

ATLANTA DEVELOPMENT AUTHORITY
\$44,023,444 Lease Purchase Bond Inducement Resolution
Bridges at Landrum

PURPOSE: To approve the financing of the construction of 216 units of multifamily housing.

LOCATION: 2944 Landrum Drive, SW, 30311
Council District: 11 **NPU:** R **APS District:** 6

OWNERSHIP ENTITY: Landrum Family Development, LP

DEVELOPER: LDG Development

TYPE: Multifamily

SET ASIDE UNITS: 184 units @ 60% Area Median Income (AMI) or below; 32 Market Rate Units

AFFORDABILITY PERIOD: 10-year period; however, this project also has tax-exempt bond financing as a result the affordability period will actually be the longer of 15 years, bonds outstanding or the term of a federal housing assistance program.

DESCRIPTION: Bridges at Landrum is located in Southwest Atlanta neighborhood. Community amenities will include Energy Star appliances, washer and dryer hook ups, energy efficient heating and air, swimming pool, business center, fitness room, and community space.

UNIT MIX:

AMI	# of Units	Unit Floorplan	Unit Size (SF)	Unit Rental
60%	24	1 bd	728	\$809
	52	2 bd	964	\$960
	108	3 bd	1,317	\$1,093
Unrestricted	8	1 bd	728	\$897
	8	2 bd	964	\$1,077
	16	3 bd	1,317	\$1,243
Total Units:		216		

DEVELOPMENT BUDGET:

Sources

Tax Exempt Bonds	\$24,000,000
Federal Tax Credit Equity	\$10,985,476
State Tax Credit Equity	\$7,482,748
Deferred Developer Fee	\$1,555,221
Total Construction Sources	\$44,023,444
Permanent Debt	\$21,750,000
Federal Tax Credit Equity	\$12,924,089
State Tax Credit Equity	\$8,803,233
Deferred Developer Fee	\$546,122
Total Permanent Sources	\$44,023,444

Uses

Acquisition	\$1,500,000
Hard Costs	\$31,464,569
Contingency	\$1,314,900
Soft Costs	\$2,764,462
Financing	\$638,135
Interim Expenses	\$1,862,500
Syndication Expenses	\$75,000
Reserves	\$1,020,828
Developer Fee	\$3,383,000
Total Uses	\$44,023,444

TAX IMPLICATIONS/FISCAL IMPACT:

Direct Capital Investment	\$44,023,444
Total Economic Impact *	\$66,541,744
Permanent Jobs Created**	5
Current Property Tax Assessed Value	\$475,000
Estimated Assessed Property Tax Value After Completion***	\$17,609,378
Property Tax Liability over 10 years***	\$7,290,282
Total Tax Savings over 10 years***	\$2,004,828
Total Net Tax Liability over 10 years***	\$5,285,455
APS Taxes over 10 Years***	\$2,648,013

*Based on IMPLAN Analysis

**Based on estimates provided by the developer.

***Based on 10yr Lease Purchase Bond

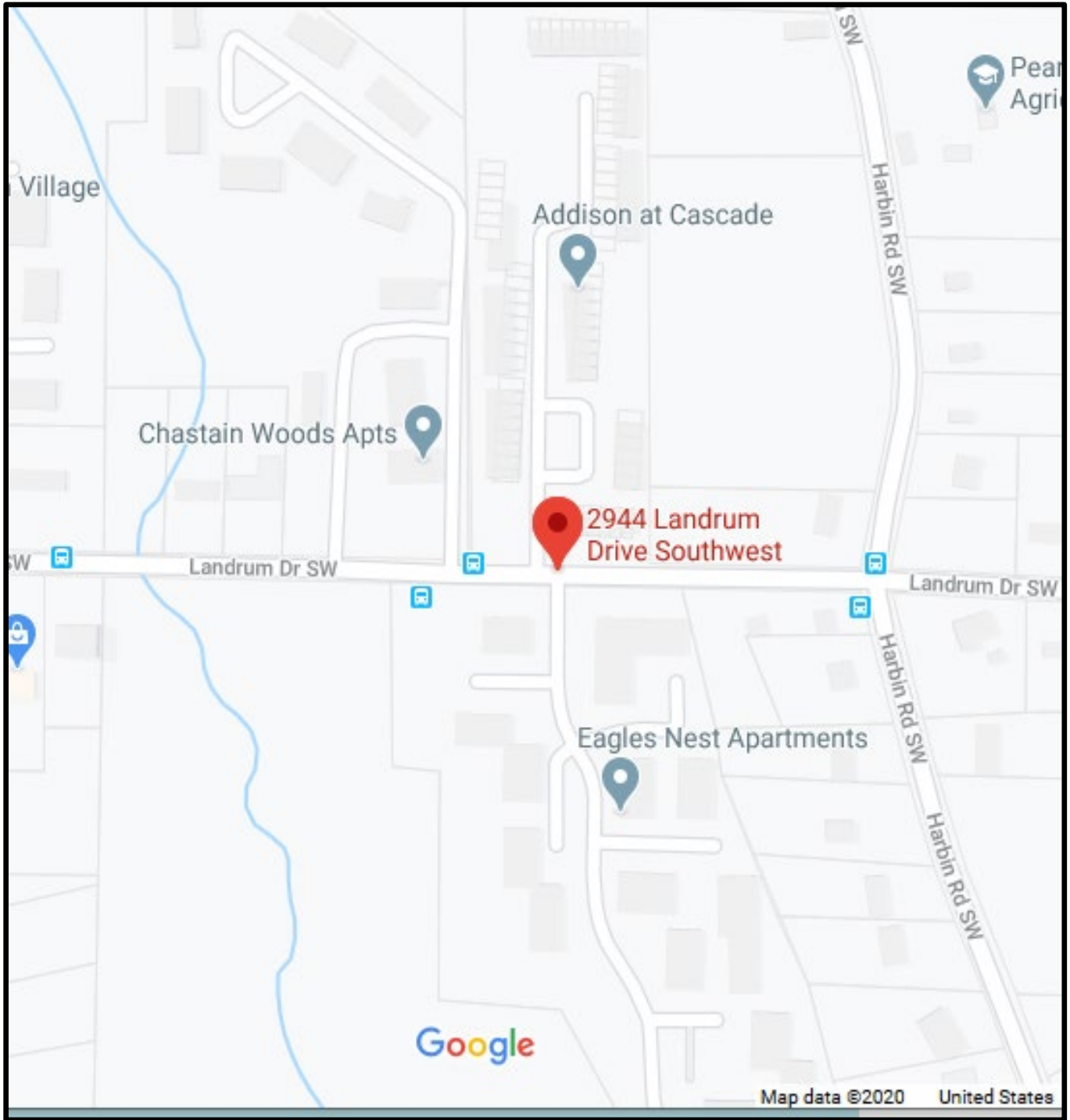
***NOTE:** Lease Purchase Bonds bear no liability to the City of Atlanta nor resident taxpayers. The nominal bond amount approximates the total development investment and does not represent any amounts advanced to the Borrower nor estimated project tax incentives.

