

**Brian K. Dennison  
Projects**

<u>Property</u>	<u>Page</u>
Knight of Pythias Lofts	3
Hillside Apartments	4
Ariston Apartmenst	5
Overton Park Townhomes	6
The Pavilion at Samuels	7
The Villas of Oak Hill	8
Wind River Apartments	9
Woodmont Apartments	10
Carlyle Crossing	11
Villas by the Park	12
Aventine Apartments	13
Post Oak East Boulevard	14
Knights of Pythias Lofts	15
HomeTowne at Matador Ranch	16
Villas of Eastwood Terrace Apartments	17
Fair Oaks Apartments	18
Fair Park Apartments	19
Hunter Plaza Apartments	20
Butler Place Apartments	21
Cavile Place Apartments	22
Scattered Sites	23
Hillside Apartments	24
Avondale Apartments	25
Pennsylvania Place	26-27
Ariston	28
Vickery TOD	29

# CAMBRIDGE COURT APARTMENTS

8135 Calmont Drive  
Fort Worth, TX 76116



- % LIHTC 2006
- Acquisition and Rehabilitation
- Placed in Service 12/2007
- Refinanced 2012
- 330 Units / 33 Public Housing / 33 Designated for the Chronically Homeless
- Lender: CitiBank (\$5,664,809.29 Outstanding)
- Partnership: Western Hills Affordable Housing, LP
- General Partner: Western Hills Affordable Housing GP, LLC sole member Fort Worth Affordability, Inc.
- Limited Partner & Tax Credit Investor: RBC Capital
- Developer(s): FWHA and Carleton Development Ltd.
- Management Company: Quadco Management Solutions

# CANDLETREE APARTMENTS

**7425 South Hulen**

**Fort Worth, TX 76133**



- 9% LIHTC 2007
- Acquisition and Rehabilitation
- Placed in Service 12/2008
- 216 Units/ 172 Affordable / 44 Public Housing
- Lender: Wells Fargo (\$3,753,553.59 Outstanding)
- Second Lien: Fort Worth Housing Finance Corporation \$760,000
- Third Lien: Trinity River Public Facility Corporation \$2,296,183
- Partnership: South Hulen, LP
- General Partner: Candletree Homes, LLC sole member Sycamore Housing Inc.
- Limited Partner & Tax Credit Investor: RBC Capital
- Developer(s): FWHA and Carleton Development Ltd.
- Management Company: Quadco Management Solutions

## VILLAS ON THE HILL

5713 Lincoln Terrace Drive

Fort Worth, TX 76107



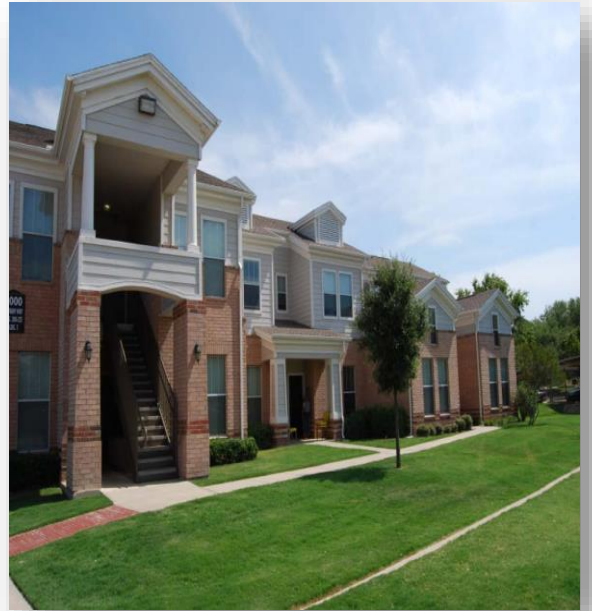
- 9% LIHTC 2009
- Demolition / New Construction
- Place in Service: 06/2010
- 72 Project Based Units
- Lender: Comerica Bank (\$1,626,891.42 Outstanding)
- Tax Credit Exchange: TDHCA \$7,894,851
- HOME Loan: COFW \$480,000 (Paid in Full)
- Partnership: Lincoln Terrace LP
- General Partner: Lincoln Terrace GP, LLC
- Limited Partner: Fort Worth Affordability, Inc.
- Developer(s): FWHA and Integrated Real Estate Group
- Management Company: Quadco Management Solutions

