Attachment A



ARCH ICON
RESTORING NEIGHBORHOODS | REVITALIZING COMMUNITIES

City of Council Bluffs, Iowa

Request for Proposals Cover Page

Project Information

Project Name Spin Lofts

Organization Information

Name of Developer Arch Icon Development Corporation

Mailing Address 509 Walker Street – Woodbine, IA 51579

Contact Person Darin Smith

Telephone (712) 647-3355 Fax

Email Address dsmith@arch-icon.com

Employer Identification Number 27-4277799 MBE/WBE Owned? N/A

DUNS Number 020289384

Partners

Type	Name and Address	Contact Person
Project Development	Arch Icon Construction Corporation 509 Walker Street Woodbine, IA 51579	Dustin Crook
Architectural Firm	Alley·Poyner·Macchietto Architecture 1516 Cuming Street Omaha, NE 68102	Albert Macchietto
Engineering Firm	Thompson, Dreessen & Dorner, Inc. (TD2) 10836 Old Mill Rd. Omaha, NE 68154	Joe Dethlefs
Lender	American National Bank 8990 West Dodge Road Omaha, NE 68114	Brian Andersen
Legal	Woods & Aitken, L.L.P. 10250 Regency Circle Omaha, NE 68114	Michael Matejka
Other (specify)		

ARCH ICON
RESTORING NEIGHBORHOODS | REVITALIZING COMMUNITIES
DEVELOPMENT

PROJECT SUMMARY

Arch Icon Development Corporation is proposing the redevelopment of the site located at 21st Ave and South 6th Street in Council Bluffs into a total of (80) apartments in Two Phases over a period of three to four years.

Phase One will be called ***Spin Lofts,*** a four-story building with elevator and (50) apartment units, as shown in the preliminary plans included with our RFP response. Phase One will include a unit mix of one-, two- and four- bedrooms for low to moderate income families in the area. The income qualifications are (12) units to families at or below 60% AMI, (28) units at or below 40% AMI, (5) units designated for families near homelessness and (5) units will be market-rate. Proposed rents will range from $357 -$800 for a one-bedroom, $410 - $850 for a two-bedroom and $492 - $950 for a four-bedroom. Phase One will require (70) surface parking stalls per code. The cost of Phase One is anticipated to be $11.3 million, with primary sources of funding including Low Income Housing Tax Credits (LIHTC), conventional loan, Council Bluffs HOME funds, Council Bluffs HOME ARP funds, deferred developer fee and owner equity.

Phase Two, called ***Spin II Lofts,*** a four-story building with elevator and (30) apartments on the south end of the parcel with a separate legal ownership (required by IFA) as reflected in the plans. The preliminary mix includes one-, two- and four-bedroom apartments with (7) units at 60% AMI, (17) units at 40% AMI, (3) designated for families near homelessness and (3) market-rate apartments. Rents will range from $540 - $825 for one-bedroom, $435 - $875 for two-bedrooms and $495 - $975 for four-bedrooms. Phase Two may share the leasing office, community room, playground, and other amenities with *Spin Lofts*. An additional 42 surface stalls, per code, are planned. Parking will be shared with *Spin Lofts* as well. Phase Two costs are anticipated to be $6.8 million, with primary sources of funding including Low Income Housing Tax Credits (LIHTC), conventional loan, Council Bluffs HOME funds, State HOME funds, Grayfield / Workforce Housing Tax Credits, deferred developer fee and owner equity.

Although *Spin Lofts* will be funded primarily with LIHTC as affordable housing, it will be designed and built as a market-rate project with amenities including a leasing office, community room, fitness room, outdoor patio, and courtyard with playground. Each apartment unit will be furnished with washer, dryer, oven, refrigerator, dishwasher, microwave, and ample storage. The unit mixes were developed to maximize scoring per the Iowa Finance Authority's (IFA) 2022-2023 Qualified Allocation Plan. We will partner with local providers for services to the families near homelessness as well as other tenant needed services.

We look forward to working with the city of Council Bluffs and community housing organizations. Our team believes in a collaborative effort to ensure the highest quality developments when restoring neighborhoods.

Program & Unit Mix

UNITS:

PHASE 1: BUILDING ONE

1-BED/1-BATH	10	UNITS
2-BED/1-BATH	10	UNITS
4-BED/2-BATH	30	UNITS
TOTAL	**50**	**UNITS**

PHASE 2: BUILDING TWO

1-BED/1-BATH	6	UNITS
2-BED/1-BATH	6	UNITS
4-BED/2-BATH	18	UNITS
TOTAL	**30**	**UNITS**
OVERALL	**80**	**UNITS**

ACCESSIBLE UNITS REQUIRED (overall):

FULLY ACCESSIBLE	4	UNITS (5%)
COMMUNICATIONS	2	UNITS (2%)
TYPE A UNITS	12	UNITS (15%)
TOTAL	**18**	**UNITS**

PARKING (overall):

STANDARD	106	STALLS
ADA	6	STALLS
TOTAL	**112**	**STALLS**

PHASE 1:	70	STALLS REQ. (71 PROVIDED)
PHASE 2:	42	STALLS REQ. (27 PROVIDED)
TOTAL	**112**	**STALLS REQ. (98 PROVIDED)**



South 6th St & 21st Ave
Council Bluffs, Iowa

ARCHICON DEVELOPMENT

Design Requirements and Applicable Codes

APPLICABLE CODES

2015 IBC
2021 UPC
2021 IMC
2015 IFC
2012 IECC
2015 NFPA Life Safety Code
2017 NEC
2010 ADA Standards
Council Bluffs Municipal Code

ZONING REQUIREMENTS

Zoning designation: R3

Proposed uses:
Dwelling, Multifamily Permitted

Site requirements:

Site Area (5 or more units)	9,000 sf plus 2,000 sf per additional unit
FAR	*2.0 max.*
Building Coverage:	45% max.
Height:	60 ft max.
Front Yard Setbacks:	20 ft
Street Side Yard Setback:	15 ft
Rear Yard Setback:	20 ft
Impervious Coverage:	90% max.

