

Property Name	Brady Square I	Brady Square II	Brady Square III	Brady Square IV	Joyfield at German School	
Type of Loan	Construction	Construction	Construction	Construction	Permanent	
District	8	8	8	8	9	
Developer	Marlyn Dev	Marlyn Dev	Marlyn Dev	Marlyn Dev	Standard Dev	
Structure	66 units, 11 bldgs, 2-story	garden-style buildings containing 18 garden apartments	one-, two- and 3BR garden- and townhome-style units within two-story residential buildings.	one-, two- and 3BR garden- and townhome-style units within two-story residential buildings + community bldg	25 three-story TH buildings, containing 234 3BR & 4BR Units	Total Units
# units	66	66	66	66	234	498
PBVs	7	0	7	7	62	83
≤ 30% AMI	0	0	6	7	0	13
≤ 50% AMI	26	0	20	19	0	65
≤ 60% AMI	33	66	33	33	172	337
≤ 80% AMI	0	0	0	0	0	0
≤ 120% AMI	0	0	0	0	0	0
Market	0	0	0	0	0	0
Constr Type	new	new	new	new	new	
average s.f.	683	770	696	756	1,719	
LIHTC?	9%	9%	9%	9%	4%	
Target Population	family	family	family	family	family	
TDCs	\$25,550,194	\$17,769,337	\$23,495,795	\$18,843,407	\$87,574,092	
Affordability %	100.00%	100.00%	100.00%	100.00%	100.00%	
Firm Commitment(s)?	yes	yes	yes	yes	yes	
Capital Stack	Virginia Housing, Chase, RHCD, Boston Financial	Virginia Housing, Chase, RHCD, Boston Financial	Virginia Housing, Chase, RHCD, Boston Financial	Virginia Housing, Chase, RHCD, Boston Financial	USBank, Citi	Total Award
Construction Start Date	2/2026	2/2026	2/2026	2/2026	3/2026	
Construction Schedule Reasonable?	yes	yes	yes	yes	yes	
previous CoR \$: 1		\$600,000				
previous CoR \$: 2		\$300,000				
previous CoR \$: 3						
previous CoR \$: 4						
Award	\$1,510,000	\$825,000	\$1,280,000	\$800,000	\$3,000,000	\$7,415,000
Award/unit	\$22,879	\$12,500	\$19,394	\$12,121	\$12,821	\$3,066,714
Net Award % to TDCs	5.91%	4.64%	5.45%	4.25%	3.43%	remaining
Team Experience	> 10 years	> 10 years	> 10 years	> 10 years	> 10 years	
Response to Undw Questions	OK	OK	OK	OK	OK	
Program Manager Recommendation	approved	approved	approved	approved	approved	
if awarded, language	PBVs 40%, EnergyStar	HERS	PBVs, EnergyStar	PBVs, EnergyStar	PBVs, EnergyStar	