

Primrose Senior Manor

A Proposed New Affordable Rental Housing Community
Serving Senior Residents

Sponsored By:

TMAQ COMPANIES

TEXAS GREY OAKS/DWR Development Group (Co-Developers)
TMarq Construction Company (General Contractor)

710 North Post Oak Rd., Ste. 400
Houston, Texas 77024
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Contacts:

Steve Lollis – 713.875.9456

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PRIMROSE SENIOR MANOR

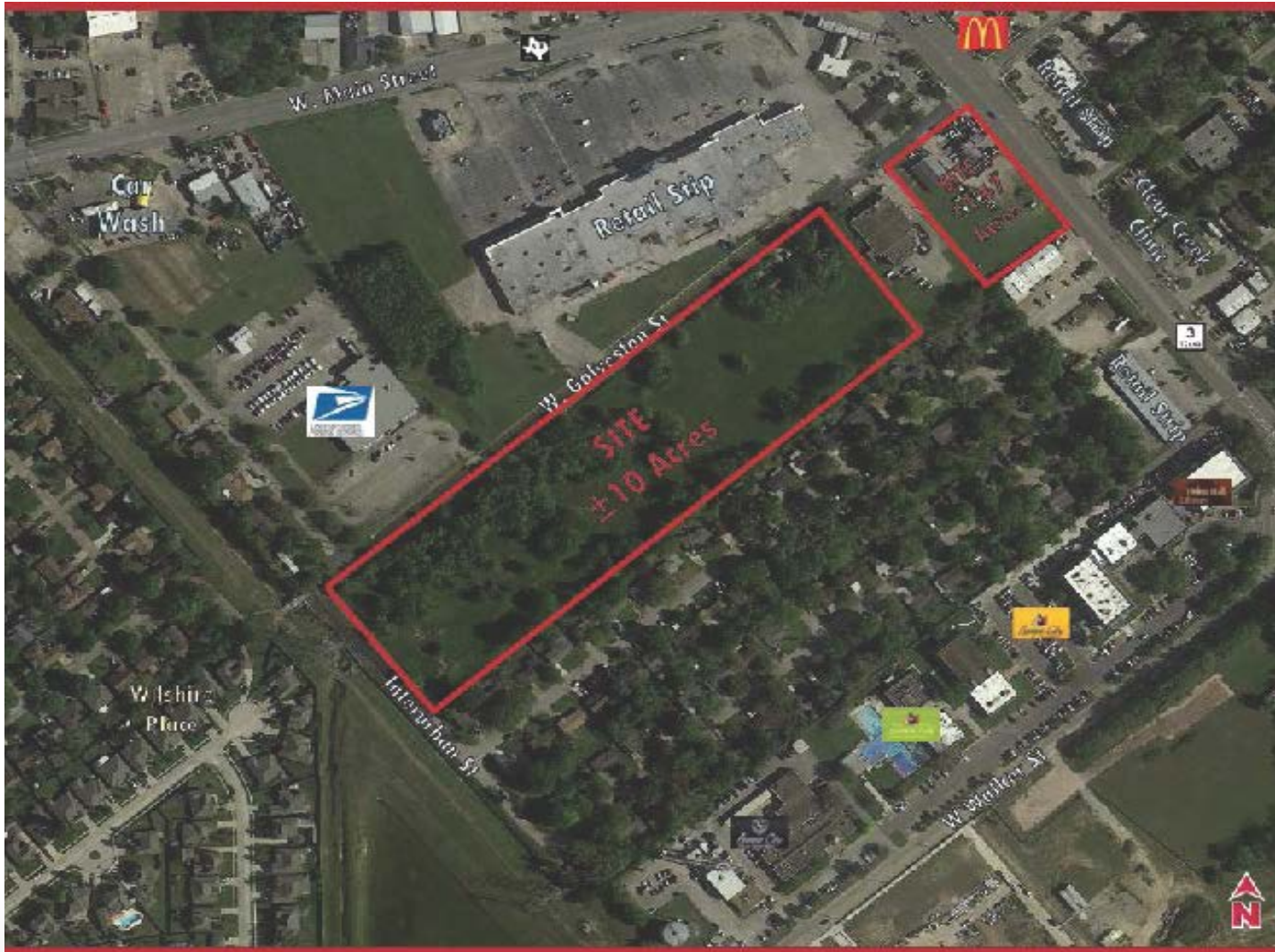
Development Overview

- Location: 200 Blk. Of Interurban St., League City, Texas; 10 +/- acres
- Zoning: Neighborhood Commercial; Rezoning application to be submitted to rezone
- Type of Housing: Elderly Limitation; Mixed Income
- Project Investment: \$19,000,000 (estimate) financed, in part, with housing tax credits
- # of Apartment Homes: 130;
5% of units set aside for Persons with Special Needs
104 of units - income restricted
26 of units – market rate (non-income restricted)
- Unit Sizes: 76 – 1 bedroom/1 bath – 777s.f – 846s.f.
54 – 2 bedroom/2 bath – 1,007s.f. – 1,125s.f.
- Rental Rates: 1/1 - \$389-\$779 – Income Restricted Units
