

Mission Statement

Our mission is to help Operation Tiny House strategically prioritize and assess the viability of various options for their new mixed-use development project. We aim to provide resources and guidance for financial feasibility, conceptual design, and marketing tools as they seek investors for the next stages of their development. Through collaboration and thoughtful planning, we will assist them with short-term goals that support their long-term vision.



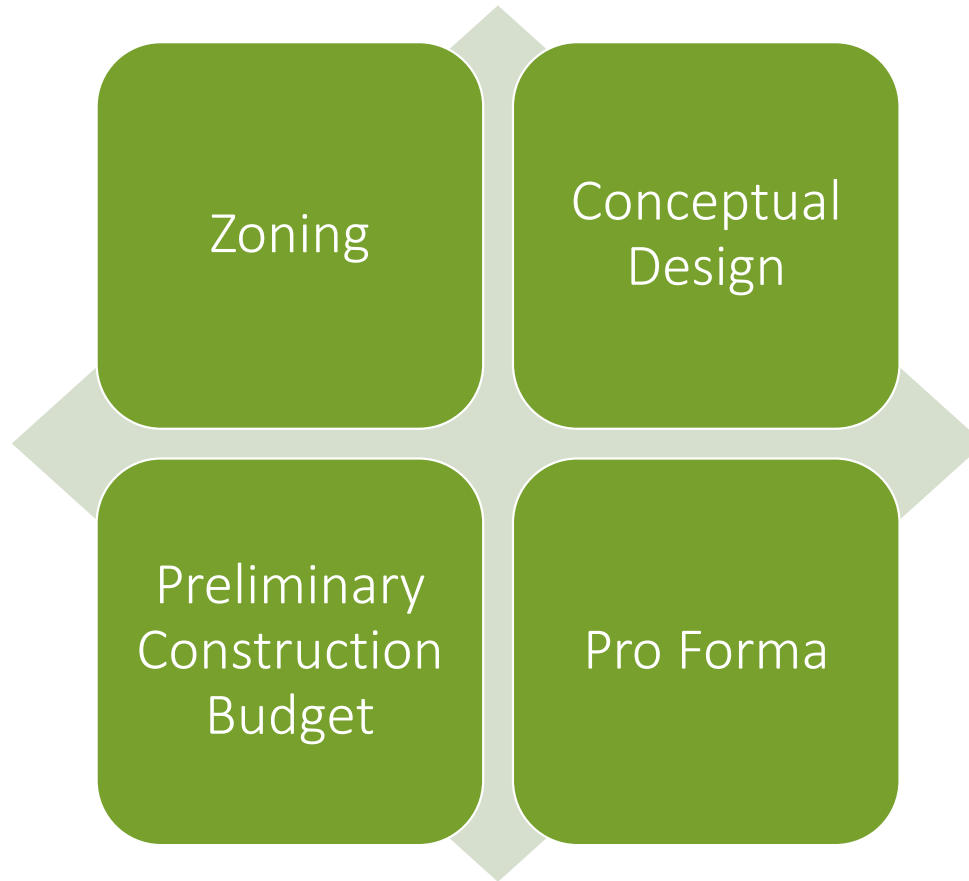


Center for Leadership *mini Technical Assistance Panel* (mTAP) for Operation Tiny House: University Hills, Dallas TX

Keesha Moore, Brent Schoolfield, Chris Lewis, Marianne Scheer, Aubrey McPherson, and Brooke Duran