# OVERTON PARK

## TOWNHOMES

5501 Overton Ridge Boulevard

Fort Worth, TX 76132



- 4% LIHTC 2001
- New Construction
- Place in Service: 2003
- Refinanced 2013
- 216 Units / 162 Affordable / 54 Public Housing
- Lender: Bank of Oklahoma Financial (BOKF) (\$7,850,059.24 Outstanding)
- Partnership: Overton Square, LP
- General Partner: Chisholm V Corporation
- Limited Partner & Tax Credit Investor: JER Hudson Capital Housing
- Developer(s): FWHA and Carleton Development Ltd.
- Management Company: Pace Realty Corporation

# THE PAVILION AT SAMUELS

**1120 Samuels Avenue  
Fort Worth, TX 76102**



- 9% LIHTC 2007
- New Construction
- Place in Service 2007
- 36 Affordable Units
- Lender: Pacific Life (\$1,510,525.07 Outstanding)
- HOME: COFW \$126,500
- Partnership: Samuels Avenue, LP
- General Partner: Pioneers of Samuels, LLC sole member is Fort Worth Affordability, Inc.
- Limited Partner & Tax Credit Investor: Apollo Housing Capital, LLC
- Developer(s): FWHA and Carleton Development Ltd.
- Management Company: Quadco Management Solutions

# THE VILLAS OF OAK HILL

2501 Oak Hill Circle

Fort Worth, TX 76109



- Acquisition 2003
- Refinance 2013
- 583 Units / 525 Market Rate / 58 Public Housing
- Lender: Hunt Mortgage Group (\$28,572,719.99 Outstanding)
- Owner: Gateway Public Facility Corporation
- Management Company: Orion Residential Management



# WIND RIVER APARTMENTS

8725 Calmont Drive

Fort Worth, TX 76116



- 9% LIHTC 2008
- Rehabilitation
- Placed in Service 2008
- 168 Units / 132 Affordable / 34 Public Housing
- Lender: TDHCA (\$4,423,452.18 Outstanding)
- HOME: COFW \$715,000
- Partnership: Trinity Quality Housing, LP
- General Partner: Trinity Quality Housing GP, LLC
- Limited Partner & Tax Credit Investor: Bank of America , NA
- Special Limited Partner: Banc of America CDC Special Holding Company, Inc.
- Developer(s): FWHA and Carleton Development Ltd.
- Management Company: Quadco Management Solutions

# WOODMONT APARTMENTS

**1021 Oak Grove Road  
Fort Worth, TX 76115**



- 4% LIHTC 07/2009
- New Construction
- Placed in Service 2010
- 252 Affordable Units
- Lender: Oak Grove Capital \$15,000,000 (\$14,437,095.27 Outstanding)
- HOME Funds: COFW \$1,500,000
- HOME Funds: TDHCA \$316,000
- Housing Trust Funds: TDHCA \$460,000
- Partnership: Woodmont Apartments, Ltd
- General Partner: NRP Woodmont , LLC
- Class B Limited Partner: NRP Woodmont SLP, LLC
- Limited Partner & Tax Credit Investor: Bank of America , NA
- Special Limited Partner: Banc of America CDC Special Holding Company Inc.
- Developer(s): FWHA and NRP Holdings, LLC
- Management Company: NRP Management

# CARLYLE CROSSING APARTMENTS

6300 Vega Drive

Fort Worth, TX 76133



- Acquisition 2011 NSP
- 138 Affordable Units
- Lender: TDHCA NSP (\$4,182,556.26 Outstanding)
- Owner: Fort Worth Affordability, Inc.
- Management Company: Quadco Management Solutions, LLC

