

TYPICAL RESIDENTIAL FLOOR PLAN

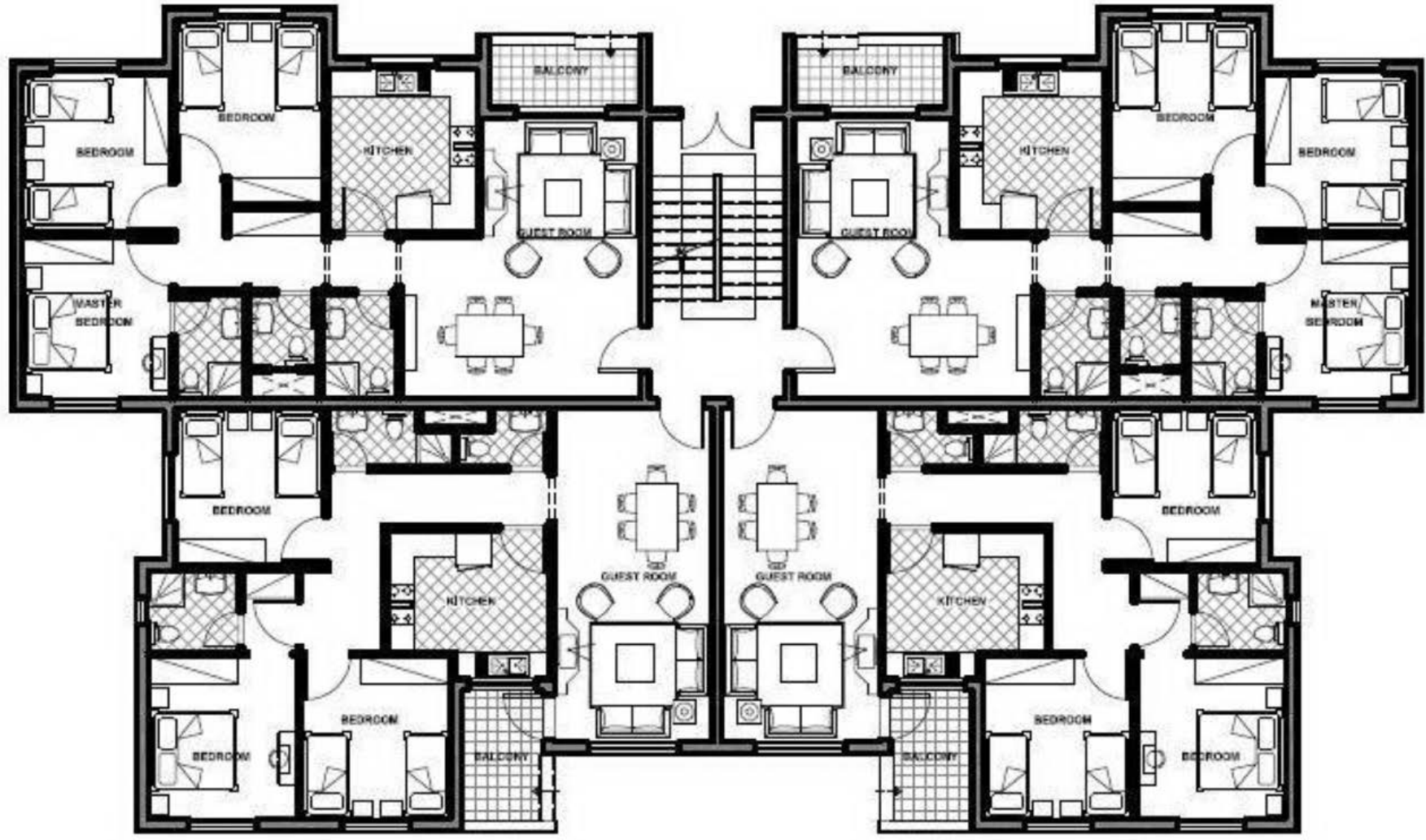
