize outreach and marketing efforts to reach those low-income and minority persons who traditionally would not be expected to apply for such housing without special efforts. Focused marketing will include efforts to those individuals and families that were displaced due to the new development as well as applicants on current housing wait lists.

Community contact with special interest groups such as social and religious organizations will be conducted in communities where formal communication media aimed at low-income or minorities is limited or non-existent. Pamphlets and brochures will be provided to these groups and management personnel will be available to further explain the mechanics of the housing program and application requirements.

Direct marketing is ongoing; marketing activity to maintain full occupancy will continue to include the processes noted above. The Management Agent will arrange for devices and procedures to be available to applicants, tenants and the public. The devices and/or procedures will assist the sight or hearing impaired. The Management Agent will provide a TDD services for the hearing and/or speech impaired for this project.

Attachment N

Allocated Staff

The table below details Smith & Henzy's proposed internal staffing plan:

Name	Title	Role/ Focus	Time Commitment to Merrillwood Apartments	Experience	Location
Darren Smith	Principal/President	Project Manager	2-20 hours/week, as needed	13+ years	Delray Beach
Jake Zunamon	Senior Vice President of Development	Structure Redevelopment Plans & Financing	2-20 hours/week, as needed	8+ years	Miami
Rick Crogan	Vice President of Development	Manage Underwriting Process & Coordinate Closing	2-20 hours/week, as needed	23+ years	Winter Haven
Matt Muldoon	Vice President of Construction	Manage Site Planning, Design, & Construction	2-15 hours/week, as needed	15+ years	Delray Beach
Mike Henzy	Assistant Vice President of Development	Facilitate Due Diligence & Coordinate Closing	2-20 hours/week, as needed	4+ years	Delray Beach
Drew Krinsky	Development Manager	Facilitate Due Diligence & Manage Construction	2-10 hours/week, as needed	3+ years	Delray Beach
Guerby Guerrier	Operations Manager	Process Construction Draws & Manage Accounts	2-10 hours/week, as needed	2+ years	Delray Beach
Kamilla Leitao	Development Manager	Facilitate Due Diligence & Manage Construction	2-10 hours/week, as needed	2+ years	Delray Beach
Michael Marra	Development Manager	Facilitate Due Diligence & Manage Construction	2-10 hours/week, as needed	2+ years	Delray Beach
Jordan Schreidell	Assistant Construction Manager	Assist in Managing Site Planning, Design, & Construction	2-10 hours/week, as needed	1 year	Delray Beach

Smith & Henzy Affordable Group - Pipeline Table							
Deal Name	Location	Units	Construction Type	Role	Total Development Cost	Completion Date	Deal Type
Island Cove Apartments	Delray Beach, FL	60	New Construction	D, O	\$ 26,942,711	7/11/2023	4% LIHTC - New Construction
St Joseph's Manor Phase II	Pompano Beach, FL	150	New Construction	D,O	\$ 56,221,589	10/1/2024	4% LIHTC - New Construction
St Mary Towers	Miami, FL	100	Acq./Rehab	D,O	\$ 39,944,346	Under Construction	4% LIHTC - Preservation
Amaryllis Park Place	Sarasota, FL	84	New Construction	D,O	\$ 22,004,506	11/1/2021	9% LIHTC - New Construction
Amaryllis Park Place Phase II	Sarasota, FL	84	New Construction	D,O	\$ 29,801,138	8/15/2024	9% LIHTC - New Construction
Amaryllis Park Place Phase III	Sarasota, FL	108	New Construction	D,O	\$ 44,371,349	Under Construction	4% LIHTC - New Construction
McCown Towers	Sarasota, FL	100	Acq./Rehab	D,O	\$ 23,524,430	5/10/2024	9% LIHTC - Preservation
Lofts on Lemon Phase I	Sarasota, FL	128	New Construction	D,O	\$ 33,579,818	11/16/2022	9% LIHTC - New Construction
Lofts on Lemon Phase II	Sarasota, FL	100	New Construction	D,O	\$ 51,321,469	Under Construction	4% LIHTC - New Construction
Westside Phase I	New Smyrna Beach, FL	80	New Construction	D,O	\$ 23,271,612	5/2/2024	9% LIHTC - New Construction
Roseland Gardens	West Palm Beach, FL	148	New Construction	D,O	\$ 62,923,598	Under Construction	9% LIHTC - New Construction
Palm Place	Winter Haven, FL	90	Acq./Rehab	D,O	\$ 17,185,897	7/14/2022	9% LIHTC - Preservation
Grove Manor	Winter Haven, FL	84	Acq./Rehab	D,O	\$ 27,867,922	11/27/2024	9% LIHTC - Preservation
The Palms Townhomes	Deerfield Beach, FL	56	Acq./Rehab	D,F,O	\$ 40,243,268	1/22/2025	4% LIHTC - Preservation
Imperial Club	Aventura, FL	221	Acq./Rehab	D,O	\$ 112,011,847	Under Construction	4% LIHTC - Preservation
Riverside Park Apartments	Jacksonville, FL	90	Acq./Rehab	D,O	\$ 29,968,375	Under Construction	4% LIHTC - Preservation
St Mary Towers	Miami, FL	100	Acq./Rehab	D,O	\$ 39,944,346	Under Construction	4% LIHTC - Preservation
Mt Zion	Riverview, FL	75	New Construction	D,O	\$ 33,500,794	Under Construction	9% LIHTC - New Construction
Episcopal Catholic Apartments	Winter Haven, FL	199	Acq./Rehab	D,O	\$ 68,652,382	5/30/2025	4% LIHTC - Preservation
Cypress Gardens	Arcadia, FL	60	New Construction	D,O	\$ 20,853,834	7/15/2024	9% LIHTC - New Construction
Pablo Hamlet	Jacksonville Beach, FL	154	Acq./Rehab	D,O	\$ 35,065,161	9/15/2022	9% LIHTC - Preservation
San Marcos Height	St Augustine, FL	132	New Construction	D,O	\$ 33,555,754	3/8/2021	4% LIHTC - New Construction
Edison Place	Miami, FL	200	New Construction	D,F,O	\$ 52,858,364	1/3/2023	4% LIHTC - New Construction
Boynton Bay Apartments	Boynton Beach, FL	240	Acq./Rehab	D,O	\$ 124,478,870	Under Construction	4% LIHTC - Preservation
Flats at Carriage Commons	Traverse City, MI	48	New Construction	D,O	\$ 23,427,345	8/26/2025	4% LIHTC - Preservation
Lake Delray Apartments	Delray Beach, FL	404	Acq./Rehab	D, O	\$ 70,180,647	6/12/2018	4% LIHTC - Preservation
Michelangelo Apartments	Bronx, NY	496		D,O	\$ 147,319,552	4/17/2019	
Garden Walk Apartments	Cutler Bay, FL	228		D, O	\$ 36,060,038	1/21/2020	
Palms of Deerfield Apartments	Deerfield Beach, FL	100	Acq./Rehab	D, F, O	\$ 17,042,974	10/21/2020	9% LIHTC - Preservation
Campus Towers	Jacksonville, FL	192	Acq./Rehab	D, O	\$ 27,867,772	5/14/2021	9% LIHTC - Preservation
Vital Brookdale Apartments	Brooklyn, NY	160	New Construction	D, O	\$ 82,033,647	6/30/2022	4% LIHTC - New Construction
Kingsley House	White Plains, NY	164	Acq./Rehab	D, O	\$ 26,929,523	5/12/2022	4% LIHTC - Preservation
Total		4,635			\$ 1,480,954,878		