# VILLAS BY THE PARK APARTMENTS

**2450 East Berry Street  
Fort Worth, TX 76119**



- Acquisition 2010 NSP
- 4% LIHTC 07/2001
- Rehabilitation 11/2010
- 172 Affordable Units
- Lender: TDHCA NSP (\$5,468,917.67 Outstanding)
- Partnership: Cobb Park Townhomes II, LP
- General Partner: 172 Cobb Park GP, LLC
- Limited Partner & Tax Credit Investor: TCIG Guaranteed Tax Credit Fund III, LLC
- Special Limited Partner: North Hart Run, Inc.
- Developer(s): N/A
- Management Company: Quadco Management Solutions, LLC

# AVENTINE APARTMENTS

**5551 North Tarrant Parkway  
Fort Worth, TX 76244**



- Acquisition 2011
- 4% LIHTC 2006
- New Construction
- Placed in Service 2007
- 240 Affordable Units
- Lender: Citibank (\$12,745,402.00 Outstanding)
- Partnership: Aventure Tarrant Parkway Apartments, LP
- General Partner: Aventure 240, LLC sole member Trinity River Public Facility Corporation
- Class B Limited Partner: Aventure Tarrant Parkway Apartments I, LLC
- Limited Partner & Tax Credit Investor: AMTAX 564, LLC
- Special Limited Partner: Protech 2004-C, LLC
- Developer(s): FWHA and McDonald Companies
- Management Company: Orion Real Estate Services

# POST OAK EAST APARTMENTS

3888 Post Oak East Boulevard  
Fort Worth, TX 76040



- Acquisition 2011
- 4% LIHTC 2010
- Placed in Service 2011
- 246 Affordable Units
- Lender: Citibank (\$12,935,586.00 Outstanding)
- Partnership: Post Oak East Apartments, LP
- General Partner: 246 Post Oak East, LLC sole member Trinity River Public Facility Corporation
- Limited Partner & Tax Credit Investor: Boston Capital Credit Fund V, LP
- Special Limited Partner: BCTC 94, Inc.
- Developer(s): FWHA and McDonald Companies
- Management Company: Orion Real Estate Services

# **KNIGHTS OF PYTHIAS LOFTS**

**303 Crump Street**

**Fort Worth, TX 76102**



- New Construction / Historical Rehabilitation 2012
- Placed in Service 2014
- 18 Affordable Units
- Lender: Community Bank of Texas. NA (\$1,517,716.31 Outstanding)
- Owner: Hillside Public Facility Corporation
- Developer(s): FWHA
- Management Company: QuadCo Management Solutions

# **HOMETOWNE AT MATADOR RANCH**

**8500 Crowley Road  
Fort Worth, TX 76134**



- Acquisition 2013
- Senior Housing Property
- 4% LIHTC 2006
- New Construction
- Placed in Service 2008
- 198 Affordable Units
- Lender: KeyBank Real Estate Capital Markets, Inc. (\$10,340,832.89 Outstanding)
- Partnership: HomeTowne at Matador Ranch, LP
- General Partner: 198 Matador Ranch GP, LLC sole member Matador Ranch Public Facility Corporation
- Class A Limited Partner: Wentwood Capital
- Limited Partner & Tax Credit Investor: ORC Tax Credit Fund 24, LLC
- Special Limited Partner: SCDC, LLC
- Developer(s): FWHA and Integrated Real Estate Group
- Management Company: QuadCo Management Solutions



# VILLAS OF EASTWOOD TERRACE APARTMENT

4700 East Berry Street

Fort Worth, TX 76105



- Acquisition 2013
- Senior Housing
- 160 Affordable Units
- Lender: KeyCorp Real Estate Capital Markets, Inc. (\$8,592,064.90 Outstanding)
- Owner: Eastwood Public Facility Corporation
- Management Company: Quadco Management Solutions

# **FAIR OAKS APARTMENTS**

**4401 Quail Trail**

**Fort Worth, TX 76114**



- RAD 2014
- Senior Housing
- Converted to RAD
- 76 RAD Housing Units
- Lender: Bank of Oklahoma Financial (BOKF) (\$1,563,995 Outstanding)
- Management Company: Quadco Management Solutions, LLC