BUILDING SQUARE FOOTAGE

Building One

First Level	18,142 gsf
Second Level	18,142 gsf
Third Level	18,142 gsf
Fourth Level	18,142 gsf
Total	**72,568 gsf**

Building Two

First Level	10,313 gsf
Second Level	10,313 gsf
Third Level	10,313 gsf
Fourth Level	10,313 gsf
Total	**41,252 gsf**

OFF-STREET PARKING REQUIREMENTS
(per Council Bluffs Municipal Code):

Code 15.23.060 Off-Street Parking Requirements:
Residential
- Efficiency and 1 Bedroom — 1 space per dwelling unit
- 2 Bedroom or More — 1 1/2 space per dwelling unit

Parking Count			
Unit Types	**# of Units**	**Calculation**	**Required**
1 Bedroom Unit	16	= 1 space x 16	16 Parking Stalls
2 Bedroom Unit	16	= 1.5 spaces x 16	24 Parking Stalls
4 Bedroom Unit	48	= 1.5 spaces x 48	72 Parking Stalls
Totals	**80**		**112 Parking Stalls**

IFA REQUIREMENTS

Minimum Unit Net Square Footage

Unit Type	Minimum Unit Net Square Footage
1 Bedroom	625
2 Bedroom	800
4 Bedroom	1,175

Property Lines and Setbacks

SITE

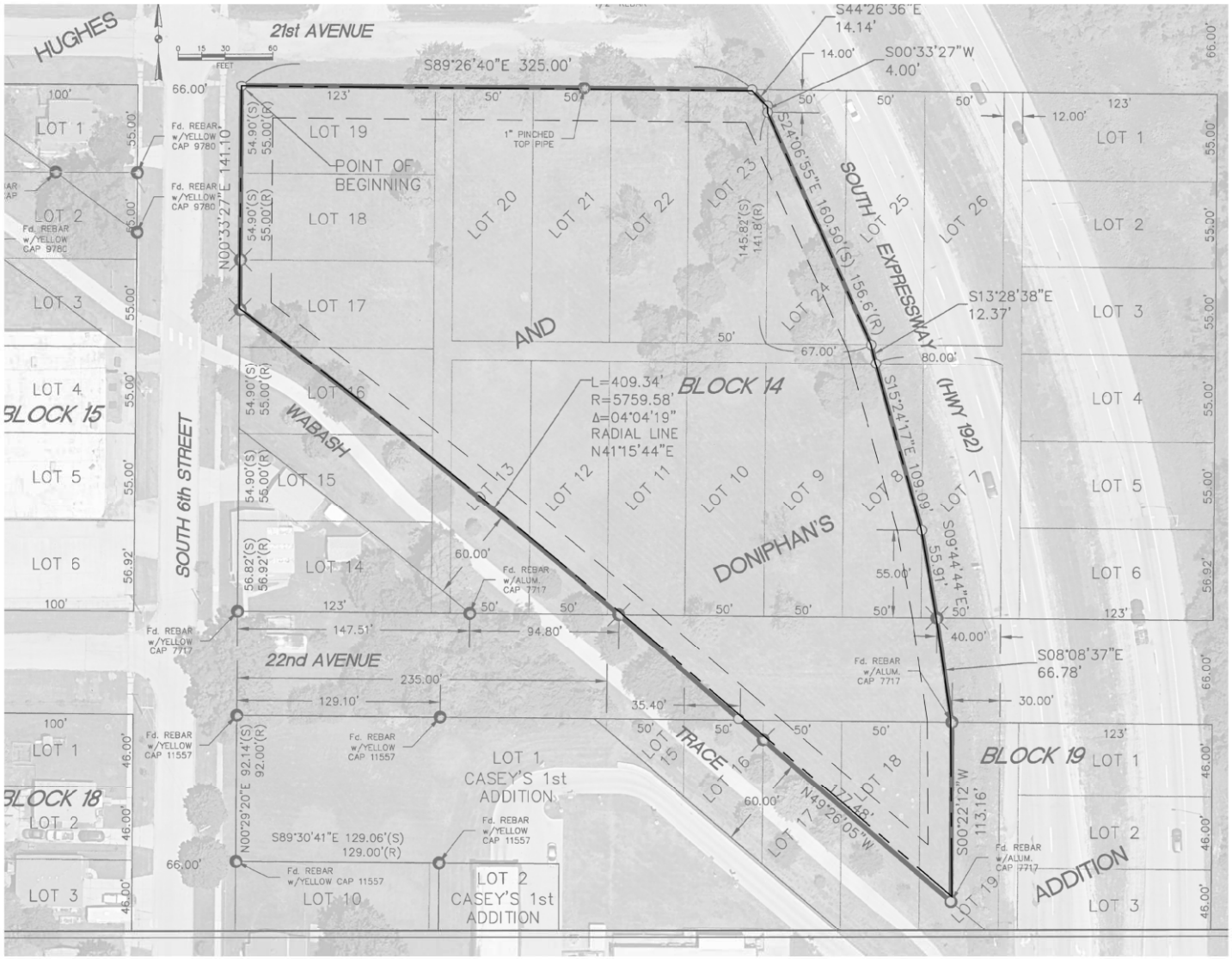
Site Area:
126,388 SF

Boundary Dimensions:

North:	325’ 0”
East:	527’ 8”
Southwest:	587’ 10”
West:	141’ 1”

Setbacks:

Front Yard:	20 ft
Street Side Yard:	15 ft
Rear Yard:	20 ft



PROPERTY SITE PLAN NOT TO SCALE

Phase One | Site Plan

PHASE ONE

Building One Unit Mix:

