## **EXHIBIT 27**

## **Proposal Summary**

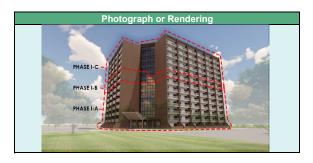
Enclosed is a copy of the Proposal Summary tab contained in the 2021 AHFA for Mt. Vernon Plaza I-C.



## **Proposal Summary**

AHFA Mt. Vernon Plaza I-C

This page auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.



Pool Preserved Affordability: HUD Subsidy Preservation

Population Seniors

Affordability Type Preserved Affordability

Construction Type Rehabilitation

Address 1035 Atcheson Street

City Columbus
County Franklin
Census Tract 39049002900

## Mt. Vernon Plaza I-C

Mt. Vernon Plaza I-C (the "Property") is a proposed condominium unit consisting of 83 rental units and common elements housed in a 13-story high-rise building located in Columbus. The Property has 100% HUD Section 8 rental assistance. The Property, built in 1978, has never had a substantial rehab and over the past several years major building components and systems have been rapidly deteriorating to the point where ownership can no longer rely on the Property to continue to operate at a proper level to ensure decent, safe and sanitary housing. Recent history includes failures of both the elevator and HVAC systems, causing the owner to contribute substantial funding on an emergency basis to replace the elevators and begin the replacement of HVAC units. The Property is currently an at-risk affordable housing project and requires an immediate major capital infusion to allow for completion of a substantial rehabilitation that will address all of its urgent physical and social needs.

Development Team Information					
Developer	American Community Developers, Inc.				
Developer Contact	Tom Lacey				
Co-Developer	N/A				
General Contractor	St. Clair Construction Company				
Management Co.	Independent Management Services				
Syndicator	To-be-determined				
Architect	Hooker DeJong, Inc.				

	Ownership Information
Ownership Entity	MVP I-C 2021 L.L.C.
Managing Partner	American Community Developers, Inc.
Parent Organization	American Community Developers, Inc.
Minority Member #1	CPO Management Services, LLC
Parent Organization	Ohio Capital Corporation for Housing
Minority Member #2	ACD Partners 2021 MVP L.L.C.
Nonprofit	CPO Management Services, LLC

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant- Paid Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
1	1	1	569	40%	30%	\$ 250	\$ -	\$ 682	HUD	\$ 932	\$ 932
25	1	1	569	60%	40%	\$ 400	-	\$ 532	HUD	\$ 932	\$ 23,300
1	1	1	569	80%	80%	\$ 725	\$ -	\$ 207	HUD	\$ 932	
1	1	1	557	40%	30%	\$ 250	\$ -	\$ 682	HUD	\$ 932	
7	1	1	557	60%	40%	\$ 400	-	\$ 532	HUD	\$ 932	
1	1	1	557	80%	80%	\$ 725	\$ -	\$ 207	HUD	\$ 932	
1	1	1	558	40%	30%	\$ 250	-	\$ 682	HUD	\$ 932	
45	1	1	558	60%	40%	\$ 400	\$ -	\$ 532	HUD	\$ 932	
1	1	1	558	80%	80%	\$ 725	\$ -	\$ 207	HUD	\$ 932	\$ 932
0	0	0	0	0%	0%	\$ -	-	\$ -	0	\$ -	-
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
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0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ - \$	-
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ - \$	-
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ - \$	-
83	TOTAL									\$	77,356

Construction	n Financing Source	S
Tax Credit Equity	\$	4,184,163.00
HDAP	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	1,660,000.00
Construction Loan	\$	4,050,000.00
Other1	\$	1,250,000.00
Other2	\$	620,907.00
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	11,765,070.00

	Wage Rate Information	
Wage Requirement		Davis Bacon
"Other" Detail		0

Permanent Financing Source	es	
Tax Credit Equity	\$	6,973,605.00
HDAP: OHTF/HOME	\$	-
HDAP: NHTF	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	291,465.00
Permanent First Loan, Hard Debt	\$	4,500,000.00
Permanent Second Loan	\$	-
Other1	\$	-
Other2	\$	-
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	11,765,070.00

Composite Score	6.93
Composite Cools	0.00

Housing Credit Request						
Net Credit Request	\$	775,000				
10-year Total	\$	7,750,000				

	Develop	ment Budget
Acquisition	\$	3,634,856.00
Predevelopment	\$	277,985.00
Site Development	\$	270,950.00
Hard Construction	\$	4,611,072.00
Interim Costs/Finance	e \$	534,602.00
Professional Fees	\$	1,781,905.00
Compliance Costs	\$	253,700.00
Reserves	\$	400,000.00
<b>Total Project Costs</b>	\$	11,765,070.00

Operating Expenses	Per Unit	
Per Unit	\$	7,000
Total	\$	581.000