\$800-\$900 – Non-Income Restricted Units
2/2 - \$467-\$934 – Income Restricted Units
\$950-\$1,100 – Non-Income Restricted Units

As Required by TDHCA, and in accordance with the Department's rules, aspects of the proposed development may be subject to change including, without limitation, to changes in the amenities ultimately selected and provided.

PRIMROSE SENIOR MANOR

Development Location
200 Blk. of Interurban St.



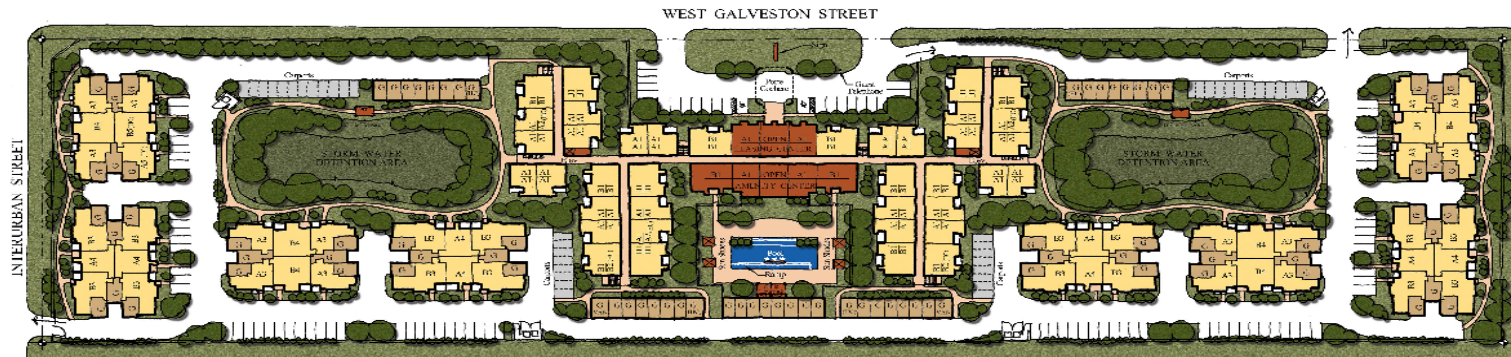
PRIMROSE SENIOR MANOR

Proposed Site Plan

PROJECT SUMMARY:

Apartments:

Type	Description	Qty.	Area
A1	One Bedroom, 1 Bath	49	777 s.f.
A2	One Bedroom, 1 Bath (H.C.)	3	777 s.f.
A3	One Bedroom, 1 Bath (Garage)	15	827 s.f.
A4	One Bedroom, 1 Bath (Garage)	8	832 s.f.
A5	One Bedroom, 1 Bath (Garage, I.L.C.)	1	846 s.f.
Total One Bedroom Units		76 Units	
B1	Two Bedroom, 2 Bath	28	1,007 s.f.
B2	Two Bedroom, 2 Bath (I.L.C.)	2	1,007 s.f.
B3	Two Bedroom, 2 Bath (Garage)	16	1,080 s.f.
B4	Two Bedroom, 2 Bath (Garage)	7	1,125 s.f.
B5	Two Bedroom, 2 Bath (Garage, I.L.C.)	1	1,125 s.f.
Total Two Bedroom Units		54 Units	
Project Total		130 Units	116,801 s.f.