1-Bed/1-Bath	10	Units
2-Bed/1-Bath	10	Units
4-Bed/2-Bath	30	Units
Total	50	Units

Parking Count:

Standard	67	Stalls
ADA	4	Stalls
Total	71	Stalls

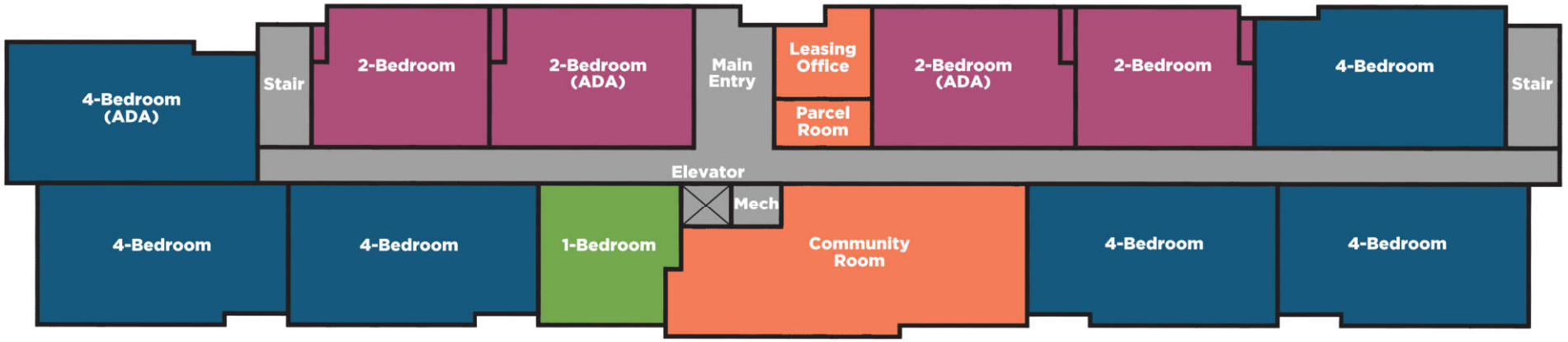


CONCEPTUAL SITE PLAN NOT TO SCALE

Phase One | Building One - Floor Plans



2nd-4th Floors



Ground Floor

Phase Two | Site Plan

PHASE TWO

Building Two Unit Mix:

1-Bed/1-Bath	6	Units
2-Bed/1-Bath	6	Units
4-Bed/2-Bath	18	Units
Total	30	Units

Parking Count (additional):

Standard	24	Stalls
ADA	3	Stalls
Total	27	Stalls



CONCEPTUAL SITE PLAN NOT TO SCALE

Phase Two | Building Two - Floor Plans



3rd & 4th Floors



Ground & 2nd Floors

Landscaping Plan

LANDSCAPE KEY

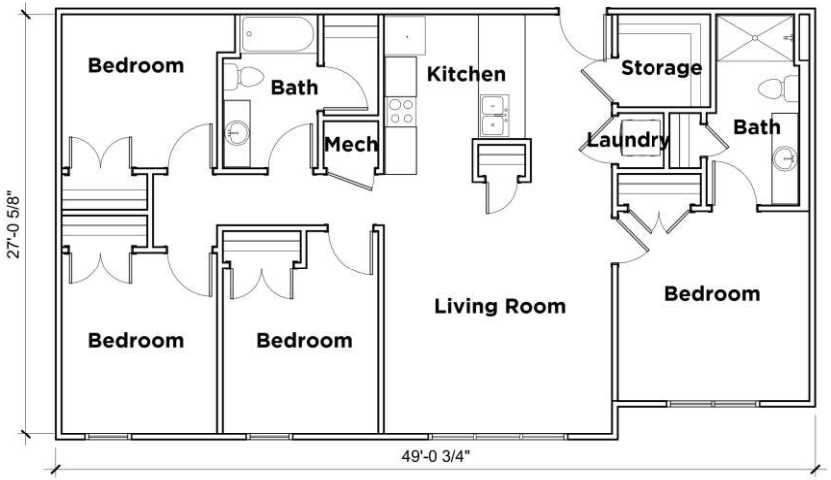
- **TRIUMPH ELM** *Ulmus "triumph"*
- **BALD CYPRESS** *Taxodium Distichum*
- **HEDGE MAPLE** *Acer Campestre*
- **SIDEOATS GRAMA** *Bouteloua Curtipendul*
- **VARIETY OF NATIVE GRASSES**
- **RUBBER TILES AT PLAYGROUND**