University Hills mTap Goals

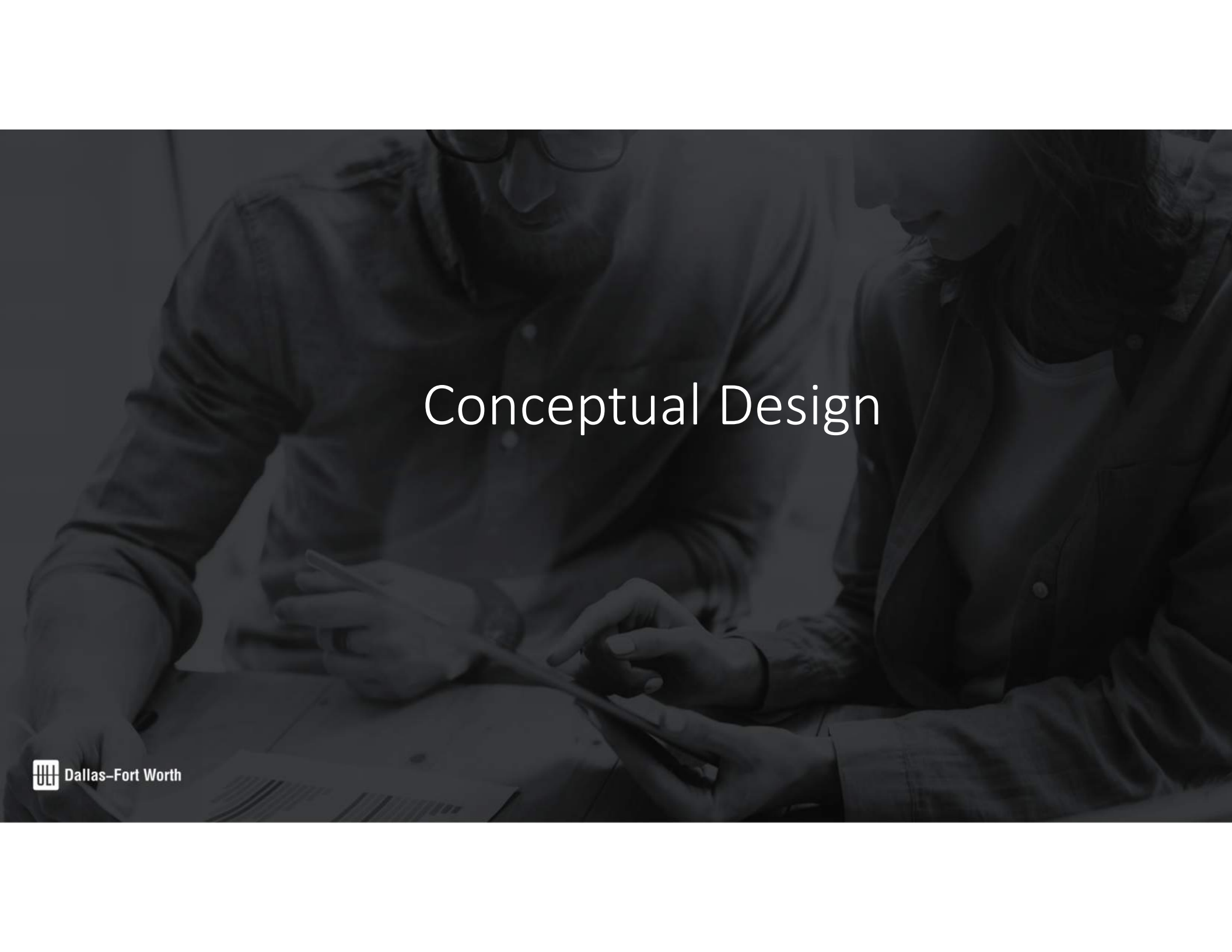


University Hills Site Plan



University Hills Multifamily Land Use Break Down





Conceptual Design

Aerial View



Retail Corner



Lofts



Hotel



Multifamily



House 1



House 2



Multifamily 12 Plex



PGA Aerial View



PGA View 1



PGA View 3





Conceptual Budget





Project Element		Cost
LOFTS OVER RETAIL	\$	18,518,491
LIVE WORK OVER RETAIL	\$	6,108,040
BOUTIQUE HOTEL	\$	8,783,983
MULTI-FAMILY	\$	36,118,389
FOOD AND DRINK	\$	1,363,018
SINGLE FAMILY DEVELOPMENT	\$	13,632,756
SITWORK	\$	18,347,574
TOTAL	\$	102,872,249

PROJECT TOTAL
\$102,872,249

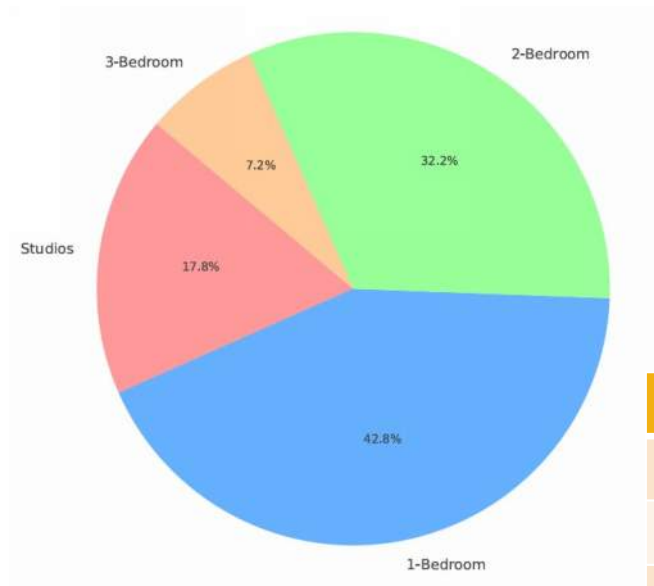




Development Pro Forma Overview

Multifamily Proforma Highlights

Income Potential	Construction Costs
Avg. Rent: \$1,538 per unit	Hard Costs: \$34,644,169.00 (91% of total development)
Estimated Yr. 1 Gross Rental Revenue: \$2,624,400.00	Soft Costs: \$2,771,534.00 (5% of total development)
Vacancy Rate (Yr. 1): 10.6%	Developer Fee: \$1,474,220.00 (4% of total development)