PRIMROSE SENIOR MANOR

A Seniors Community

Mucasey & Associates, Architects

December 20, 2017

PRIMROSE SENIOR MANOR

Community and Unit Amenities

COMMUNITY AMENITIES

Clubhouse with

- Furnished Community Room
- Business Center w/Computers, printer/scanner
- Community Kitchen
- Equipped Fitness Center
- Conference Room
- Common Area WiFi
- Common Laundry Room

Pavilion with Picnic tables and barbeque

Garages/Covered Carports

Swimming Pool

Green Development Features

Perimeter Fencing with Controlled Access

On Site Property Management

UNIT AMENITIES

9 Foot ceilings

Covered entries and porches

Ceiling Fans

Washer/Dryer Connections

Refrigerator

Microwave, kitchen disposal

Self Cleaning Oven

Energy Efficient Appliances

As Required by TDHCA, and in accordance with the Department's rules, aspects of the proposed development may be subject to change including, without limitation, to changes in the amenities ultimately selected and provided.

PRIMROSE SENIOR MANOR

Property Management Policies

- On-Site Management and Maintenance Staff
- Primrose Senior Manor will be Professionally Managed by UAH Property Management Company that specializes in the management of properties financed with housing tax credits
- Compliance Oversight by TDHCA (Department that administers the Tax Credit Program)
- Management will provide active social services designed for the senior residents of Primrose Senior Manor
- Zero tolerance against drugs, crime, and unauthorized guest
- Required financial and criminal background checks
- Leases
 - Texas Apartment Association (TAA) form is used
 - Each Resident must re-certify eligibility annually to include updated criminal and credit background checks
- Proof of Employment and Income (all residents must pay rent)
- Visitors
 - Visitors are limited to no more than 5 days; if more than 5 days, it is a lease violation
 - Visitors staying more than 5 days must provide lease application and undergo background checks

PRIMROSE SENIOR MANOR

Calendar for the Texas Tax Credit Round

TDHCA sets the calendar that is approved by the Governor annually as part of the rules that govern the Tax Credit Program. Below is a brief overview and timeline for awarding 2017 housing tax credits.

1/9/17	Pre-Application Final Deliver Date
3/1/17	Full Application Delivery Date
4/1/17	Market Study Delivery Date
Mid-May, 17	Final Scoring Notices Issued for Majority of Competitive Applications
June, 17	Release of Eligible Applications for Consideration of an Award
July, 17	Final Awards
Sept, 17	If awarded tax credits, delivery of evidence of any required zone change

PRIMROSE SENIOR MANOR

Developer Request

The Housing Tax Credit Program is competitive and based on several point based scoring categories. Those Applicants with the highest scoring applications are awarded the limited tax credits made available to each Service Region. League City is in Region 6.

The 2017 Qualified Allocation Plan (QAP), the rules that govern the Housing Tax Credit program, sets forth the competitive scoring categories that include (i) support by resolution from the local governmental jurisdiction, and (ii) funding assistance by the local governmental jurisdiction.