ALL OTHER OPEN AREAS TO BE SEEDED FOR TURF GRASS

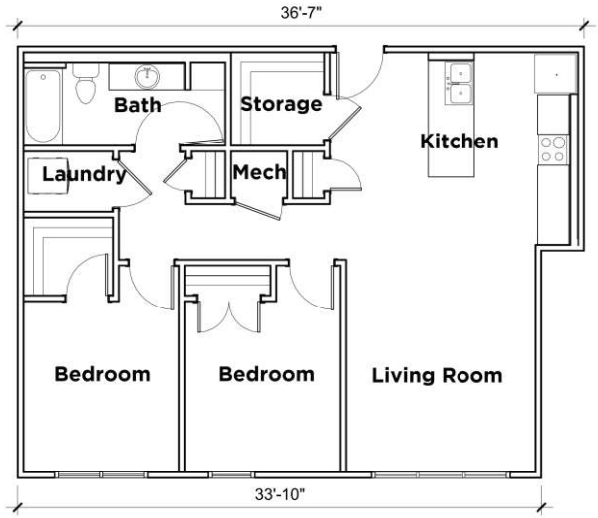


CONCEPTUAL LANDSCAPE PLAN NOT TO SCALE

Typical Unit Layouts



4-BEDROOM | 2-BATHROOM
1,211 SF

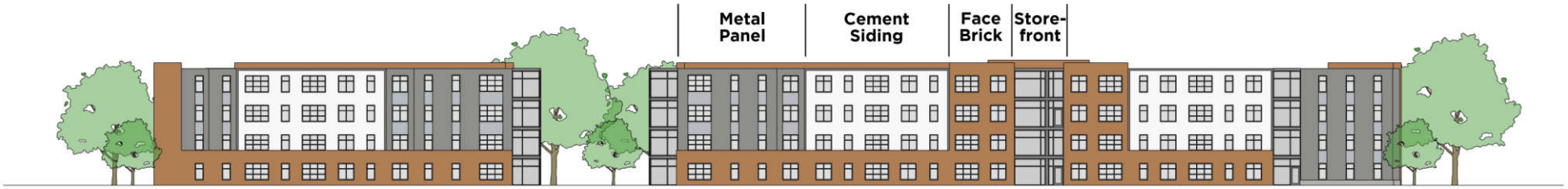


2-BEDROOM | 1-BATHROOM
875 SF



1-BEDROOM | 1-BATHROOM
674 SF

Exterior Elevations



PARKING LOT ELEVATION



BIKE PATH ELEVATION



BUILDING ONE NORTH ELEVATION



BUILDING ONE COURTYARD ELEVATION



BUILDING TWO COURTYARD ELEVATION



BUILDING TWO SOUTH ELEVATION

3D Views



BIKE PATH VIEW



BUILDING ONE ENTRY VIEW



PARKING LOT VIEW

Materials



1 | FACE BRICK



2 | CAST STONE
Detailing



3 | CEMENT SIDING
White



4 | METAL PANEL
Charcoal



5 | CONCRETE
Detailing



6 | STOREFRONT
Dark Bronze



7 | VINYL GRAPHICS
Exterior Signage

ARCHICON
DEVELOPMENT



ALLEY POYNER MACCHIETTO ARCHITECTURE

ARCH ICON
RESTORING NEIGHBORHOODS | REVITALIZING COMMUNITIES

509 Walker St. · Woodbine, IA 51579
Phone: (712) 647-3355

RESUME

Executive Summary

In 2010, Darin Smith and Mindy & Dustin Crook established Arch Icon Development and Arch Icon Construction. This leadership combination develops market-rate and affordable housing, along with commercial space development in the Midwest. Starting with a background in single family homes, custom built homes, apartment-to-condo conversions, projects have now evolved into multi-family housing, historic renovations, neighborhood redevelopment and developments for non-profits. With backgrounds in operations, construction, and property management, our experience and qualifications yield a well-rounded development team as evidenced by our success in recent years. Below is a list of past and current developments. Please visit www.arch-icon.com to view some our accomplishments.

Completed developments:

- Oddfellows / Siebels Renovation – $1.6M historic renovation creating (7) market-rate two-bedroom / two-bathroom apartments, restaurant, office and retail space utilizing state and Federal Historic Tax Credits, Grayfield Tax Credits, affordable housing (IJOBs) grant, State Housing Trust Fund, CDBG funds, Main Street Iowa IJOBS, Rural Energy for America funding and Tax Increment Financing, Woodbine, IA. Completed December 2010.
- Alegent Health Clinic - $1.25M project sponsored by the Woodbine Community Betterment and Development Corporation to construct a new 5,700 square foot health clinic to be leased to Alegent Health utilizing USDA Community Facility Loan and Grant funding, Woodbine, IA. Completed March 2011.
- Woodbine Savings Bank – $2.5M historic renovation and rehabilitation of (11) one-bedroom / one-bathroom apartments and commercial space utilizing Low Income Housing Tax Credits, Federal Historic Tax Credits, HOME and CDBG funds and Tax Increment Financing, Woodbine, IA. Completed November 2011.
- Historic Gas Station Renovation - $100,000 adaptive reuse of historic “eyebrow” gas station into the Woodbine “Main Street Station” chamber office, community meeting space and visitor welcome center, Woodbine, IA. Completed December 2011.
- Historic Grain Elevator / Public Art project - $200,000 rehabilitation of historic grain elevator at the entrance to the City of Woodbine, IA with the addition of LED-lighted public art to its façade. Completed August 2011.
- Community and Youth Amphitheater Design and Construction - $60,000 project to create an open-air community event space for the City of Woodbine, IA. Completed August 2011.
- Façade Master Plan - $1M project with $500,000 in State of Iowa Downtown Revitalization CDBG funds to historically and sustainably renovate the facades of 25 Buildings in Woodbine, IA’s Historic Main Street district. Completed in 2011-2012.

