

# GYPSY HILL PLACE

NEW MARKET TAX CREDITS ANNOUNCEMENT MEDIA INFORMATION PAGE



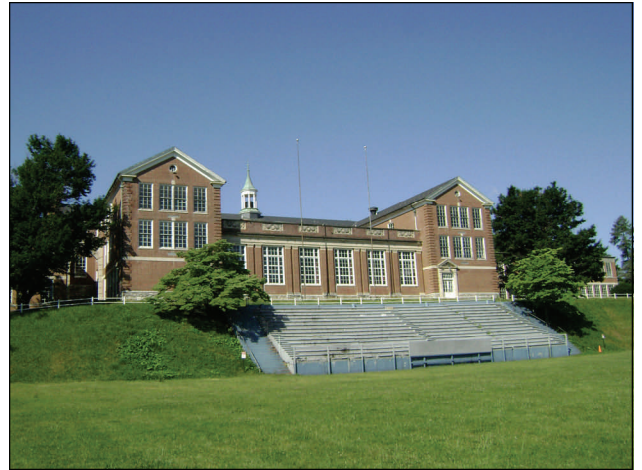
Octagon Partners, a real estate and investment firm located in Charlottesville, has secured a \$12 million dollar allocation of New Market Tax Credits, primarily through Hampton Roads Ventures. Conventional debt will provide the remaining gap for the approximately \$20 million project. Project funding will be used in conjunction with State and Federal Historic Tax Credits to create 70 Independent Living Residences and a new home for the Staunton Senior Center and ShenanArts, a Shenandoah Valley community theater non-profit. Our goal is to provide a unique and genuine environment that provides a wealth of activities, social interaction, and personal development in keeping with the fond memories so many Stauntonians associate with the former R.E. Lee High School.

## **QUICK FACTS**

- 110,000 sq ft main building on 6.4 acres includes a gymnasium, auditorium, cafeteria, industrial arts space, and multiple classrooms.
- The building core was completed in 1927 at a cost of \$193,000. Additions to the building (east and west wings) were completed in 1954 at a cost of 1,075,000.
- The building served as Staunton's public high school until the class graduation of the class of 1983.
- Excellent construction with concrete and masonry foundation, brick exterior, concrete subfloors, masonry interior walls and slate roof

## **DEVELOPMENT PLAN**

- Develop a mixed-use independent adult living community with 70 residential units and 21,000 sq. ft. of commercial space
- Residents will be independent and not require any medical assistance (not assisted living)
- Full service rent will include significant activities such as meals, exercise classes, lectures, shuttle service, laundry, utilities, activities



## What Are New Market Tax Credits?

The New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period.

## AMENITIES PLANNED FOR GYPSY HILL PLACE

- Provide significant amenities and activities to residents including exercise room, library, bar, piano, entertainment, lectures, beauty salon, billiards, card room, green roof/park, outdoor gazebo.
- Adjacent 300 acre park provides activities (golf course, playgrounds, miniature train, soccer/football/baseball fields, ponds, concerts, gazebos)
- Transportation is provided and building is located on trolley route and close to downtown core.
- Signing leases with two key tenants to augment amenities:

**Senior Center:** provides seniors with educational programs, social activities and guidance programs will be housed in 4,000 sq. ft. space including 2,000 sq. ft. Multi-purpose room.

**ShenanArts:** local performing arts group will use the existing auditorium and adjacent classrooms including over 10,000 sq. ft. Residents will be given a private screening for each show and can use balcony to observe the progress of each cast as they prepare for opening night.

**Meals on Wheels:** Community outreach organization that provides thousands of meals per year. Will receive new 600 sq. ft. kitchen and 200 sq. ft. pantry and storage.

## PROJECT TEAM

- Octagon Partners, regional developer with tax credit experience; 10 projects in area.
- SFCS, international architect for adult living, tax credit experience, designed 500 projects since 1926.
- Mathers Construction, one of largest contractors in region.