Description	
Total Units	152
Total Gross Square Footage (GSF)	152,804
Total Dev. Cost	\$39,236,364.00

Unit Mix	
Studio (500 SF)	27
1 BD/1 BTH (700 SF)	65
2 BD/2 BTH (975 SF)	49
3 BD/2 BTH (1125 SF)	11

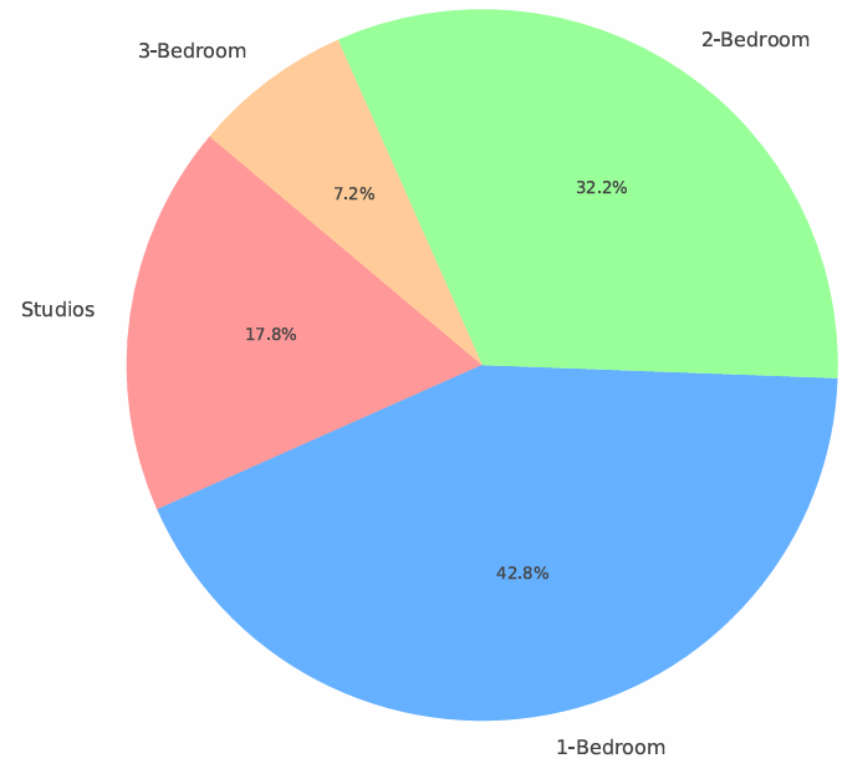
Multifamily Pro Forma Highlights

Total Units: **152**

Total Gross Square Footage: **152,804 SF**

Total Development Cost: **\$35,848,056**

Unit Mix



Multifamily Pro Forma Highlights

Financial Projections

Income Potential

- Average Rent: \$1,538 per unit
- Estimated Year 1 Gross Rental Revenue: \$2,624,400

Vacancy Rate

- Year 1: 10.6%
- Stabilized: 7.5%

Construction Cost: \$299.74 / sq ft

- Hard Costs: \$32,432,839 (90% of total development)
- Soft Costs: \$1,940,997 (5% of total development)
- Developer Fee: \$1,474,220 (4% of total development)

Recommendations and Considerations

Rezoning	Design	Construction	Financials
<p>Define preferred zoning classification: based on rezoning recommendations above.</p>	<p>Revise site plan to comply with updated zoning: Adjust building heights, setbacks, material selections, etc. per new zoning.</p>	<p>Evaluation of hard construction cost regarding proforma</p>	<p>Consider means to generate income to help with operating cash flow: Onsite storage facilities, reserved parking, internet packages, common areas that can be rented, etc...</p>
<p>Review Parking counts, may impact products desired on site</p>	<p>Reevaluate parking strategy: Increase total parking count to meet all city & zoning requirements.</p>	<p>Value Engineering</p>	<p>Consider submitting development to the Dallas Public Finance Corporation (PFC) to offset property taxes and as an alternate funding source in the capital stack</p>
<p>Review if detention is required before zoning, could impact site layout</p>	<p>Add service areas: Include internal and external zones for loading, maintenance, trash, and fire lane access.</p>	<p>Opportunities for enhanced finishes or amenities</p>	<p>Be flexible to adjust development to meet an ideal Debt-Service Coverage Ratio (DSCR) to get the best financing possible.</p>

Recommendations and Considerations

Rezoning	Design	Construction	Financials
<p>Define phasing plan- may impact desired zoning & funding sequence for each piece.</p>	<p>Rethink street-facing programming: Relocate retail to primary street frontages only for better leasing; avoid placing retail along back-of-house areas.</p>		
	<p>Address use conflicts: Separate or buffer conflicting programs, like PGA entertainment vs. residential, to reduce parking and activity overlap.</p>		
	<p>Reassess grading and drainage: Update grading plan and water detention strategies to support the revised layout and infrastructure</p>		



Q & A

Thank you!