ROLE: D = Developer, F = Financial & Deveopment Advisor, O = Owner

Banking & Trade References

Entity: Merrillwood Apartments, LLC

Reference# 1

Reference Name: Citi Community Capital

Contact Name: Barry Krinsky

Contact Phone #: (561) 347-3254

Contact Fax #: N/A

Contact E-mail: barry.krinsky@citi.com

Reference Address: 7400 W Camino Real Suite 130-A Boca Raton, FL 33433

Type of Account: N/A

Account Number: N/A

Reference# 2

Reference Name: Berkadia

Contact Name: Heather Olson

Contact Phone #: (770)286-6446

Contact Fax #: N/A

Contact E-mail: Heather.Olson@berkadia.com

Reference Address: 5100 Town Center Circle Suite 550 Boca Raton,

Type of Account: N/A

Account Number: N/A

Reference# 3

Reference Name: LS3P Associates LTD

Contact Name: Scott Brady

Contact Phone #: (904) 241-9997

Contact Fax #: (904) 372-9302

Contact E-mail: scottbrady@ls3p.com

Reference Address: 4651 Salisbury Road, Suite 330, Jacksonville, Florida 32256

Type of Account: N/A

Account Number: N/A

Reference# 4

Reference Name: Gallo Herbert Architects

Contact Name: Brian Herbert

Contact Phone #: 954-794-0300

Contact Fax #: N/A

Contact E-mail: BHerbert@GalloHerbert.com

Reference Address: 1311 West Newport Center, Suite A, Deerfield Beach, FL 33442

Type of Account: N/A

Account Number: N/A

Reference# 5

Reference Name: JWR Construction Services

Contact Name: Dustin Dubois

Contact Phone #: 954-480-2800

Contact Fax #: 954-480-2885

Contact E-mail: ddubois@jwrconstruction.com

Reference Address: 1311 W. Newport Center Drive, Ste. C Deerfield Beach, FL 33442

Type of Account: N/A

Account Number: N/A

Local Government References

Merrillwood Apartments, LLC

Entity:

Reference# 1

Reference Name: City of Lake Wales

Contact Name: James Slaton, City Manager

Contact Phone #: 863-678-4182

Contact Fax #: N/A

Contact E-mail: jslaton@lakewalesfl.gov

Reference Address: N/A

Type of Account: N/A

Account Number: N/A

Reference# 2

Reference Name: City of Winter Haven

Contact Name: Michael J. Stavres

Contact Phone #: 863-291-5600

Contact Fax #: N/A

Contact E-mail: mstavres@mywinterhaven.com

Reference Address: N/A

Type of Account: N/A

Account Number: N/A

Reference# 3

Reference Name: Polk County

Contact Name: Jennifer L. Cooper, Housing & Neighborhood Development Manager

Contact Phone #: 863-534-5209

Contact Fax #: 863-534-0349

Contact E-mail: jennifercooper@polk-county.net

Reference Address: 1290 Golfview Avenue, P.O. Box 9005, Drawer HS04, Bartow, FL 33831

Type of Account: N/A

Account Number: N/A

Reference# 4

Reference Name: Deray Beach CRA

Contact Name: Renee A. Jadusingh, Executive Director

Contact Phone #: 561-276-8640

Contact Fax #: 561-276-8558

Contact E-mail: jadusinghr@mydelraybeach.com

Reference Address: 20 North Swinton Avenue, Delray Beach, FL 33444

Type of Account: N/A

Account Number: N/A

Reference# 5

Reference Name:

Contact Name:

Contact Phone #:

Contact Fax #:

Contact E-mail:

Reference Address:

Type of Account:

Account Number:
