



ALISON POINTE  
LIHTC APARTMENTS  
128 UNITS | FOLEY, AL



**BROKER INFORMATION**

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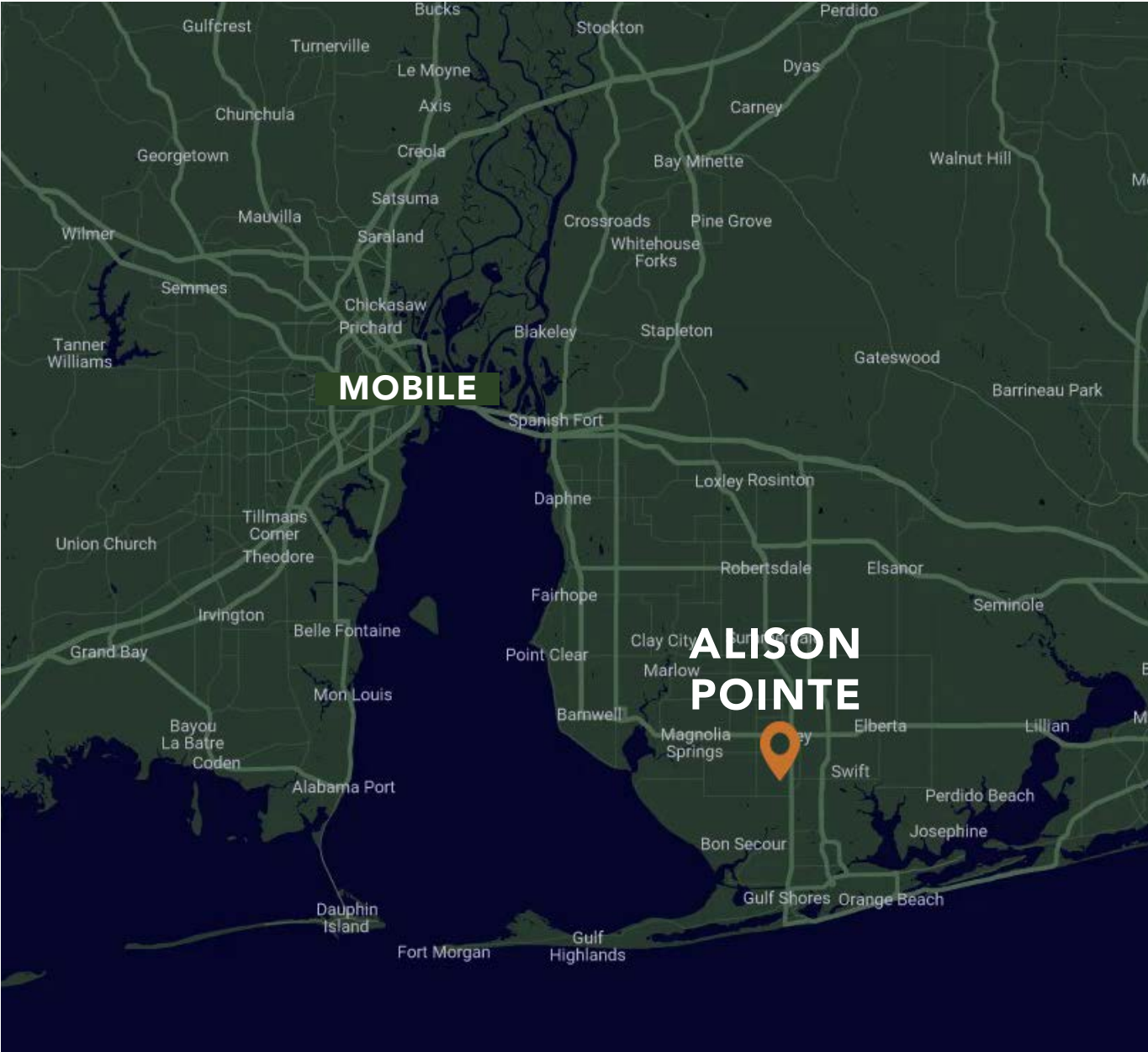
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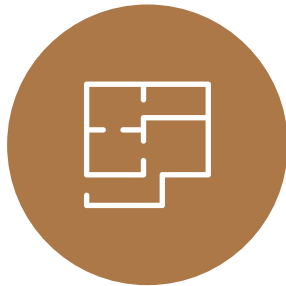
# SITE INFORMATION



**128**  
NUMBER OF  
UNITS



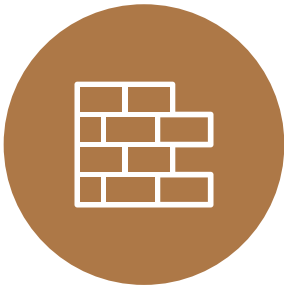
**\$981**  
AVG. LEASED  
RENT



**1,006**  
AVG. SQ.FT.  
PER UNIT



**LIHTC**  
COMMUNITY



**2008**  
YEAR  
BUILT



**9921 BETHANY  
DRIVE**  
ADDRESS

| UNIT BREAKDOWN | UNITS | UNIT SQ.FT. | TOTAL SQ.FT. |
|----------------|-------|-------------|--------------|
| 1BD/1BA        | 48    | 790         | 37,920       |
| 2BD/2BA        | 64    | 1,085       | 69,440       |
| 3BD/2BA        | 16    | 1,337       | 21,392       |
| Total/Avg      | 128   | 1,006       | 128,752      |



# PROPERTY FINANCIALS

| Account Name                           | Total        |
|----------------------------------------|--------------|
| Operating Income & Expense             |              |
| Income                                 |              |
| Total RENTS                            | 1,834,375.84 |
| Total TENANT CHARGES/FEES              | 35,580.93    |
| Total Operating Income                 | 1,869,956.77 |
| Expense                                |              |
| Total Payroll Expense                  | 208,959.13   |
| Total Office & Administrative Expenses | 91,538.41    |
| Total OPERATING EXPENSES               | 97,095.10    |
| Total TAXES & INSURANCE                | 379,639.24   |
| Total LEGAL & PROFESSIONAL FEES        | 34,803.28    |
| Total REPAIRS & MAINTENANCE            | 192,970.60   |
| Total UTILITIES                        | 59,089.18    |
| Total Operating Expense                | 1,064,094.93 |
| NOI - Net Operating Income             | 805,861.84   |
| Other Income & Expense                 |              |
| Other Expense                          |              |
| Mortgage Interest                      | 602,889.53   |
| Total CAPITAL EXPENSES                 | 114,177.39   |
| Total Other Expense                    | 717,066.92   |
| Net Other Income                       |              |
| Total Income                           | 1,869,956.77 |
| Total Expense                          | 1,781,161.84 |
| Net Income                             | 88,794.93    |



## AHFA RESTRICTIONS & PRICING

- 1. QC PRICE: \$19,489,408
- 2. T-12 NOI: \$805,861.84
- 3. T-12 CAP RATE: 4.13%

| FLOORPLAN           | 1 BEDROOM | 2 BEDROOM | 3 BEDROOM |
|---------------------|-----------|-----------|-----------|
| 2025 Gross Max Rent | \$1,220   | \$1,464   | \$1,691   |
| Utility Allowance   | \$183     | \$227     | \$266     |
| Net Max Rent        | \$1,037   | \$1,237   | \$1,425   |



## AMENITIES





## INTERIOR