- Artisan - $500,000 historic renovation creating an Artist's Business School, an artist's studio and gallery, glass blowing shop with (1) upper floor loft apartment. Sources of funding included Federal and State Historic Tax Credits, CDBG funds and Tax Increment Financing, Woodbine, IA. Completed December 2012.
- Movers and Shakers - $200,000 adaptive-reuse project, creating a martial arts and dance studio utilizing State and Federal Historic Tax Credits, CDBG funds and Tax Increment Financing, Woodbine, IA. Completed December 2012.
- The Junction – $2M historic renovation creating (12) Market-rate apartments and commercial space at 24th and Farnam, Omaha, NE utilizing Federal Historic Tax Credits. Completed April 2013.
- Main Street Upper Floor Housing - $700,000 development to renovate and add (6) upper floor one- and two-bedroom apartments on Woodbine's Main Street utilizing CDBG funding. Completed December 2013.
- Normal Street Townhomes Multifamily housing – $900,000 development to build (7) townhome style apartments in Woodbine, IA utilizing $704,000 in CDBG funding. Completed May 2013.
- Broadway Dental Clinic – Worked with area dentists over a 2-year period to develop a new dental clinic for Woodbine, IA. Served as general contractor for $228,000 apartment renovation of (2) units above new dental clinic. Completed December 2013.
- Rose Court Estates – $2.7M housing development to build (14) new duplexes in Woodbine, IA with $2.2M in CDBG Funding and $325,000 in TIF. Completed November 2014.
- Longview Townhomes – $2M housing development to build (10) new townhomes in Missouri Valley, IA with $1.6M in CDBG and $190,000 in TIF. Completed October 2014.
- The Flats on Howard – $19M Historic Revitalization of 8 properties (12 buildings) including a two-block neighborhood site redevelopment in the Howard Street Historic Apartment District between 22nd and 24th and Howard, Omaha, NE. (63) apartments were completed and 100% leased in 2015. The remaining (92) were completed in July 2016.
- Lofts on 24th – $5.0M adaptive reuse historic renovation of the H. Thiessen Pickle Co. / Aksarben Beef Building at 24th and Vinton, Omaha into (20) affordable loft style apartments utilizing Low Income Housing Tax Credits and Historic Tax Credits. Development serves families with children of special needs. Completed July 2016.
- Aberdeen Apartments – $12M historic renovation and rehabilitation of the Central High School Annex Building located in Sioux City, IA into (46) one-, two-, three- and four-bedroom apartments utilizing Low-Income Housing Tax Credits and Historic Tax Credits. Completed November 2018
- Everett School – $5M historic renovation and rehabilitation of the Everett School Elementary School Building located in Sioux City, IA into (20) affordable one-, two-, three- and four-bedroom units utilizing Low Income Housing Tax Credits and Historic Tax Credits. Completed June 2019.
- Eagle Heights Apartments – $8M new construction of (44) one-, two- and three-bedroom units utilizing Low-Income Housing Tax Credits, HOME Funds, Tax Increment Financing (TIF). This project is located in Omaha, NE. This is a partnership between Arch Icon and the Nebraska Urban Indian Health Coalition. Completed July of 2020.
- Cedarwood - $8M rehabilitation of the 150 Cedarwood apartments in Omaha. Arch Icon Development was consultant to Metonic to secure and allocation of Low-Income Housing Tax Credits as the primary source of funding. Arch Icon Construction will serve as the General Contractor for the $8M renovation. Completed December 2020.
- Garage Lofts Apartments- $6.3M new construction of (30) affordable apartments in a mix of (18) three-bedroom and (12) four-bedroom units utilizing Low-Income Housing Tax Credits & HOME Funds. There is a total of (20) LIHTC units, (4) LIHTC / HOME units and (6) Market-Rate units. This project is located 424 S. 24th Street, Omaha, NE. Completed February 2021.

Developments in the works:

- NUIHC Center – $8M redevelopment of the old Eagles Club located at 2226 N. Street, Omaha, NE. This will be the new home for Nebraska Urban Indian Health Coalition. The development is currently in Construction phase and planned to be completed early Spring 2022.
- The Cottages by Siena / Francis House- $8.2M new construction project of (50) "tiny homes" for the homeless. Arch Icon Development is the consultant to Siena Francis House to secure the allocation of LIHTC. Arch Icon Construction will serve as the General Contractor for the project. Construction started in November of 2021; completion expected December 2022.

- 1120 Lofts Apartments - $ 7M new construction of (30) affordable apartments in a mix of (18) three-bedroom and (12) four-bedroom units utilizing Low-Income Housing Tax Credits and National Housing Trust Funds. There is a total of (24) LIHTC units, (5) LIHTC / HOME units and (6) Market Rate units. This project is located 20th & Paul in Omaha, NE. Construction will commence spring of 2022 and will be completed spring 2023.

Administrative / Compliance Qualifications

- Section 42, LIHTC development and management compliance requirements
- Historic Preservation Tax Credit Federal and State of Iowa and Nebraska programs following the Secretary of the Interior's Standards for Rehabilitation
- Tax credit syndicator and lender due diligence requirements
- HOME, CDBG and HTF funds management including:
  - Environmental Assessment
  - Administrative Plan
  - Section 106 Review
  - Fair Housing Marketing Plan
  - Procurement bid process and construction contract documentation
  - Davis Bacon wage classification, management, and reporting
- Class A High-rise General Contractor License in Omaha, Nebraska
- Construction general contractor license in the State of Iowa
- Hazard abatement including lead safe practices certification, asbestos abatement, and radon mitigation requirements
- Iowa Green Streets sustainable design and energy efficiency best practices.

ARCH ICON
RESTORING NEIGHBORHOODS | REVITALIZING COMMUNITIES
DEVELOPMENT

Spin Lofts - Project Timeline

EVENT	Date	
Council Bluffs RFP Due	2/10/2022	
Preferred Applicant	2/22/2022	
PHASE ONE		
Application Due to IFA	4/13/2022	
Threshold Deficiency	6/2022	
Reservation Awarded	8/2022	LIHTC Secured
Closing / Site Control	11/1/2022	
Construction Documents	2/1/2023	
Permit / Bid Set released	2/15/2023	
CB HOME / HOME ARP Release of Funds	3/1/2023	
All HOME Loan Docs Executed	3/15/2023	All HOME Funds Secured
Bidding & Negotiations	3/15/2023	
Lender / Investor Closing	4/1/2023	Construction / Perm Loans Secure
Begin Construction	4/15/2023	
Begin Prelease-Up	4/1/2024	
Construction Complete	5/1/2024	
Placed-in-Service	6/1/2024	
PHASE TWO		
Application Due to IFA	4/12/2023	
Threshold Deficiency	6/2023	
Reservation Awarded	8/2023	LIHTC Secured
Construction Documents	2/1/2024	
CB / State HOME Release of Funds	3/1/2024	
All HOME Loan Docs Executed	3/15/2024	All HOME Funds Secured
Permit / Bid Set Released	2/15/2024	
Bidding & Negotiations	3/15/2024	
Lender / Investor Closing	4/1/2024	Construction / Perm Loans Secure
Begin Construction	4/15/2024	
Begin Prelease-Up	4/1/2025	
Construction Complete	5/1/2025	
Place-in-Service	6/1/2025	

Note: Applications for workforce housing tax credits and/or grayfield tax credits may require more than one round of applying in order to secure tax credits. Owner equity will be committed for these sources until such time as they can be secured.

