EXHIBIT B

# SISTRUNK APARTMENTS

**THE ALDRIDGE**

**1204 Sistrunk Boulevard, Fort Lauderdale, Florida 33311**

**THE LARAMORE**

**1619 Sistrunk Boulevard, Fort Lauderdale, Florida 33311**

Sistrunk Apartments, LLC – Owner/Borrower

An Affordable Housing Development by
Magellan Housing, LLC and Royal American Development, Inc.

February 2025

# SISTRUNK APARTMENTS

## OVERVIEW OF TRANSACTION

**Sistrunk Apartments** is a scattered site with two proposed signature 6-story green-certified mixed-use developments located at 1204 Sistrunk Boulevard and 1619 Sistrunk Boulevard, Fort Lauderdale, Florida. It will be a truly unique, mixed-use community, serving residents at 60% AMI. An exciting and dramatic example of the success that can be achieved when the public and private sectors work together to tackle our community's affordable housing crisis.

The construction of significant deep targeted affordable housing on this site, that will seamlessly fit into the neighborhood, and will transform this important central corridor in the City of Fort Lauderdale demonstrates the city and its CRA's unwavering commitment to ensuring quality affordable housing for working residents in all its neighborhoods.


The Aldridge – 1204 Sistrunk Blvd


The Laramore – 1619 Sistrunk Blvd

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Sistrunk Apartments, LLC responded to an Invitation for Proposal and Notice of Intent to Dispose of Fort Lauderdale Community Redevelopment Agency property located at 1204 Sistrunk Blvd. and 1619 Sistrunk Blvd. (the "Property"). On November 16, 2021, by Resolution No. 21-16 (CRA), the Board of Commissioners of the Agency approved an award of Eight Million Dollars ($8,000,000) under the Development Incentive Program and donation of the CRA parcels to Sistrunk Apartments LLC, as amended by Resolution No. 22-06 (CRA). The CRA then further increased its award commitment by One Million Dollars ($1,000,000), bringing its total commitment to Nine Million Dollars ($9,000,000), as amended by Resolution No. 25-008 (CRA).

# DEVELOPMENT TEAM

Magellan Housing, LLC – Owner

Magellan Housing, LLC, is the Manager of the General Partner of the Owner/ Applicant and is the Manager of the Developer. Managing Partners, Nick Inamdar and Amay Inamdar have a combined 30 years of experience in project management, legal structuring, and finance. The Magellan team will direct and coordinate development efforts to completion including securing financing. Their relevant experience includes coordinating numerous developments in scope and size to the proposed project.

Royal American Development, Inc - Owner

Royal American Development, Inc. is responsible within the Royal American team for all elements of ownership and development of properties. Market identification and research culminating in selection of product type, style and mix through land acquisition, engineering and architectural designs and construction are supervised and coordinated by Royal American Development, Inc. During the past fifty years, Royal American Development, Inc has developed more than 150 residential, rental communities.

Invest Fort Lauderdale, Inc. - Owner

Invest Fort Lauderdale, Inc. is a 501(c)3 initially created by the City of Fort Lauderdale to improve neighborhoods and to tackle slum and blight. With a respected Board of Directors, Invest Fort Lauderdale will master lease all the commercial space in the building and will ensure that the community benefits from this important development.

MCG Architecture and Planning, Inc. - Architect

Jennifer McConney-Gayoso is a Registered Architect in the State of Florida with over 20 years of experience assisting developers on complex mixed-use projects and providing innovative solutions to site and building design. MCG Architecture and Planning specializes in Hospitality and Resort Design, Historic Preservation, Commercial, Retail, Residential and Affordable Housing. Before establishing her own firm, Jennifer was the Director of Design at a large firm where she managed more than 500 projects in the 18 years with the company.

