Markiea Carter

### 1923-1927 Elm Street and 201-207 Henry Street

Net 52%, 15-year CRA

#### <u>Address</u>

1923-27 Elm Street and 201-207 Henry Street

#### **Developer**

Kaladin, LLC

#### **Neighborhood**

Over-the-Rhine

### **Existing Condition**

This is a vacant, 168-year-old building which will be transformed into 15,303 sq ft of residential space with 20 one-bedroom units.

#### **Planned Investment**

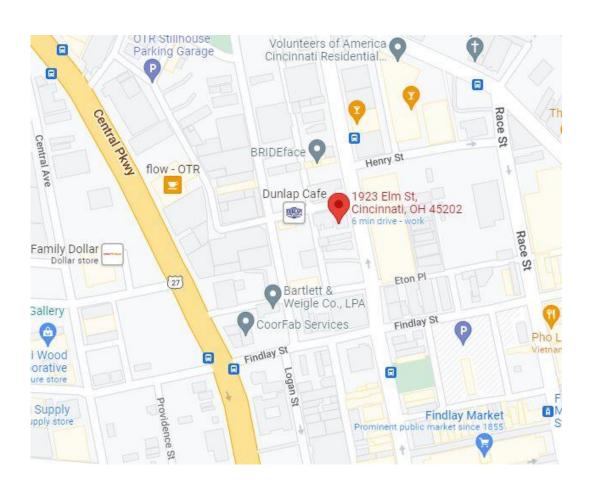
\$3,465,335 to remodel the existing building.





#### **Project Summary**

- Developer plans to remodel the 168-year-old building into approximately 15,303 square feet of residential space
- 20 one-bedroom apartment units, with monthly rents ranging from \$690 to \$1,280.
- The total project cost is expected to be approximately \$3,465,335.





#### **Project Need**

- This project would not be financially feasible without a property tax incentive.
- Net 15% Streetcar VTICA contribution totals to \$82,088.
- The project will support the creation of 1 Full-Time Equivalent job with \$40,000 in annual payroll and 16 temporary construction jobs with \$1,400,073 in annual payroll.

PROFORMA WITHOUT ABATEMENT (Market Rent)						
Revenue	\$280,099					
Operating Expenses	\$212,705					
Net Operating Income	\$67,394					
Debt Service	\$62,092					
Cash Flow	\$5,301					
Cash on Cash Return	1%					

PROFORMA WITH ABATEM	ENT (Below Market Rent)
Revenue	\$280,099
Operating Expenses	\$155,949
Net Operating Income	\$124,150
Debt Service	\$101,896
Cash Flow	\$22,254
Cash on Cash Return	3%

Market rate of return: ~ 8-10%



#### This AMI table is published by HUD.

30% AMI: The income for a single person at this AMI is as close as compared to the average income of an individual that works in the food preparation and service field. Note that a person in this industry is above 30% AMI for a single person household but below for a four-person household and above.

50% AMI: The income for a single person at this AMI is comparable to the average income of an individual that works in the community in buildings, grounds, cleaning, and maintenance field.

<u>60% AMI</u>: The income for a single person at this AMI is comparable to the average income of an individual that works in the office and administrative support field.

<u>80% AMI</u>: The income for a single person at this AMI is comparable to the average income of an individual that works in the social services field.

Rent	t	Affordable to Salary	City Jobs (Min Salary exceeds affordable salary)
\$6	590.00	\$27,600.00	Municipal Worker, Home Health Aid, Police Recruit, Admin Tech
<b>\$1.</b> 2	280.00	\$51,200.00	Senior Plant operator, Service Crew Leader, Water Customer Service Representative, Water Works Maintenance Worker

1	2	3	4	5	6	7	8
\$20,100	\$22,950	\$25,800	\$28,650	\$32,470	\$37,190	\$49,910	\$46,360
	\$38.200	ĺ				,	\$63,050
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	\$20,100 \$33,450 \$40,140	\$20,100 \$22,950 \$33,450 \$38,200 \$40,140 \$45,840	\$20,100 \$22,950 \$25,800 \$33,450 \$38,200 \$43,000 \$40,140 \$45,840 \$51,600	\$20,100 \$22,950 \$25,800 \$28,650 \$33,450 \$38,200 \$43,000 \$47,750	\$20,100 \$22,950 \$25,800 \$28,650 \$32,470 \$33,450 \$38,200 \$43,000 \$47,750 \$51,600 \$40,140 \$45,840 \$51,600 \$57,300 \$61,920	\$20,100 \$22,950 \$25,800 \$28,650 \$32,470 \$37,190 \$33,450 \$38,200 \$43,000 \$47,750 \$51,600 \$55,400 \$40,140 \$45,840 \$51,600 \$57,300 \$61,920 \$66,480	\$20,100 \$22,950 \$25,800 \$28,650 \$32,470 \$37,190 \$49,910 \$33,450 \$38,200 \$43,000 \$47,750 \$51,600 \$55,400 \$49,250 \$40,140 \$45,840 \$51,600 \$57,300 \$61,920 \$66,480 \$59,100



#### **Recommendation**

- The project will bring a currently vacant building back into multi-family residential use in Over-the-Rhine, further adding to the neighborhood's vibrancy.
- After 168 years, this property requires substantial reinvestment to bring it to market standards, and to enable it to contribute positively to the forthcoming decades.





Thank you!

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