SPIN LOFTS — SOURCE AND USES OF FUNDS

2/1/2022

Sources		50 Per Unit
Land	$ 100,000	$ 2,000
Site Work	$ 50,000	$ 1,000
Construction Hard Costs	$ 8,650,000	$ 173,000
Contingency	$ 500,000	$ 10,000
Soft Costs	$ 1,137,005	$ 22,740
Reserves	$ 185,000	$ 3,700
Developer Fee	$ 650,000	$ 13,000
	$ 11,272,005	$ 225,440

Uses		
Conventional Loan	$ 1,500,000	$ 30,000
CB HOME ARP	$ 700,000	$ 14,000
CB HOME Funds	$ 400,000	$ 8,000
LIHTC	$ 8,246,905	$ 164,938
Deferred Developer Fee	$ 325,000	$ 6,500
GP / Owner Equity	$ 100,100	$ 2,002
	$ 11,272,005	$ 225,440

Annual Operating Proforma

Income		Monthly	Annually
1 Bed 1 Bath	10	$ 554	$ 66,492
2 Bed 2 Bath	10	$ 625	$ 74,976
4 Bed 2 Bath	30	$ 756	$ 272,040
Rental Income			$ 413,508
Vacancy 7%			$ (28,946)
Other Income			$ 2,508
Total Income			$ 387,070

	Per Unit Per Annum		
Expenses (including taxes)	$ (4,535)	$ (18,896)	$ (226,750)
Reserves	$ (350)	$ (1,458)	$ (17,500)
Total Expenses and Reserves	$ (4,885)	$ (20,354)	$ (244,250)

Net Operating Income			$ 142,820
	DSCR	1.52	$ (93,734)
1ST	Loan Amount	$ 1,500,000	
MORTGAGE	Interest Rate	5.25	
	Term	$ 35	
	Operating Income After 1st Mortgage		$ 49,087
	DSCR	2.27	$ (21,667)
Deferred Developer Fee	Loan Amount	$ 325,000	
Per IFA must be repayable in 15 years	Interest Rate	0	
	Term	$ 15	
	Operating Income After DDF		$ 27,420
	Debt Service for Combined Mortgages		1.238

Project Name: Spin Lofts

PRO FORMA

	Revenue Escalation	*2%*	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Gross Rents			$ 34,459	$ 413,508	$ 421,778	$ 430,214	$ 438,818	$447,594	$456,546	$465,677	$474,991	$484,491	$494,180	$504,064	$514,145	$524,428	$534,917	$545,615
Vacancy		7%	$ (2,412)	$ (28,946)	$ (29,524)	$ (30,115)	$ (30,717)	$ (31,332)	$ (31,958)	$ (32,597)	$ (33,249)	$ (33,914)	$ (34,593)	$ (35,284)	$ (35,990)	$ (36,710)	$ (37,444)	$ (38,193)
Other Income			$ 209	$ 2,508	$ 2,558	$ 2,609	$ 2,662	$ 2,715	$ 2,769	$ 2,824	$ 2,881	$ 2,939	$ 2,997	$ 3,057	$ 3,118	$ 3,181	$ 3,244	$ 3,309
Total Income			$ 32,256	$ 387,070	$ 394,812	$ 402,708	$ 410,762	$418,977	$427,357	$435,904	$444,622	$453,515	$462,585	$471,837	$481,273	$490,899	$500,717	$510,731
	Expense Escalation	*3%*	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
General and\or Administrative Expenses			$ 1,271	$ 15,250	$ 15,708	$ 16,179	$ 16,664	$ 17,164	$ 17,679	$ 18,209	$ 18,756	$ 19,318	$ 19,898	$ 20,495	$ 21,110	$ 21,743	$ 22,395	$ 23,067
NIFA Annual Compliance Fee *(no escalation)*			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Expenses			$ 6,708	$ 80,500	$ 82,915	$ 85,402	$ 87,965	$ 90,603	$ 93,322	$ 96,121	$ 99,005	$101,975	$105,034	$108,185	$111,431	$114,774	$118,217	$121,763
Maintenance Expenses			$ 5,917	$ 71,000	$ 73,130	$ 75,324	$ 77,584	$ 79,911	$ 82,308	$ 84,778	$ 87,321	$ 89,941	$ 92,639	$ 95,418	$ 98,281	$101,229	$104,266	$107,394
Other Expenses			$ 2,500	$ 30,000	$ 30,900	$ 31,827	$ 32,782	$ 33,765	$ 34,778	$ 35,822	$ 36,896	$ 38,003	$ 39,143	$ 40,317	$ 41,527	$ 42,773	$ 44,056	$ 45,378
Management Fee		2%	$ 1,667	$ 20,000	$ 20,400	$ 20,808	$ 21,224	$ 21,649	$ 22,082	$ 22,523	$ 22,974	$ 23,433	$ 23,902	$ 24,380	$ 24,867	$ 25,365	$ 25,872	$ 26,390
Taxes		2.00%	$ 833	$ 10,000	$ 10,200	$ 10,404	$ 10,612	$ 10,824	$ 11,041	$ 11,262	$ 11,487	$ 11,717	$ 11,951	$ 12,190	$ 12,434	$ 12,682	$ 12,936	$ 13,195
Total Operating Expenses			$ 18,896	$ 226,750	$ 233,253	$ 239,944	$ 246,830	$253,917	$261,210	$268,715	$276,438	$284,387	$292,567	$300,985	$309,649	$318,566	$327,742	$337,186
Replacement Reserves			$ 1,458	$ 17,500	$ 18,025	$ 18,566	$ 19,123	$ 19,696	$ 20,287	$ 20,896	$ 21,523	$ 22,168	$ 22,834	$ 23,519	$ 24,224	$ 24,951	$ 25,699	$ 26,470
Annual Amount per unit		$1,458																
Annual Escalation of Reserves		3%																
Net Operating Income (NOI)			$ 11,902	$ 142,820	$ 143,534	$ 144,198	$ 144,809	$145,364	$145,860	$146,294	$146,661	$146,959	$147,185	$147,333	$147,400	$147,382	$147,275	$147,075