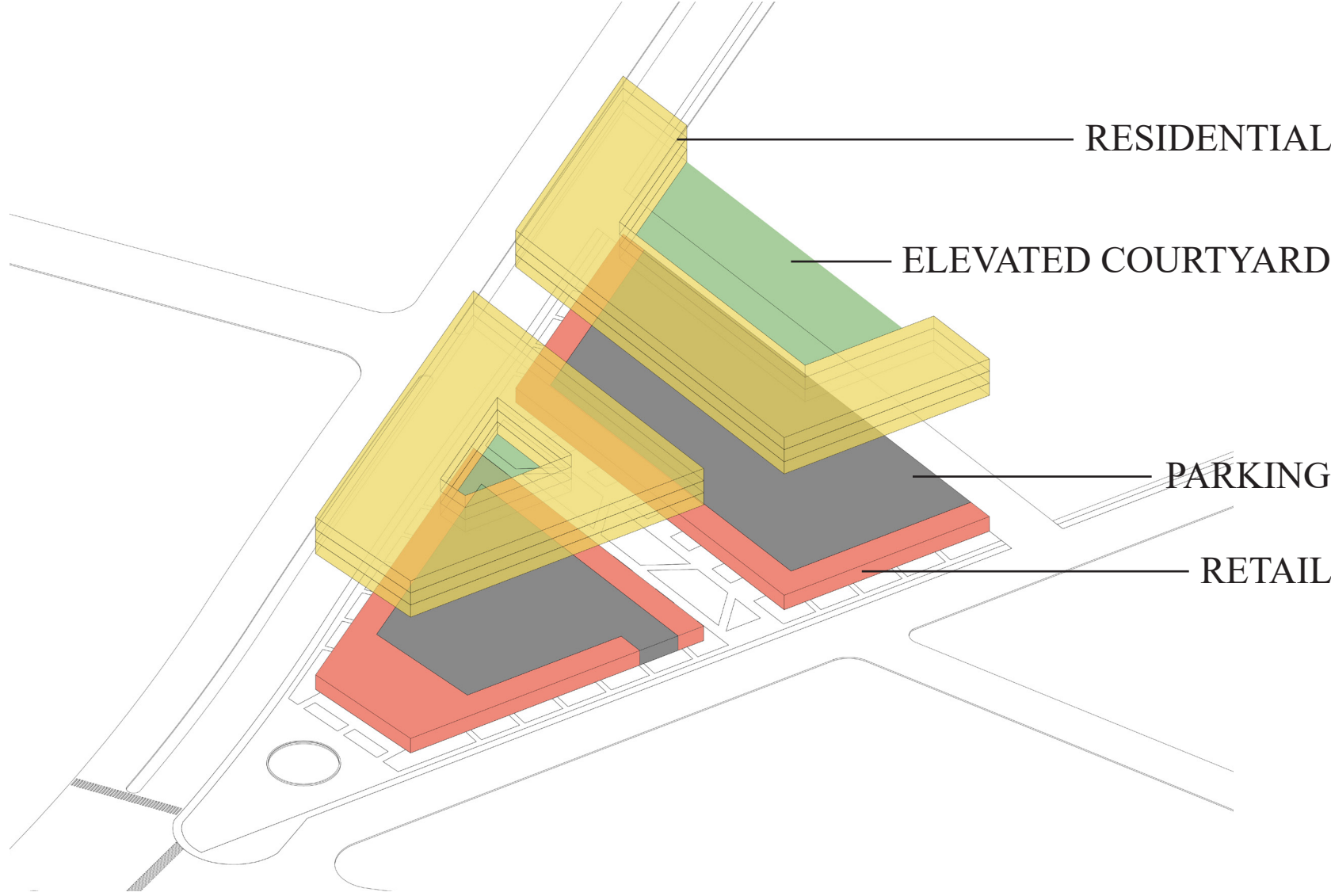
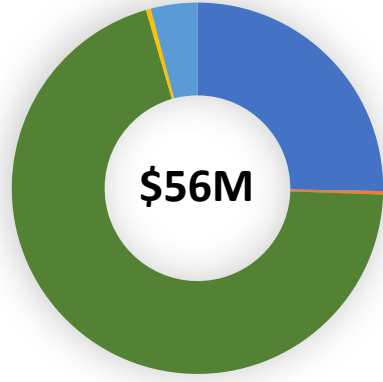