The Developer is respectfully requesting from League City the following:

- A Resolution of Support for Primrose Senior Manor and Application No. 17137 to TDHCA
- A Resolution of Funding Assistance in the amount of \$10.00 in the form of a grant, reduced fees or contribution of other value for the benefit of Primrose Senior Manor

The above required documentation is due into TDHCA on or before 3/1/17 with the Developer's Full Application

PRIMROSE SENIOR MANOR

Marq Companies - Developer Experience

MARQ Companies includes a development and construction company. The principals of each and their respective responsibilities include the following:

DONNA RICKENBACKER: HUB Certified

- Responsibilities
 - Affiliated firms specializing in full service consulting and development for affordable rental housing in Texas
 - Involved in 23 awarded LIHTC transactions in Texas since formation in 2006
 - Oversees all aspects of development, ownership and operation of the development with primary focus on site selection, securing local and community support, entitlements and zoning, securing development financing, design approvals, and due diligence.
- Previous Employment
 - The Hanover Company – National developer of multi-family residential properties headquartered in Houston, TX. Worked with the development partners and construction team leaders on multiple aspects of the acquisition, development and disposition of properties in FL, CA, TX, MD, CO and NC.
 - Coats Rose Law Firm – Affordable Housing Department
- Current Employment
 - Sole Member, DWR Development Group, LLC

STEVE LOLLIS:

- Responsibilities
 - Oversees all aspects of the construction of the development with primary focus on the construction of each project
- Previous Employment
 - Lincoln Property (5,000 units constructed Southwest United States)
 - Blazer Residential (1,500 units constructed across Texas)
 - Nations Construction Management, Inc. (developer/owner/partner) (various commercial and residential projects in Southwest region)
- Current Employment
 - Sole Member, Texas Grey Oaks, LLC

Representative Projects

- Bowie Gardens Apartments – Brownsville, TX – 4700 Bowie St.
- Weslaco Hills Apartments – Weslaco, Texas – 2101 W. Busn. 83
- Villas on Independence – Port Lavaca, Texas – 332 Independence Dr.
- Villas at Penitas – Penitas, Texas – 1703 Gardner Rd.
- Orchard Estates – Alton, Texas – 1100 S. Stewart Blvd.
- Villages at Cypress – Harris County, Texas
- El Dorado Apartments – Harris County, Texas
- Villa Verde Estates – Weslaco, Texas – W. Mile 5 & S. Border Rd.

See Attachment for a Complete List of Developments

Weslaco Hills Apartments

Weslaco, Texas



- 120 Units (36 1BR, 54 2BR, 30 3BR)
- Family
- Closed 7/13/10
- Construction Complete
- 100% Leased

Villas on Independence

Port Lavaca, Texas



- 80 Units (16 1BR, 40 2BR, 24 3BR)
- Family
- Closed 2/5/13
- Construction Complete
- 100% Leased

Villages at Penitas

Penitas, Texas



- 128 Units (32 1BR, 60 2BR, 36 3BR)
- 12 Market Rate Units
- Family
- Closed 2/15/14
- Construction Complete
- 100% Leased

Villages at Penitas

Penitas, Texas



Orchard Estates

Alton, Texas



ORCHARD ESTATES

A Multi-Family Community
Mucasey & Associates, Architects

140 units (48 1br, 68 2br, 24 3br)

6 Market Rate

Family

Closed 2/17/15

Under Construction

Orchard Estates

Alton, Texas



Orchard Estates

Alton, Texas



Orchard Estates

Alton, Texas



Villages at Cypress

11821 Cypress Corner Lane, Houston, Texas 77065



Typical One Story Building



Typical Three Story Building

- 162 Units (111 1BR, 51 2BR)
- 17 Market Rate Units
- Senior
- Closed 7/13
- Construction Complete
- 100% Leased

Villages at Cypress

11821 Cypress Corner Lane, Houston, Texas 77065



Villas at El Dorado

200 Blk. of W. El Dorado Blvd., Houston, Texas



- 159 Units (93 1BR, 66 2BR)
- Senior
- Closed 7/10
- Construction Complete
- 100% Leased

Villas at El Dorado

200 Blk. Of W. El Dorado Blvd., Houston, Texas



Villas at El Dorado

200 Blk. Of W. El Dorado Blvd., Houston, Texas



Villas at El Dorado

200 Blk. Of W. El Dorado Blvd., Houston, Texas