# DEVELOPMENT DESCRIPTION

- Two 6-story mid-rise buildings

**Building I – The Aldridge**
1204 NW 6th Street, Fort Lauderdale

| | | |
|---|---|---|
| Folio: | 504204060960 | 8,101 sq ft |
| | 504204060950 | 3,953 sq ft |
| | 504204060940 | 3,954 sq ft |
| | 504204060930 | 4,063 sq ft |
| | | 20,071 sq ft |

**Building II – The Laramore**
1619 NW 6th Street, Fort Lauderdale

| | | |
|---|---|---|
| Folio: | 504204120050 | 8,983 sq ft |
| | 504204120040 | 4,482 sq ft |
| | 504204120030 | 4,476 sq ft |
| | | 17,941 sq ft |

- A mixed-use community with ALL Affordable homes set-aside at 60% Area Median Income (AMI). Developed with 4% LIHTC, bond financing from the Housing Finance Authority of Broward County, and funding from the City of Fort Lauderdale CRA, Broward County Housing Finance Agency, and the United Way of Broward County, Inc.

- 72 apartments, 36 in each building, of mixed use housing set-aside for tenants at approximately the following Area Media Incomes (AMI) levels:

    - 100% at 60% AMI

- A Mixed-Use community with approximately 2,500 sq ft of ground floor commercial space.

- A Green Certification and in doing so incorporating an environmentally responsible plan that identifies “best-practice” green strategies during construction, operation, and maintenance.

- Modern Energy Star rated appliances and state of the art security system.

- Secured automobile parking.

**UNIT MIX**

**Aldridge – Building 1**

| | | |
|---|---|---|
| 1 Bed/1 Bath | 60% Median | **24** |
| 2 Bed/1 Bath | 60% Median | **4** |
| 2 Bed/ 2 Bath | 60% Median | **8** |
| | | **36** |

**Laramore – Building 2**

| | | |
|---|---|---|
| 1 Bed/1 Bath | 60% Median | **20** |
| 2 Bed/1 Bath | 60% Median | **4** |
| 2 Bed/ 2 Bath | 60% Median | **12** |
| | | **36** |

# TIMELINE

Closing is currently anticipated in the summer of 2025 with completion anticipated by the end of 2026.

# FINANCIAL INFORMATION

The project has been awarded fee simple land for the development site, a City of Fort Lauderdale CRA grant contribution of $9,000,000, a Broward County loan of $3,960,000, and a United Way loan of $1,400,000.

# PRO FORMA RENTS

Rents are based on the 2024 Florida Housing Finance Corporation Rent Schedule.

**Sistrunk Apartments**
**4% LIHTC - 72 Units**
**SOURCES AND USES OF FUNDS**

**SOURCES AND USES OF FUNDS**

SOURCES

| **Financing** | **Construction** | **Perm** |
|---|---|---|
| LIHTC Equity | **2,319,107** | **15,460,710** |
| First Mortgage | **22,000,000** | **4,059,000** |
| Broward County | **3,960,000** | **3,960,000** |
| The United Way of Broward County | **1,400,000** | **1,400,000** |
| Fort Lauderdale CRA | **9,000,000** | **9,000,000** |
| Fort Lauderdale CRA Land Contribution | **570,000** | **570,000** |
| Fort Lauderdale HCD | **750,000** | **750,000** |
| Deferred Developer Fee | **5,432,859** | **4,192,932** |
| | **45,431,965** | **39,392,642** |
| **TOTAL SOURCES** | | **39,392,642** |

