



Kentucky Affordable Housing Conference

Innovative Solutions: Housing Preservation

THE LANDINGS AT MAYSVILLE HIGH SCHOOL

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AT MAYSVILLE HIGH SCHOOL



WallickCommunities.com



Partners: Thank You!



Subordinated HOME Loan



Construction Loan & Tax Credit Equity



Buffalo Trace Housing Corporation: NP Partner

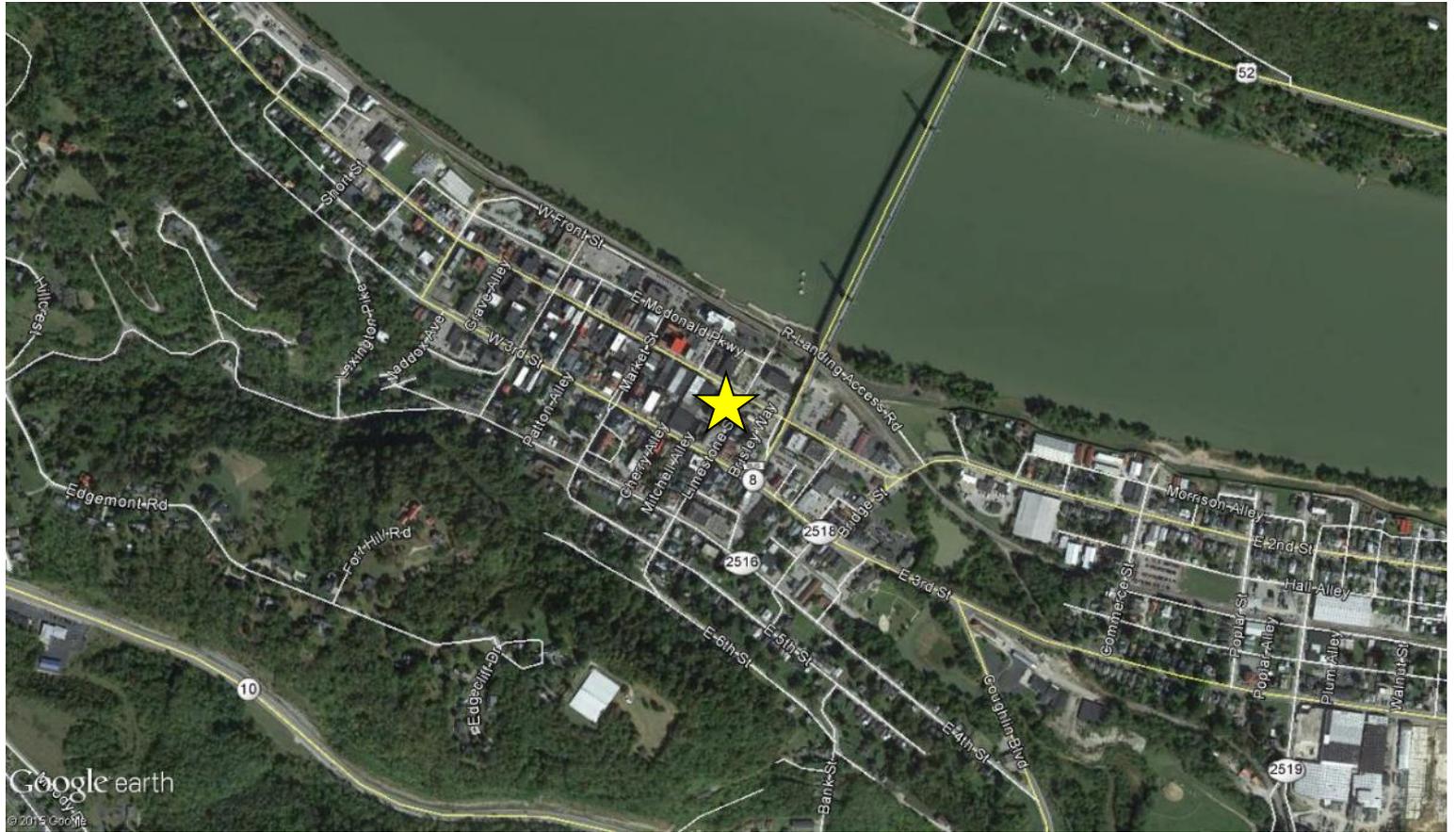
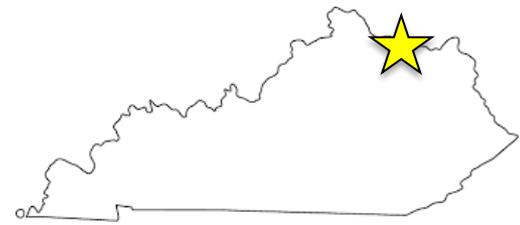