IMAGE FROM: NO BIBLIOGRAPHICAL INFORMATION PROVIDED

PROGRAM

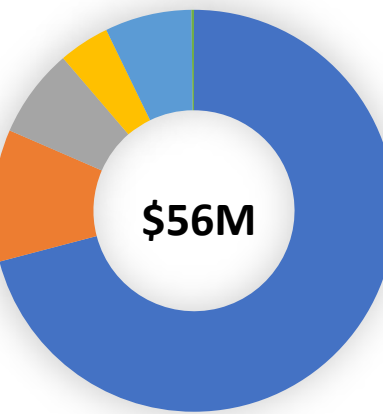


SOURCES



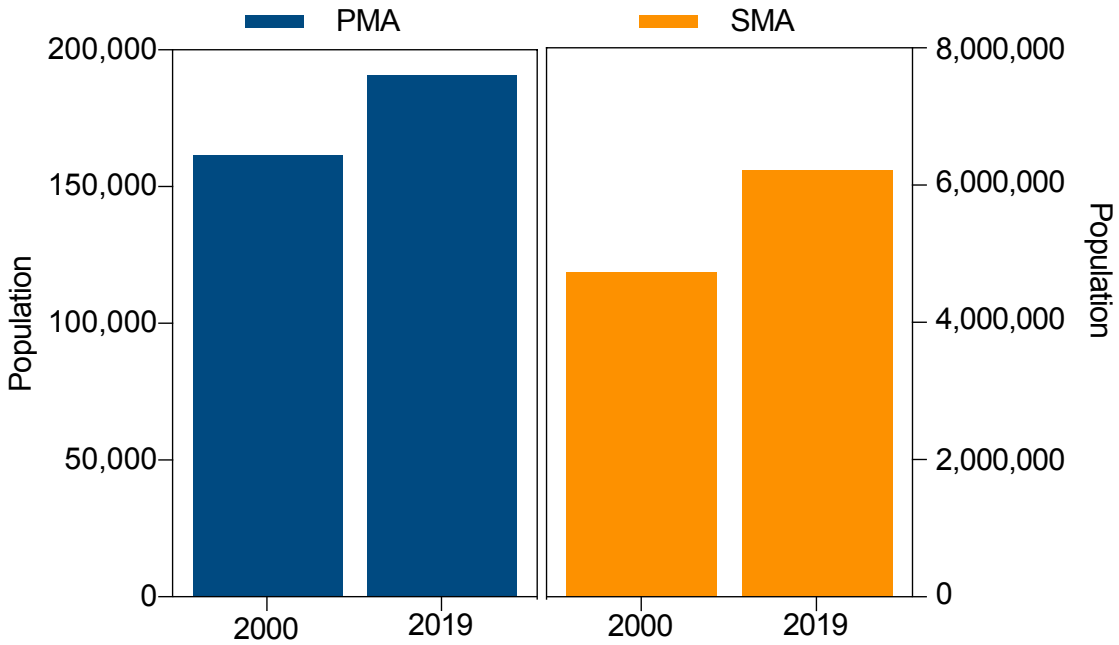
- LMTC Equity (25%)
- Grant Programs (0.3%)
- Permanent Loan (70%)
- Developer's Fee (0.4%)
- Private Equity (4%)