Debt Information	Amount	Rate	Term	Monthly Debt Service														
Conventional Loan	$ 1,500,000	5.25%	35	$ 7,811	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734	$ 93,734
HOME Funds	$ 400,000	0.00%	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Second Mortgage	$ 700,000	0.00%	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other (please list below):																		
DDF	$ 325,000	0.00%	15	$ 1,806	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667	$ 21,667
Total Debt Service				$ 9,617	$ 115,400	$ 115,400	$ 115,400	$ 115,400	$115,400	$115,400	$115,400	$115,400	$115,400	$115,400	$115,400	$115,400	$115,400	$115,400
Net Cash Flow				$ 2,285	$ 27,420	$ 28,134	$ 28,798	$ 29,409	$ 29,964	$ 30,460	$ 30,893	$ 31,261	$ 31,559	$ 31,784	$ 31,932	$ 32,000	$ 31,982	$ 31,875	$ 31,674
Debt Service Coverage Ratio Average	1.2 - 1.5				1.2376	1.2438	1.2495	1.2548	1.2597	1.2639	1.2677	1.2709	1.2735	1.2754	1.2767	1.2773	1.2771	1.2762	1.2745

SPIN LOFTS 2 **SOURCE AND USES OF FUNDS**

2/2/2022 30

Sources

		Per Unit
Land	$ -	$ -
Site Work	$ 25,000	$ 833
Construction Hard Costs	$ 5,230,000	$ 174,333
Contingency	$ 300,000	$ 10,000
Soft Costs	$ 743,081	$ 24,769
Reserves	$ 118,000	$ 3,933
Developer Fee	$ 410,000	$ 13,667
	$ 6,826,081	$ 227,536

Uses

Conventional Loan	$ 900,000	$ 30,000
Council Bluffs HOME funds	$ 100,000	$ 3,333
State HOME funds	$ 100,000	$ 3,333
Workforce Housing Tax Credits	$ 100,000	$ 3,333
Grayfield Tax Credits	$ 100,000	$ 3,333
LIHTC	$ 5,270,981	$ 175,699
Deferred Developer Fee	$ 205,000	$ 6,833
GP / Owner Equity	$ 50,100	$ 1,670
	$ 6,826,081	$ 227,536

Annual Operating Proforma

Income		Monthly	Annually
1 Bed 1 Bath	6	$ 498	$ 35,820
2 Bed 2 Bath	6	$ 708	$ 50,940
4 Bed 2 Bath	18	$ 792	$ 171,120
Rental Income			$ 257,880
Vacancy 7%			$ (18,052)
Other Income			$ 1,692
Total Income			$ 241,520

	Per Unit Per Annum		
Expenses (including taxes)	$ (4,565)	$ (11,413)	$ (136,950)
Reserves	$ (350)	$ (875)	$ (10,500)
Total Expenses and Reserves	$ (4,915)	$ (12,288)	$ (147,450)

Net Operating Income			$ 94,070
	DSCR	1.62	$ (57,998)
1ST	Loan Amount	$ 900,000	
MORTGAGE	Interest Rate	5.50	
	Term	$ 35	
	Operating Income After 1st Mortgag		$ 36,073
	DSCR	2.64	$ (13,667)
Deferred Developer Fee	Loan Amount	$ 205,000	
Per IFA must be repayble in 15 years	Interest Rate	0	
	Term	$ 15	
	Operating Income After DDF		$ 22,406
	Debt Service for Combined Mortgage		1.313

Project Name: Spin Lofts 2

PRO FORMA

	Revenue Escalation	*2%*	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Gross Rents			$ 21,490	$ 257,880	$ 263,038	$ 268,298	$ 273,664	$ 279,138	$ 284,720	$ 290,415	$ 296,223	$ 302,148	$ 308,190	$ 314,354	$ 320,641	$ 327,054	$ 333,595	$ 340,267
Vacancy		7%	$ (1,504)	$ (18,052)	$ (18,413)	$ (18,781)	$ (19,157)	$ (19,540)	$ (19,930)	$ (20,329)	$ (20,736)	$ (21,150)	$ (21,573)	$ (22,005)	$ (22,445)	$ (22,894)	$ (23,352)	$ (23,819)
Other Income			$ 141	$ 1,692	$ 1,726	$ 1,760	$ 1,796	$ 1,831	$ 1,868	$ 1,905	$ 1,944	$ 1,982	$ 2,022	$ 2,063	$ 2,104	$ 2,146	$ 2,189	$ 2,233
Total Income			$ 20,127	$ 241,520	$ 246,351	$ 251,278	$ 256,303	$ 261,429	$ 266,658	$ 271,991	$ 277,431	$ 282,980	$ 288,639	$ 294,412	$ 300,300	$ 306,306	$ 312,432	$ 318,681