State Historic Tax Credits



General Contractor & Property Manager

Location:



History: 1909 - 1991



History: 1996 - 2012



History: 1996 - 2012



History: 1996 - 2012



History: 1996 - 2012



History: 1996 - 2012



History: 1996 - 2012



History: 1996 - 2012



History: 1996 - 2012



Financing:

Source:	Amount:
Tax Credit Equity (LIHTC & Federal Historic)	\$3,813,531
Subordinate KHC HOME Loan	\$961,202
State Historic Tax Credits	\$199,930
Deferred Development Fee	\$52,590
TOTAL:	\$5,027,253

Use:	Amount:
Acquisition	\$1,053,731
Construction Costs	\$2,740,450
Developer Fee	\$642,500
Development Costs & Reserves	\$590,572
TOTAL:	\$5,027,253

Transformation: 2014



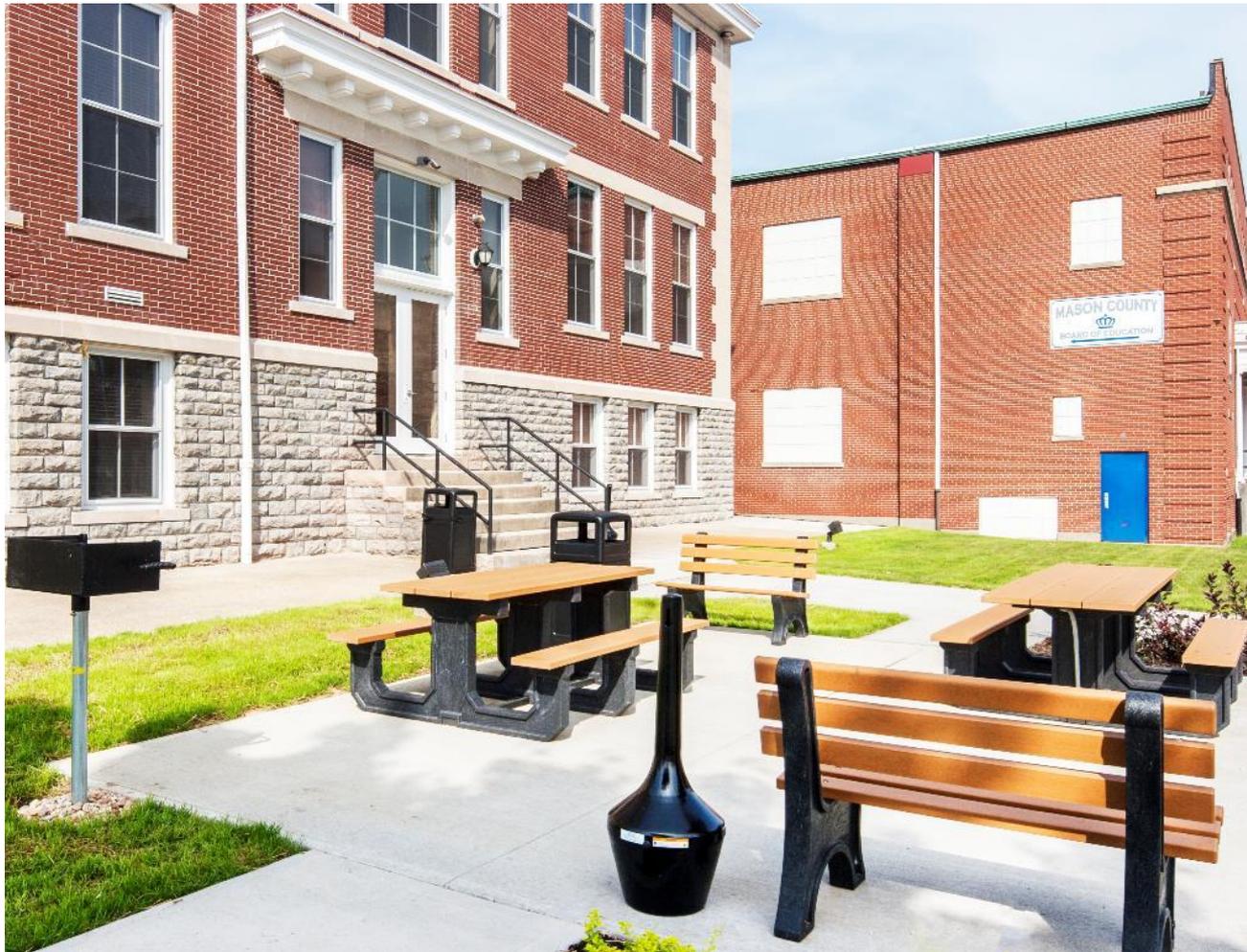
Transformation: 2014



Transformation: 2014



Transformation: 2014



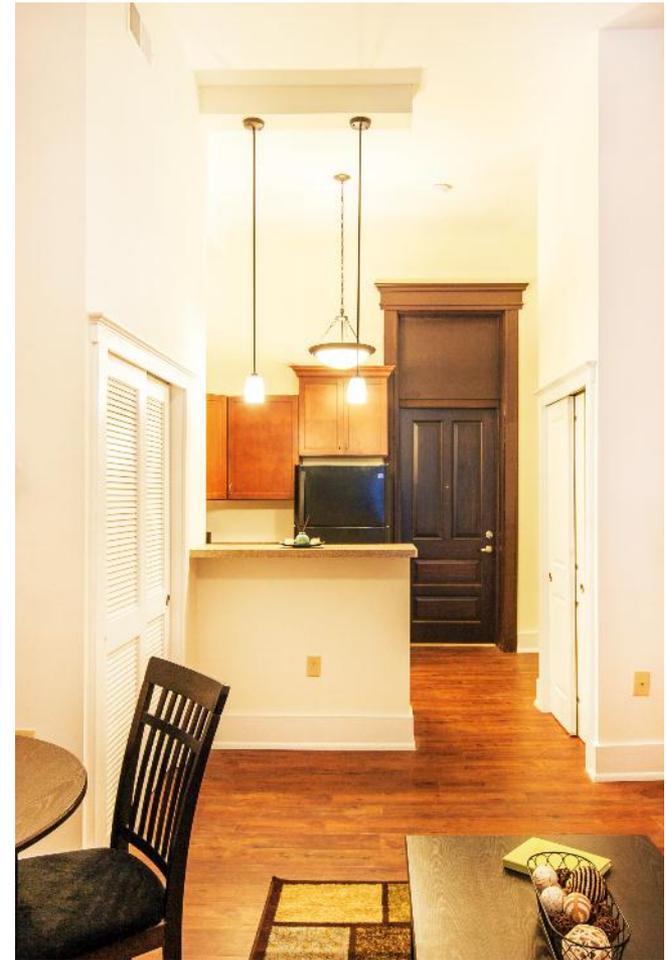
Transformation: 2014



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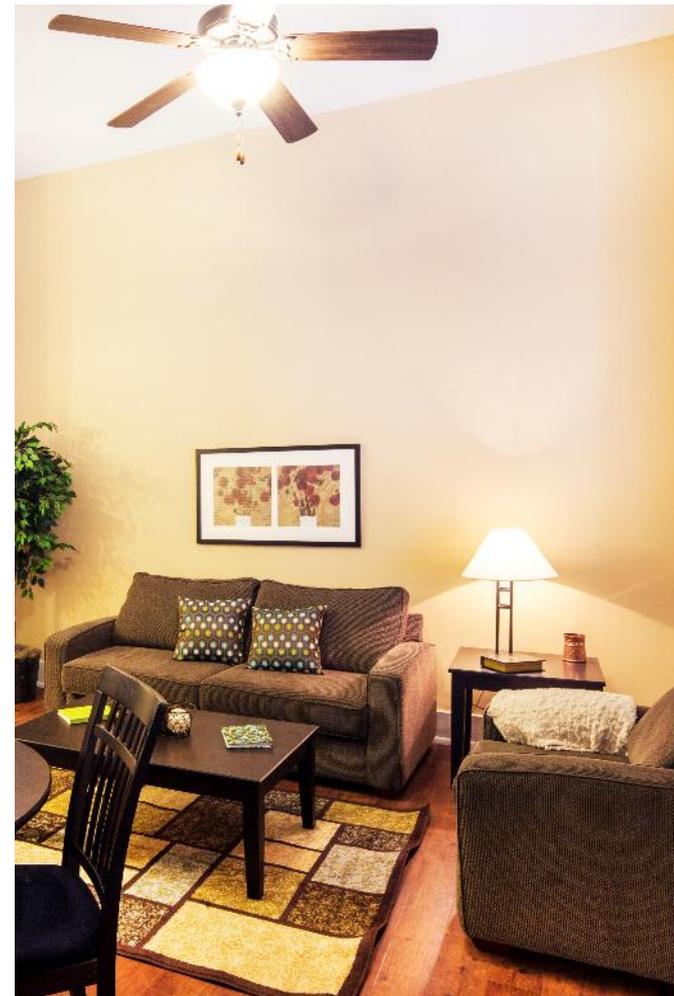
Transformation: 2014



Transformation: 2014



Transformation: 2014



Results: Success!

- **29 Units**
 - 7 One-Bedrooms
 - 18 Two-Bedrooms
 - 4 Three-Bedrooms
- **4 month lease-up**
- **100% occupied w/ waitlist**



Questions?