USES

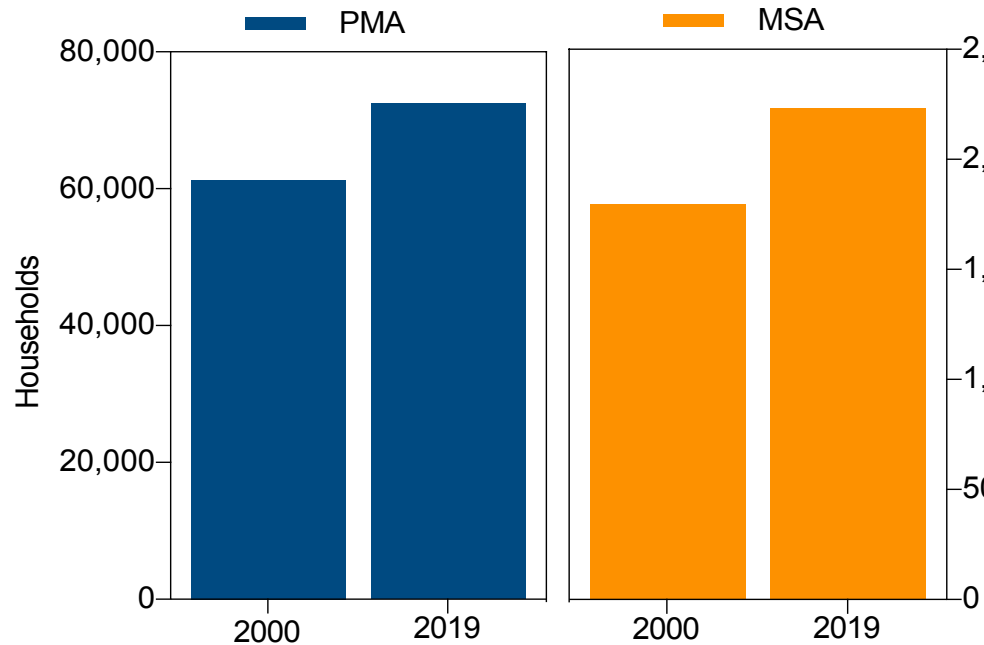


- Hard Costs (71%)
- Professional +Soft Costs (11%)
- Financing Costs (7%)
- Developer Fee (4%)
- Acquisition (7%)