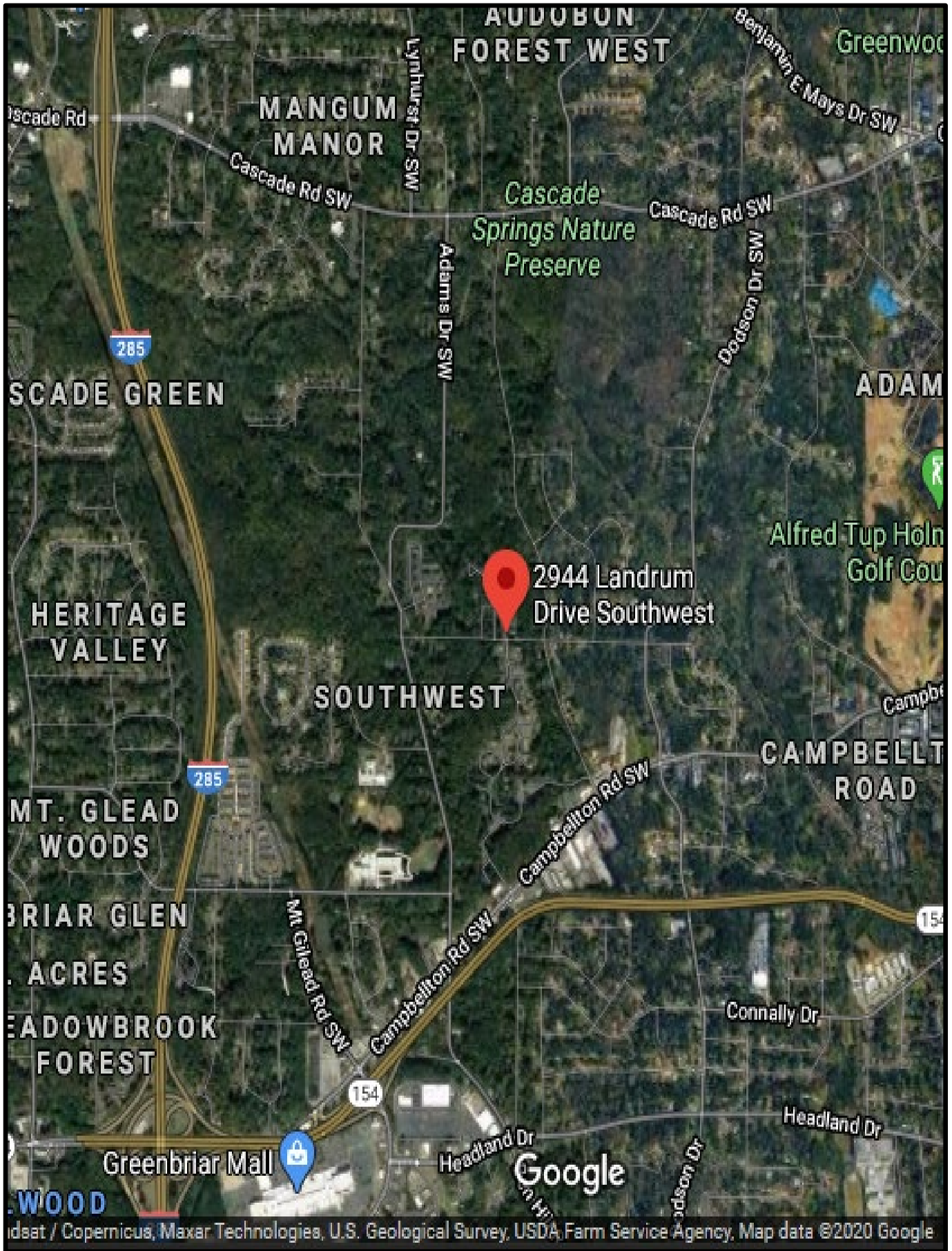
CONSTRUCTION PERIOD: 18 months

FINANCING STRUCTURE: 1st Lien tax exempt bonds during construction with Red Stone Capital providing permanent financing.

FINANCING PARTIES: URFA (tax exempt loan), DCA (tax credits), Red Stone Capital (Federal and State LIHTC Investor), Red Stone Capital (construction and permanent lender).

PROJECT LOCATION MAP





Map data ©2020 Google

PROJECT SITE PLAN



EXAMPLE OF RECENT LDG DEVELOPMENT PROJECT – Peach Orchard





EXISTING SITE PHOTOS