| USES | **Total** | **Eligible** |
|---|---|---|
| Acquisition - Land | **570,000** | $0 |
| Demolition | **0** | $0 |
| Construction - Hard | **22,500,000** | $22,367,400 |
| Construction - Retail Build Out | **500,000** | $0 |
| FPL Expenses | **255,000** | $127,500 |
| FF&E | **150,000** | $150,000 |
| Construction - Contingency | **1,150,000** | $1,150,000 |
| Architect - Design | **425,000** | $425,000 |
| Architect - Supervision | **127,000** | $127,000 |
| Engineering Fee | **495,100** | $495,100 |
| Survey | **45,000** | $45,000 |
| Legal | **570,000** | $484,500 |
| Marketing and Lease-up | **152,652** | $0 |
| Title Insurance | **55,000** | $55,000 |
| Closing Costs | **34,800** | $3,164 |
| N/A | **0** | $0 |
| Accounting Fees | **50,000** | $50,000 |
| Appraisal | **15,000** | $15,000 |
| Market Study | **15,000** | $15,000 |
| Environmental | **50,000** | $50,000 |
| Contingency - Soft Costs | **377,319** | $188,660 |
| Inspection Fees | **20,000** | $20,000 |
| Impact Fees | **433,425** | $433,425 |
| Building Permit | **500,000** | $500,000 |
| Taxes - Construction | **150,000** | $127,500 |
| Insurance | **250,000** | $212,500 |
| Interest - Construction | **2,000,000** | $1,700,000 |
| Interest - Bridge Loan | **0** | $0 |
| Loan Fees/Costs - Const/Perm | **861,413** | $301,494 |
| Interest - Predevelopment Loan | **50,000** | $0 |
| Compliance Fees | **25,000** | $0 |
| Tax Credit Fees - Administrative | **125,000** | $0 |
| Tax Credit Fees - Application | **3,000** | $0 |
| Tax Credit Fees - Underwriting | **35,000** | $0 |
| Tax Credit Fees - Compliance | **150,000** | $0 |
| Replacement Reserves | **0** | $0 |
| Utility Connection Fee | **159,000** | $159,000 |
| Bond Costs | **750,000** | $562,500 |
| Operating Deficit Reserve | **497,765** | $0 |
| | **33,546,474** | $29,764,743 |
| N/A | **0** | $0 |
| Developer's Fee & Overhead | **5,846,168** | $5,846,168 |
| | **5,846,168** | 5,846,168 |
| **TOTAL USES** | **39,392,642** | $35,610,911 |
| SURPLUS/(DEFICIT) | **0** | |

**DEBT STRUCTURE AND SOURCES OF FUNDS**

**First Mortgage**

| | |
|---|---|
| Amount | **$4,059,000** |
| Rate | 7.00% |
| Term/Amortization Period | 40 |
| Debt Service | $302,687 |
| Per Unit | $56,375 |

**Broward County**

| | |
|---|---|
| Amount | **$3,960,000** |
| Rate | 0.00% |
| Term | 30 |
| Debt Service | $0 |
| Per Unit | $55,000 |

**The United Way of Broward County**

| | |
|---|---|
| Amount | **$1,400,000** |
| Rate | 0.00% |
| Term | 30 |
| Debt Service | $0 |
| Per Unit | $19,444 |

**Fort Lauderdale CRA**

| | |
|---|---|
| Amount | **$9,000,000** |
| Rate | 0.00% |
| Term | 30 |
| Debt Service | $0 |
| Per Unit | $125,000 |

**Fort Lauderdale Housing and Community Development Division**

| | |
|---|---|
| Amount | **$750,000** |
| Rate | 0.00% |
| Term | 30 |
| Debt Service | $0 |
| Per Unit | $ 10,417 |

**CREDIT CALCULATION**

| | |
|---|---|
| Eligible Basis | 35,610,911 |
| 130% if QCT/DDA | 130% |
| Qualified Basis | 46,294,184 |
| Tax Credit Percentage | 4.00% |
| Projected Annual Net Tax Credit | 1,851,767 |
| x Number of Years Available | 10 |
| Projected Total Tax Credits | 18,517,672 |
| x Percentage to Investment Partnership | 99.99% |
| Total Potential Credits to ILP | 18,515,821 |
| x Credit Price | $0.835 |
| **Amount Payable to Operating Partnership** | **15,460,710** |

