

**NEBRASKA INVESTMENT FINANCE AUTHORITY
LOW INCOME HOUSING TAX CREDIT PROGRAM
2013 ROUND ONE APPLICATIONS
(Threshold Review)**

NIFA PROJECT #	PROJECT NAME & ADDRESS	DEVELOPER/OWNER	COUNTY	TOTAL UNITS	LIHTC UNITS	MARKET UNITS	# OF BLDGS	PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	TAX CREDITS REQUESTED
7-0756	River Road Townhomes 23219 - 23267 Kelsey Lane 23255 - 23275 Denton Street Waterloo, NE	River Road Townhomes, LLC 5404 N. 107th Plaza Omaha, NE 68134 (Joan Bertolini: 402-444-6203)	Douglas	14	14	0	7	New Construction Urban Elderly	For-Profit	FHLBank - AHP Owner Equity	\$ 2,294,638	\$ 201,115
7-0780	St. Ann Redevelopment 2239/2241/2247 Poppleton Omaha, NE	St. Ann Redevelopment, LLC 1886 S. 126th Street Omaha, NE 68144 (Rob Woodling: 420-504-3248)	Douglas	23	23	0	1	New Construction Urban	For-Profit	Conventional Loan HOME Funds Owner Equity	\$ 5,004,642	\$ 410,652
7-0782	Legend Oaks II 19th Street Place & 18th Street Lexington, NE	Legend Oaks II, LLC 609 E. 3rd Street Lexington, NE 68850 (Diane Adams: 308-324-4633)	Dawson	18	18	0	9	New Construction Rural Elderly	For-Profit	Conventional Loan HOME Funds Owner Equity	\$ 2,433,890	\$ 250,494
7-0786	Appleton Apartments Phase II 8600 Leighton Avenue Lincoln, NE	Pedcor Investments-2011-CXXXVII, L.P. 770 3rd Avenue S.W. Carmel, IN 46032 (Michael Smith: 317-705-7924)	Lancaster	56	44	12	4	New Construction Urban	For-Profit	Conventional Loan Deferred Developer Fee Owner Equity GP Loan	\$ 7,751,292	\$ 550,696
7-0787	Graham Park Estates TBD Graham Park Drive Seward, NE	Graham Park Estates, L.P. P.O. Box 1808 Turlock, NE 95381 (Matt Thomas: 209-634-0044)	Seward	11	11	0	11	New Construction Urban Single Family	For-Profit	Conventional Loan Owner Equity	\$ 2,241,492	\$ 202,141
7-0789	Lofts On 24th 3101 S. 24th Street Omaha, NE	3101 S. 24th Street, LLC 1524 Cuming Street Omaha, NE 68102 (Darin Smith: 712-647-3355)	Douglas	20	20	0	1	Rehab Urban	Non-Profit	Conventional Loan City HOME Funds TIF Historic Tax Credits Owner Equity	\$ 4,010,190	\$ 324,324
7-0797	Fairfield West Townhouses 3621 N. 3rd Street Lincoln, NE	Fairfield Townhouses Associates LP Three Canal Plaza, Suite 501 Portland, ME 04101 (Penn Lindsay: 207-774-5101)	Lancaster	50	50	0	8	Acquisition & Rehab Urban	For-Profit	Conventional Loan Deferred Developer Fee	\$ 7,455,865	\$ 423,517
7-0801	The Reserves at Westridge State Street & Aspen Circle Grand Island, NE	OPG Westridge Partners, LLC 534 S. Kansas Avenue, Suite 900 Topeka, KS 66603 (Curtis Rasmusson: 785-783-0403)	Hall	32	32	0	3	New Construction Rural	For-Profit	Conventional Loan Deferred Developer Fee	\$ 4,323,651	\$ 404,823
7-0803	Countryside Estates TBD Lloyd Street & 4th & Johnson Streets Pender & Wakefield, NE	Countryside Estates, LLC 610 4th Street Pender, NE 68047 (Derwin Roberts: 402-385-3200)	Thurston \ Dixon	12	12	0	6	New Construction Rural \ Urban	For-Profit	HOME Funds Owner Equity	\$ 1,931,572	\$ 182,466
7-0804	Knotts Landing Hwy 34 & South Locust Streets Grand Island, NE	Knotts Landing, LLC 2604 26th Avenue Central City, NE 68826 (Kathryn Mesner: 308-946-3826)	Hall	54	54	0	28	New Construction Rural Elderly	For-Profit	Conventional Loan HOME Funds Owner Equity	\$ 8,407,329	\$ 799,525
7-0805	Blue Stem Pointe E. South & S. Maple Streets Ainsworth, NE	Blue Stem Pointe, LLC P.O. Box 5425 Lincoln, NE 68505-5425 (Kurt Grosshans: 402-420-1818)	Brown	12	12	0	6	New Construction Rural Elderly	Non-Profit	HOME Funds FHLBank - AHP	\$ 2,363,556	\$ 222,044
7-0806	Sunset Cottages 133 8th Street Loup City, NE	Sunset Cottages, LLC 133 South 8th Street Loup City, NE 68853 (Becky Bandur: 308-745-0624)	Sherman	8	8	0	3	New Construction Rural Elderly	For-Profit	HOME Funds Owner Equity GP Loan	\$ 1,333,970	\$ 123,760

