

INVESTMENT SUMMARY

MISSION DG

LIV. Boerne Hills
3 Shooting Club Road | Boerne, Texas

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LIV. BOERNE HILLS

Boerne's focus on high-quality services to residents and an emphasis on upgraded senior programming coupled with its proximity to shopping, dining, and amenity-rich locales areas such as Downtown Boerne, Cordillera Ranch, La Cantera, and the Rim make it ideal for the active senior looking to enjoy the conveniences and excitement of city-living, without sacrificing the small-town, Hill Country charm that Boerne is known for.

PROJECT HIGHLIGHTS

Type:

New Construction

Size:

11.72 acres, 161 units

Uses:

Multifamily, Active Senior

Special Elements:

Zoned for Multifamily
High Area Median Income
Mixed-Income Community
Ad Valorem Tax Exempt

FINANCIAL SUMMARY

Total Project Cost:

\$28.1 MM

Land Cost: \$2.044 MM

Construction Debt:

\$22.5 MM

Low Income Tax Credit

Equity: \$3.7 MM

Developer Fee:

\$1.1 MM - Paid

Projected NOI:

\$1.5 MM (annually)

Estimated IRR: 25%

Home to the Hill Country Mile and well-known for its rich German roots, the City of Boerne is an affluent San Antonio suburb **with an area median income (AMI) of \$91,500** and a growing senior population, making it ideal for the development of a mixed-income active senior housing community. Located just 30 miles northwest of San Antonio in the charming Texas Hill Country, the City of Boerne is experiencing rapid growth as a result of its positioning along the bustling I-10/Loop 1604 corridor.

Boerne's population increased by 30.6% from 2010 to 2015.

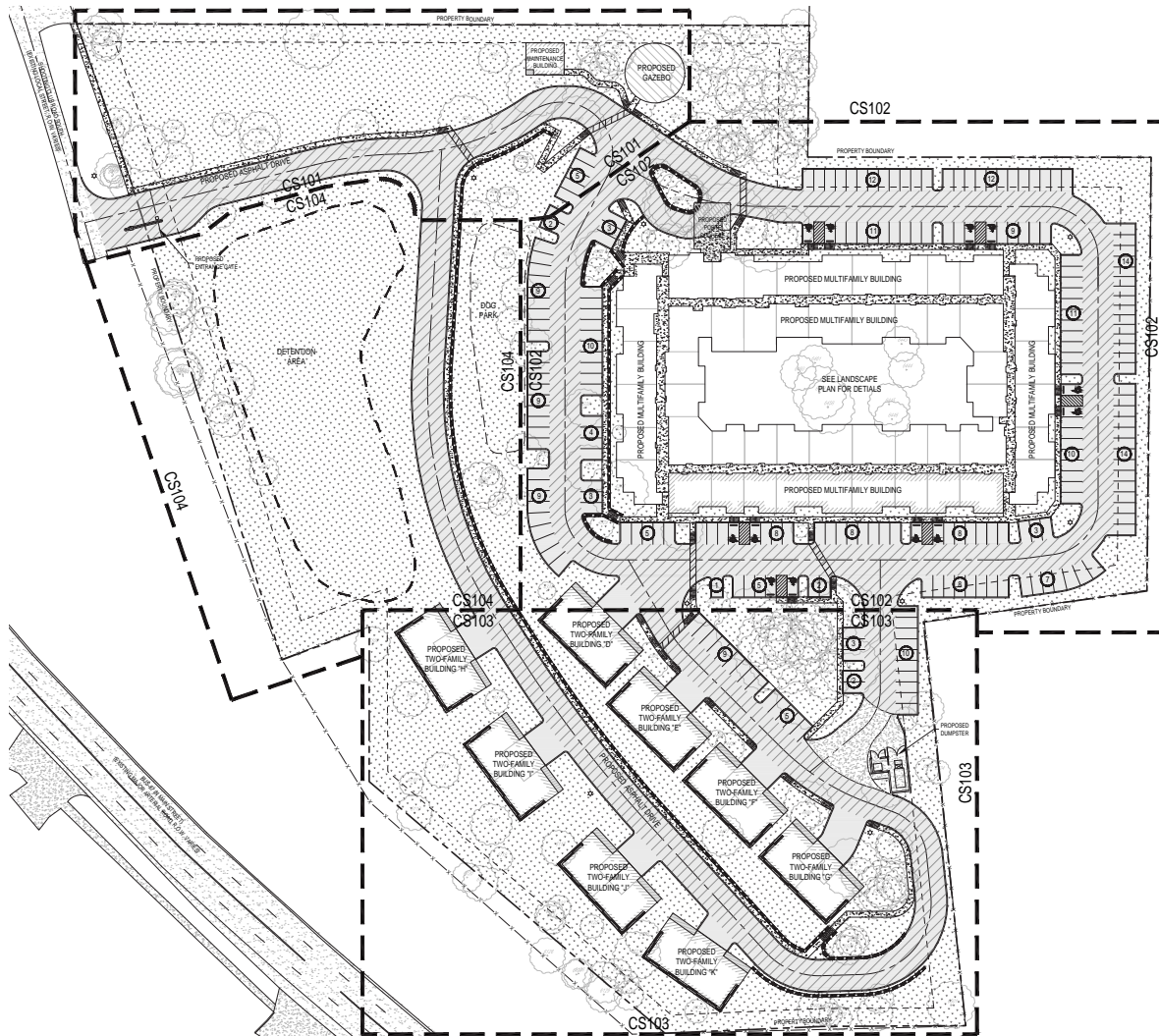
Situated on 11.72 acres zoned for multifamily development, the proposed project will create a 161-unit, mixed-income active senior living community that caters to the needs of the areas aging population by providing modern amenities and both duplex and apartment unit options. Capitalizing on the extraordinary demand for attractive senior housing opportunities and the area's strong demographics, the project will utilize Low Income Housing Tax Credits (LIHTC) provided through the Texas Department of Housing and Community Affairs (TDHCA) to provide rent-restricted units for seniors whose incomes are at or below 60% of the area median income (AMI). The remainder of the units will be market rate.

With the market's aging population and employment growth projected to continue and the cost of rent being significantly less than homeownership in this market, the demand for senior rental units will also continue to grow. Currently, the overall occupancy rate in the Primary Market Area (PMA) is 97.7%. However, the senior population is expected to increase by 37% between 2010 and 2020, and this generation has drastically different financial situations and living expectations as compared to their parents. Diminished finances, a lack of caregivers, and rising costs converge to create an unprecedented need for senior housing at a variety of price points. Many of these seniors are living on fixed incomes and selling their homes to downsize and fund their retirement. Additionally, 40.5% of the renter households within the trade area are considered overburdened, meaning that they pay more than 30% of their annual income for rent, further demonstrating the need for affordable senior housing in this market.

PMA Income Profile

Per capita	\$44,591
HH median	\$99,305
HH average	\$119,548

SITE PLAN



MASSING MODEL





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