## SISTRUNK APARTMENTS (The Aldridge and The Laramore)
## OPERATING PROFORMA

| RENTAL AND OTHER INCOME | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential | | | | | | | | | | | | | | | | | | |
| 0 | 0 Bed/1 Bath | 33% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 Bed/1 Bath | 60% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 Bed/1 Bath | 80% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 Bed/1 Bath | 120% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 Bed/1 Bath | 140% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 Bed/1 Bath | Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 1 Bed/1 Bath | Low HOME | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 44 | 1 Bed/1 Bath | 60% Median | 1,069 | 564,432 | 575,721 | 587,235 | 598,980 | 610,959 | 623,179 | 635,642 | 648,355 | 661,322 | 674,548 | 688,039 | 701,800 | 715,836 | 730,153 | 744,756 |
| 0 | 1 Bed/1 Bath | High Home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 1 Bed/1 Bath | 120% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 1 Bed/1 Bath | 140% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 1 Bed/1 Bath | Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 2 Bed/1 Bath | Low HOME | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 28 | 2 Bed/1 Bath | 60% Median | 1,272 | 427,392 | 435,940 | 444,659 | 453,552 | 462,623 | 471,875 | 481,313 | 490,939 | 500,758 | 510,773 | 520,988 | 531,408 | 542,036 | 552,877 | 563,935 |
| 0 | 2 Bed/1 Bath | High Home | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 2 Bed/1 Bath | 120% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 2 Bed/1 Bath | 140% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 2 Bed/1 Bath | Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 3 Bed/2 Bath | 33% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 3 Bed/2 Bath | 60% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 3 Bed/2 Bath | 80% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 3 Bed/2 Bath | 120% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 3 Bed/2 Bath | 140% Median | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 3 Bed/2 Bath | Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 72 | Total Residential Rent | | | 991,824 | 1,011,660 | 1,031,894 | 1,052,532 | 1,073,582 | 1,095,054 | 1,116,955 | 1,139,294 | 1,162,080 | 1,185,321 | 1,209,028 | 1,233,208 | 1,257,873 | 1,283,030 | 1,308,691 |
| Retail Income - Assuming $5 plus $3 in recoveries | | | | 23,432 | 23,432 | 23,432 | 23,432 | 23,432 | 26,361 | 26,361 | 26,361 | 26,361 | 26,361 | 29,290 | 29,290 | 29,290 | 29,290 | 29,290 |
| Miscelleneous Income | | | | 47,520 | 48,470 | 49,440 | 50,429 | 51,437 | 52,466 | 53,515 | 54,586 | 55,677 | 56,791 | 57,927 | 59,085 | 60,267 | 61,472 | 62,702 |
| **TOTAL GROSS INCOME** | | | | 1,062,776 | 1,083,563 | 1,104,765 | 1,126,392 | 1,148,451 | 1,173,881 | 1,196,831 | 1,220,241 | 1,244,118 | 1,268,473 | 1,296,245 | 1,321,584 | 1,347,429 | 1,373,792 | 1,400,682 |
| Less Vacancy/Bad Debt | | 5.00% | | 53,139 | 54,178 | 55,238 | 56,320 | 57,423 | 58,694 | 59,842 | 61,012 | 62,206 | 63,424 | 64,812 | 66,079 | 67,371 | 68,690 | 70,034 |
| **EFFECTIVE GROSS INCOME** | | | | **1,009,637** | **1,029,385** | **1,049,527** | **1,070,073** | **1,091,029** | **1,115,187** | **1,136,990** | **1,159,229** | **1,181,912** | **1,205,050** | **1,231,432** | **1,255,504** | **1,280,058** | **1,305,103** | **1,330,648** |