# FAIR PARK APARTMENTS

**4400 Fair Park Boulevard  
Fort Worth, TX 76115**



- RAD 2014
- Converted to RAD
- 48 RAD Units
- Lender: Bank of Oklahoma Financial (BOKF) (\$1,741,316.04 Outstanding)
- Management Company: Quadco Management Solutions, LLC

## **BUTLER PLACE**

## **APARTMENTS**

**1201 Luella Street**

**Fort Worth, TX 76102**



- Public Housing
- 412 Public Housing Units
- Management Company: Quadco Management Solutions, LLC

**CAVILE PLACE  
APARTMENTS**

**1401 Etta Street**

**Fort Worth, TX 76105**



- **Public Housing**
- **300 Public Housing Units**
- **Management Company: Quadco Management Solutions, LLC**

## SCATTERED SITES

4401 Quail Trail

Fort Worth, TX 76114



- Placed in Service
- 1 Units (16 Duplexes)
- Management Company: Quadco Management Solutions, LLC

# HILLSIDE APARTMENTS

300 Crump St.

Fort Worth, TX 76102



- Acquisition 2015
- 9% LIHTC 1995 – Compliance period has expired, now in extended LURA period expiring in 2037
- Placed in Service 1997
- 172 Affordable Units – 60% Affordable, 40% Market Rate
- 56 Triplexes / 2 Duplexes
- Lender: Mutual of Omaha \$9,455,237.60
- Owner: Fort Worth Affordability Inc.
- Management Company: McCormack Baron Management Company

# AVONDALE APARTMENTS

**13101 Avondale Farms Dr.**

**Fort Worth, TX 76052**



- 9% LIHTC 7/31/2014
- New Construction
- Placed in Service TBD
- 160 Affordable Units
- Lender: Community Bank of Texas \$9,476,668
- Partnership: AMTEX Avondale, LP
- General Partner: AT Avondale GP, LLC
- Limited Partner & Tax Credit Investor: Hudson Housing Capital
- Developer(s): AMTEX Development, LLC, OM Affordable Housing LLC
- Management Company: Quadco Managent Solutions, LLC



## PENNSYLVANIA

## PLACE

**250 Pennsylvania Avenue**

**Fort Worth, TX 76104**



- 152 Affordable Units
- 9% LIHTC 1996
- Demolition and New Construction
- Placed in Service 1998
- Debt: \$2,550,000
- Soft Debt: \$1,200,000
- Partnership: Pennsylvania Place Apartments, LP
- General Partners: .01%
  - CMH Pennsylvania Place, Inc. (51%)
  - Mental Health Housing Development Corporation (49%)
- Limited Partners & Tax Credit Investors: 99.9%
  - The Nations Housing Fund II, LP
  - Enterprise Housing Partners 1995, LP
  - Corporate Housing Initiatives II, LP
- Developer(s): Mental Health Housing Development Corporation, Inc.
- Management Company: Mylan Management Group

## **Proposed (Acquisition)**

### **PENNSYLVANIA PLACE**

**250 Pennsylvania Avenue**

**Fort Worth, TX 76104**



- 152 Affordable Units
- Extended LURA to 2036
- Placed in Service 1998
- Debt: \$4,200,000
- Partnership: Pennsylvania Place Apartments, LP
- General Partner: FWHA Penn Place GP, LLC (sole member is Penn Place Public Facility Corporation)
- Class B Limited Partner: Mental Health Housing Development Corp.
- Limited Partner: Fort Worth Affordability Inc.
- Management Company: Quadco Management Solutions, LLC

# ARISTON APARTMENTS

**Weatherford St. @ Harding St.  
Fort Worth, TX 76102**



- New Construction
- 220 Affordable Units
- Lender: TBD
- Owner: FWHA or Affiliate
- Architect: BOKA Powell
- Developer(s): FWHA & Carleton Development Ltd.
- Management Company: TBD

# VICKERY TOD

**Vickery St. @ S. Main St.**

**Fort Worth, TX 76104**



- New Construction
- 335 Affordable Units
- Lender: TBD
- Owner: FWHA or Affiliate
- Architect: Bennett Benner Partners
- Developer(s): FWHA & TBD
- Management Company: TBD