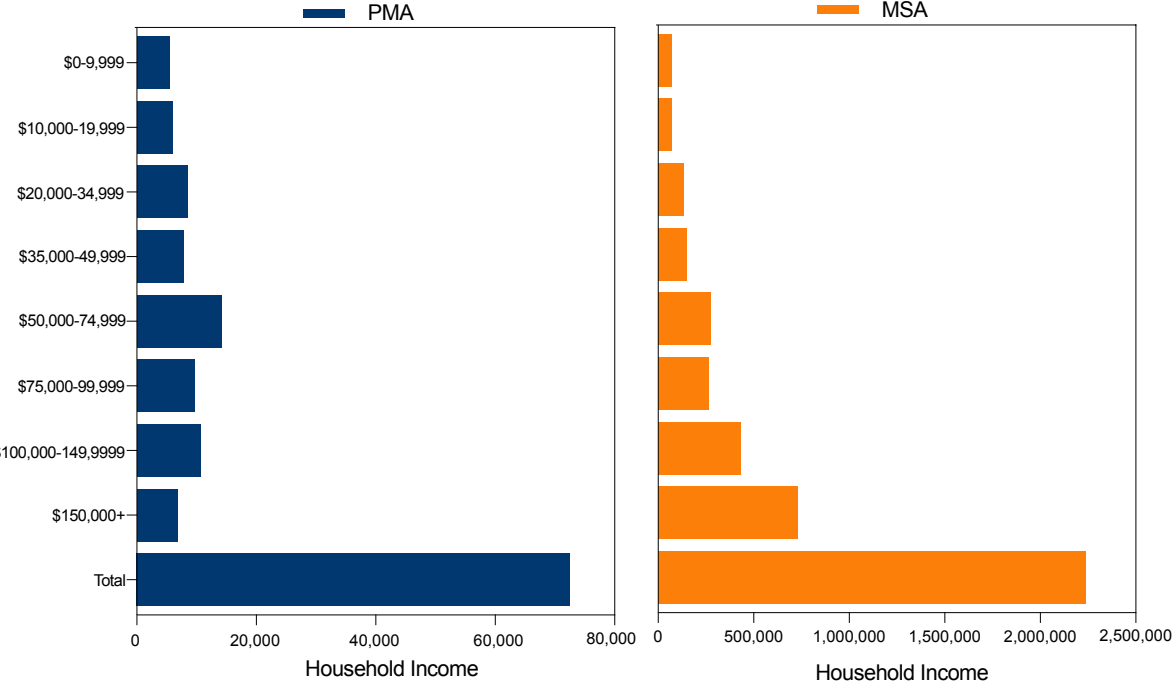
POPULATION



HOUSEHOLDS



HOUSEHOLD INCOME



UNIT MIX /TENANT MIX

RESIDENTIAL					
Unit type	Rent Restriction	Number of Units	Unit Size (SF)	Net SF	Gross Rent
1 Bedroom	Market	45	758	34,110	\$ 1,548
1 Bedroom	60%	30	758	22,740	\$ 1,251
2 Bedroom	Market	36	1,152	41,472	\$ 1,765
2 Bedroom	60%	24	1,152	27,648	\$ 1,541
3 Bedroom	Market	9	1,547	13,923	\$ 2,263
3 Bedroom	60%	6	1,547	9,282	\$ 1,813
		150	995	149,175	\$ 1,593

Total Affordable Units	60	40%
Total Market Units	90	60%
Average Rent -Affordable Units	\$ 1,423	
Average Rent -Market Units	\$ 1,706	

CASH FLOW- SUMMARY

	Year 1	Year 4	Year 8	Year 9	Year 12	Year 15
Residential Income	\$ 2,724,133	\$ 2,890,871	\$ 3,129,172	\$ 3,191,756	\$ 3,387,116	\$ 3,594,435
Commercial Income	\$ 4,320,743	\$ 6,796,449	\$ 9,115,117	\$ 9,300,048	\$ 9,877,820	\$ 10,491,747
EGI	\$ 7,044,875	\$ 9,687,320	\$ 12,244,289	\$ 12,491,803	\$ 13,264,936	\$ 14,086,182
OPEX	\$ 2,391,596	\$ 1,772,379	\$ 1,965,348	\$ 2,016,970	\$ 2,381,422	\$ 2,358,166
NOI	\$ 4,653,279	\$ 7,914,941	\$ 10,278,940	\$ 10,474,833	\$ 10,883,514	\$ 11,728,016
Debt Service	\$ 1,909,376	\$ 1,909,376	\$ 1,909,376	\$ 1,909,376	\$ 1,909,376	\$ 1,909,376
Tax Income	\$ 823,171	\$ 1,801,670	\$ 2,510,869	\$ 2,569,637	\$ 2,692,242	\$ 2,945,592
Cash Flow	\$ 1,920,732	\$ 4,203,896	\$ 5,858,695	\$ 5,995,820	\$ 6,281,897	\$ 6,873,048

Cassa Development LLC

Jessica Ramirez

Paragon is an affordable mixed-use development in the City of Seat Pleasant Maryland located east of Washington D. C's border just a few minutes away from the Nation's capital. This area has been targeted for redevelopment due to the lack of community strength, commercial revitalization and shortage of affordable housing. Paragon will be an equitable development that meets pressing housing needs, ensures high quality construction that

is attractive, efficient, sustainable, and uses investing resources in responsible manner. Paragon supports a cleaner and healthier environment embracing dynamic, walkable, and human-scale neighborhoods animated by green spaces. The mission of Paragon is to create an environmentally sustainable and socially inclusive future for the City of Seat Pleasant with economic opportunities for all.