	Expense Escalation	*3%*	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
General and\or Administrative Expenses			$ 1,038	$ 12,450	$ 12,824	$ 13,208	$ 13,604	$ 14,013	$ 14,433	$ 14,866	$ 15,312	$ 15,771	$ 16,244	$ 16,732	$ 17,234	$ 17,751	$ 18,283	$ 18,832
NIFA Annual Compliance Fee *(no escalation)*			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Expenses			$ 4,083	$ 49,000	$ 50,470	$ 51,984	$ 53,544	$ 55,150	$ 56,804	$ 58,509	$ 60,264	$ 62,072	$ 63,934	$ 65,852	$ 67,827	$ 69,862	$ 71,958	$ 74,117
Maintenance Expenses			$ 3,500	$ 42,000	$ 43,260	$ 44,558	$ 45,895	$ 47,271	$ 48,690	$ 50,150	$ 51,655	$ 53,204	$ 54,800	$ 56,444	$ 58,138	$ 59,882	$ 61,678	$ 63,529
Other Expenses			$ 1,250	$ 15,000	$ 15,450	$ 15,914	$ 16,391	$ 16,883	$ 17,389	$ 17,911	$ 18,448	$ 19,002	$ 19,572	$ 20,159	$ 20,764	$ 21,386	$ 22,028	$ 22,689
Management Fee		2%	$ 1,000	$ 12,000	$ 12,240	$ 12,485	$ 12,734	$ 12,989	$ 13,249	$ 13,514	$ 13,784	$ 14,060	$ 14,341	$ 14,628	$ 14,920	$ 15,219	$ 15,523	$ 15,834
Taxes		2.00%	$ 542	$ 6,500	$ 6,630	$ 6,763	$ 6,898	$ 7,036	$ 7,177	$ 7,320	$ 7,466	$ 7,616	$ 7,768	$ 7,923	$ 8,082	$ 8,244	$ 8,408	$ 8,577
Total Operating Expenses			$ 11,413	$ 136,950	$ 140,874	$ 144,911	$ 149,066	$ 153,342	$ 157,742	$ 162,269	$ 166,929	$ 171,725	$ 176,660	$ 181,738	$ 186,965	$ 192,344	$ 197,880	$ 203,577
Replacement Reserves			$ 875	$ 10,500	$ 10,815	$ 11,139	$ 11,474	$ 11,818	$ 12,172	$ 12,538	$ 12,914	$ 13,301	$ 13,700	$ 14,111	$ 14,534	$ 14,970	$ 15,420	$ 15,882
Annual Amount per unit		$875																
Annual Escalation of Reserves		3%																
Net Operating Income (NOI)			$ 7,839	$ 94,070	$ 94,662	$ 95,227	$ 95,764	$ 96,270	$ 96,744	$ 97,184	$ 97,588	$ 97,954	$ 98,280	$ 98,563	$ 98,801	$ 98,992	$ 99,133	$ 99,222

Debt Information	Amount	Rate	Term	Monthly Debt Service														
Conventional Loan	$ 900,000	5.50%	35	$ 4,833	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998	$ 57,998
CB HOME Funds	$ 100,000	0.00%	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
STATE HOME Funds	$ 100,000	0.00%	20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other (please list below):																		
DDF	$ 205,000	0.00%	15	$ 1,139	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667	$ 13,667
Total Debt Service				$ 5,972	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664	$ 71,664
Net Cash Flow			$ 1,867	$ 22,406	$ 22,998	$ 23,563	$ 24,099	$ 24,606	$ 25,080	$ 25,520	$ 25,924	$ 26,289	$ 26,615	$ 26,898	$ 27,136	$ 27,327	$ 27,469	$ 27,558
Debt Service Coverage Ratio Average	1.2 - 1.5			1.3127	1.3209	1.3288	1.3363	1.3433	1.3500	1.3561	1.3617	1.3668	1.3714	1.3753	1.3787	1.3813	1.3833	1.3845

ARCH ICON
RESTORING NEIGHBORHOODS | REVITALIZING COMMUNITIES

Project Contingencies

- Site Control - Arch Icon will need a purchase contract with the City of Council Bluffs that is good for at least 9 months from April 13th, 2022 (Iowa Finance Authority (IFA) LIHTC application due date) to demonstrate site control. Purchase contract preliminary terms:
  - $100,000 purchase price, $5,000 non-refundable earnest deposit, upon purchase agreement execution.
  - Contingent upon allocation of 2022 LIHTC from IFA in August 2022.
  - Option to extend contract for IFA 2023 application with additional $5,000 deposit.
  - Closing timeframe can be negotiated with the City of Council Bluffs. Closing can occur after conditional reservation of 2022 LIHTC from IFA, or closing could occur after HOME environmental review completion and release of all HOME funds.
  - Note: For purposes of compliance with IFA Section 42 LIHTC development, Phase One and Phase Two must each be owned by its own single asset entity. Arch Icon will need the City of Council Bluff's cooperation in the legal separation of Phase One and Phase Two parcels to be coordinated once an allocation of LIHTC for Phase One is secured from IFA.

- City of Council Bluffs
  - Commitment of at least $700K in HOME ARP funds for Phase One, (5) units for families near homelessness – required for IFA application April 13th
  - Commitment of at least $400K in Council Bluffs HOME funds for Phase One – required for IFA application April 13th
  - Commitment to area improvements including raising site elevation using CDBG funds prior to or in conjunction with Phase One construction commencement.
  - Property tax exemption or abatements as available / eligible.
  - Coordination of site utilities improvements.
  - Cooperation with requirements of title commitment dated January 17th, 2022 including the vacation of 10 feet of the north-south alley. A survey reflecting title commitment requirements and exceptions is underway by TD2. Title commitment can be provided upon request.
  - Cooperation with an application to MHA for project-based vouchers for at least the units serving families near homelessness.

- Arch Icon may apply for other sources of funding for both Phase One and Two as needed or available including Workforce Housing Tax Credits, Grayfield Tax Credits, State HOME funds, etc. Owner equity / deferred developer fee may be committed until other sources can be secured.

- A noise study may be needed asap for the IFA application if we apply for State HOME funds.

- Note that these contingencies can be negotiated if Arch Icon Development is selected in response to the RFP.