| **LESS OPERATING EXPENSES** | | | | | | | | | | | | | | | | | | |
| Payroll | | | | 158,400 | 163,152 | 168,047 | 173,088 | 178,281 | 183,629 | 189,138 | 194,812 | 200,656 | 206,676 | 212,876 | 219,263 | 225,841 | 232,616 | 239,594 |
| Utilities | | | | 43,200 | 44,496 | 45,831 | 47,206 | 48,622 | 50,081 | 51,583 | 53,131 | 54,724 | 56,366 | 58,057 | 59,799 | 61,593 | 63,441 | 65,344 |
| Repair/Maintenance | | | | 28,800 | 29,664 | 30,554 | 31,471 | 32,415 | 33,387 | 34,389 | 35,420 | 36,483 | 37,577 | 38,705 | 39,866 | 41,062 | 42,294 | 43,563 |
| Management Fee | | | | 60,578 | 61,763 | 62,972 | 64,204 | 65,462 | 66,911 | 68,219 | 69,554 | 70,915 | 72,303 | 73,886 | 75,330 | 76,803 | 78,306 | 79,839 |
| Administrative | | | | 50,000 | 51,500 | 53,045 | 54,636 | 56,275 | 57,964 | 59,703 | 61,494 | 63,339 | 65,239 | 67,196 | 69,212 | 71,288 | 73,427 | 75,629 |
| Taxes | | | | 95,400 | 98,262 | 101,210 | 104,246 | 107,374 | 110,595 | 113,913 | 117,330 | 120,850 | 124,475 | 128,210 | 132,056 | 136,018 | 140,098 | 144,301 |
| Insurance | | | | 160,000 | 164,800 | 169,744 | 174,836 | 180,081 | 185,484 | 191,048 | 196,780 | 202,683 | 208,764 | 215,027 | 221,477 | 228,122 | 234,965 | 242,014 |
| Reserves | | | | 23,400 | 24,102 | 24,825 | 25,570 | 26,337 | 27,127 | 27,941 | 28,779 | 29,642 | 30,532 | 31,448 | 32,391 | 33,363 | 34,364 | 35,395 |
| Misc and Annual Fees | | | | 25,000 | 25,750 | 26,523 | 27,318 | 28,138 | 28,982 | 29,851 | 30,747 | 31,669 | 32,619 | 33,598 | 34,606 | 35,644 | 36,713 | 37,815 |
| Total Expenses (per unit) | | | $8,955 | 644,778 | 663,489 | 682,749 | 702,575 | 722,984 | 744,159 | 765,785 | 788,046 | 810,962 | 834,551 | 859,002 | 884,000 | 909,733 | 936,224 | 963,494 |
| **NET OPERATING INCOME** | | | | **364,859** | **365,896** | **366,778** | **367,497** | **368,045** | **371,028** | **371,205** | **371,183** | **370,950** | **370,498** | **372,430** | **371,505** | **370,325** | **368,879** | **367,154** |
| **CASH FLOW BEFORE DEBT SERVICE** | | | | **$364,859** | **$365,896** | **$366,778** | **$367,497** | **$368,045** | **$371,028** | **$371,205** | **$371,183** | **$370,950** | **$370,498** | **$372,430** | **$371,505** | **$370,325** | **$368,879** | **$367,154** |
| LESS DEBT SERVICE | | | | | | | | | | | | | | | | | | |
| First Mortgage | | | | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 | 302,687 |
| Broward County | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| The United Way of Broward County | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Lauderdale CRA | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total Debt Service | | | 302,687 | 302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 | $302,687 |
| DSC ► | First Mortgage | | | 1.21 | 1.21 | 1.21 | 1.21 | 1.22 | 1.23 | 1.23 | 1.23 | 1.23 | 1.22 | 1.23 | 1.23 | 1.22 | 1.22 | 1.21 |
| DSC ► | All Debt | | | 1.21 | 1.21 | 1.21 | 1.21 | 1.22 | 1.23 | 1.23 | 1.23 | 1.23 | 1.22 | 1.23 | 1.23 | 1.22 | 1.22 | 1.21 |
| **NET CASH FLOW** | | | | **62,172** | **63,209** | **64,091** | **64,810** | **65,358** | **68,341** | **68,518** | **68,496** | **68,264** | **67,811** | **69,744** | **68,818** | **67,638** | **66,192** | **64,468** |