7-0807	Shady Bend Villas TBD Shady Bend Road Grand Island, NE	Shady Bend Villas, LLC 1834 West 7th Street Grand Island, NE 68803 (Rick Ruzicka: 308-385-5530)	Hall	20	20	0	10	New Construction Rural	For-Profit	Conventional Loan Owner Equity GP Loan	\$	3,768,925	\$	382,193
7-0808	Goldbeck Towers 721 S. 1st Avenue Hastings, NE	Adams County Good Samaritan Housing, LP 4800 W. 57th Street Sioux Falls, SD 57108 (Shannon Clark: 605-362-3100)	Adams	100	100	0	1	Acquisition & Rehab Rural Elderly	Non-Profit	GP Loan Deferred Developer Fee Owner Equity	\$	10,826,083	\$	895,656
7-0809	Cottage Park TBD Matson Street Aurora, NE	Cottage Park, L.P. P.O. Box 1808 Turlock, CA 95381 (Matt Thomas: 209-634-0044)	Hamilton	14	14	0	7	New Construction Rural Elderly	For-Profit	Conventional Loan HOME Funds Owner Equity	\$	2,666,540	\$	243,334
7-0810	Heather Estates TBD 2nd Street Imperial, NE	Heather Estates, L.P. P.O. Box 1808 Turlock, CA 95381 (Matt Thomas: 209-634-0044)	Chase	10	10	0	10	New Construction Rural Single Family	For-Profit	HOME Funds Owner Equity	\$	1,924,683	\$	192,326
7-0811	Chandler Place 2210 Albert Street Bellevue, NE	Chandler Place Limited Partnership 4110 Eaton Avenue, Suite A Caldwell, ID 83607 (Bill Truax: 208-459-8522)	Sarpy	36	30	6	6	New Construction Urban	Non-Profit	Conventional Loan Deferred Developer Fee GP Loan	\$	6,680,213	\$	506,596
7-0812	Omaha RTO Scattered sites Omaha, NE	Omaha RTO, LLC 740 S. 75th Street Omaha, NE 68114 (John Foley: 402-963-9099)	Douglas	70	70	0	70	Acquisition & Rehab Urban Single Family	For-Profit	Conventional Loan TIF Deferred Developer Fee	\$	12,141,151	\$	1,224,889
7-0813	Village Crown II Scattered sites Omaha, NE	Village Crown II Limited Partnership 3014 N. 45th Street Omaha, NE 68104 (Sister Marilyn Ross: 402-453-6100)	Douglas	29	29	0	29	New Construction Urban Single Family	Non-Profit	Conventional Loan City HOME Funds Owner Equity	\$	5,636,881	\$	574,927
7-0814	Childs Way Nebraska Drive & Childs Road Bellevue, NE	Childs Way, LLC 8214 Armstrong Circle Bellevue, NE 68147-1871 (Carolyn Pospisal: 402-734-5448)	Sarpy	36	36	0	24	New Construction Urban Single Family	Non-Profit	Conventional Loan TIF 3rd Party Loan	\$	6,721,891	\$	622,452
7-0815	Sorensen Senior Residence 5800 Sorensen Parkway Omaha, NE	Sorensen Senior Residences I Limited Partnership 105 N. 31st Avenue Omaha, NE 68131 (Arun Agarwal: 402-408-0005)	Douglas	60	60	0	2	New Construction Urban Elderly	Non-Profit	Conventional Loan TIF Deferred Developer Fee	\$	7,522,475	\$	826,717
				685	667	18	246				\$	107,440,929	\$	9,564,647