

CDF Comparable Project Data--2003 to present

Project/Developer	Type	Location	Number of Units	Finished sq footage*	CDF Loan Amount**	Total Development Costs		Hard Costs		Avg Sales Price		Avg Rent		Tot. Dev.Cost /
					Pro-forma Project Costs	Per unit	Per sf	Per unit	Per sf	Unit	Per sf	Unit	Per sf	Sales Price
Rental Rehabs														
Off-Broadway Lofts (340 Reading, 1111 Broadway) <i>Urban Sites LLC</i>	Apts	OTR	8	11,136	-	-	-	-	44.90	-	-	1,118.00	1.15	
734-736 S Fred Shuttlesworth Cir <i>Fawn Properties LLC</i>	Apts	N. Avondale	10	7,000	320,000 317,666	31,767	45.38	15,406	22.01	-	-	550.00	0.79	
Hollywood Apts (5818 Hamilton) <i>Access Property Management</i>	Apts	College Hill	36	27,246	530,555 600,555	16,682	22.04	1,264	1.67	-	-	750.81	0.99	
541 Liberty Hill <i>Lacina Interests</i>	Apts	Mt. Auburn	4	3,424	185,000 203,889	50,972	59.55	10,250	11.97	-	-	595.00	0.70	
1639 Vine, 528 E 13th, 223 Peete, 122 E Clifton <i>Community Views LLC</i>	Apts	OTR	12	12,023	1,152,357 2,206,629	183,886	183.53	110,013	109.80	-	-	478.00	0.48	
Guildhaus (1622 Vine) <i>1622 Vine Street LLC</i>	Apts	OTR	12	18,240	512,980 512,876	42,740	28.12	16,275	10.71	-	-	621.00	0.31	
122-126 W Fourteenth <i>Fourteenth Street LLC</i>	TRI	OTR	3	3,679	200,000 222,032	74,011	60.35	63,676	51.92	-	-	833.00	0.71	
Sycamore Hill (1719, 25, 27, 31, 33 Sycamore) <i>Sycamore Hill Apartments LTD</i>	Apts	Mt. Auburn	18	19,168	345,475 2,602,019	143,057	134.34	117,436	110.28	-	-	516.00	0.51	
Envoi Lofts (1332 Main) <i>30 W Pike LLC</i>	Apts	OTR	4	3,936	340,000 372,988	93,247	94.76	66,355	67.43	-	-	1,050.00	0.53	
17-19 Court <i>QC Properties LTD</i>	Apts	CBD	10	9,102	418,500 473,368	47,337	52.01	22,638	24.87	-	-	450.00	0.75	
2157, 59, 61 Central Ave <i>Hart, Lane and Puryear</i>	Apts	West End	12	3,933	228,000 214,286	17,857	54.48	9,621	29.36	-	-	400.00	0.41	
1720-1722 Vine <i>Bootes</i>	Apts	OTR	9	5,032	146,250 192,733	21,415	38.30	8,911	15.94	-	-	375.00	0.60	
1504 Republic/14 W 15th <i>Cole</i>	Apts	OTR	4	8,004	90,000 119,640	29,910	14.95	12,000	6.00	-	-	475.00	0.54	
515 & 711 Considine/508 Grand <i>Price Hill Restorations LLC</i>	TF	Price Hill	6	9,143	289,000 364,184	60,697	39.83	34,508	22.65	-	-	610.00	0.50	
2565 Westwood Northern Blvd <i>Outlook Properties LLC</i>	Apts	Westwood	11	5,700	220,000 276,244	25,113	48.46	2,589	5.00	-	-	468.00	0.69	
Park Hall (1222-1224 Race) <i>Stehlin</i>	Apts	OTR	6	7,780	375,000 375,000	62,500	48.20	59,297	45.73	-	-	650.00	0.50	
1116 Race <i>M3 Properties LTD</i>	Comm	OTR	2	4,180	404,000 408,658	204,329	97.77	40,329	19.30	-	-	2,400.00	0.60	
7047 Montgomery Road	Apts		10	8,350	270,000	31,002	37.13	2,058	2.46	-	-	750.00	0.95	

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<i>Lance & Perrin Holdings</i>						<i>310,021</i>								
243 Renner, 256 & 271 Mohawk, 270 W McMicken	Apts	OTR	8	7,295	272,000	46,856	51.38	18,026	19.77	-	-	681.00	0.62	
<i>Donohoo Williams Investment</i>						<i>374,845</i>								
732-734 Wayne	TF	Walnut Hills	2	3,696	126,000	78,760	42.62	58,973	31.91	-	-	750.00	0.41	
<i>Stewart and Perrin</i>						<i>157,519</i>								
6251 Simpson	Apts	N. College Hill	24	16,682	185,000	7,708	11.09	-	-	-	-	494.00	1.05	
<i>The First Baptist Terrace</i>						<i>185,000</i>								
Commodore Apartments (3637-9 Reading)	Apts	Avondale	31	30,444	246,500	8,065	8.21	-	-	-	-	490.00	0.50	
<i>Commodore Apartment Co.</i>						<i>250,000</i>								
Deanna Apartments (1611 Baltimore; 2546-2556-2600 Beekman; 934, 939 Chateau; 3006 Price)	Apts	N. Fairmont/E. Price Hill	49	20,947	430,000	8,776	20.53	-	-	-	-	566.69	0.76	
<i>Deanna Apartment Co.</i>						<i>430,000</i>								
Jan Apartments (32 E 13th, 2 E. McMicken, 1900 Vine, 1303-1305-1309 Walnut)	Apts	OTR	66	37,348	425,500	6,447	11.39	-	-	-	-	540.94	0.82	
<i>Jan Apartment Co.</i>						<i>425,500</i>								
1616-1618 & 1626-1628 Race, 1623 & 1627 Republic	Apts	OTR	39	16,907	475,000	12,405	28.61	-	-	-	-	593.00	0.76	
<i>St. Anthony Village II, LLC</i>						<i>483,788</i>								
Kinsey Flats (327-345 W 4th)	Apts	CBD	25	30,170	3,798,500	130,532	108.16	114,000	94.46	-	-	1,034.00	0.86	
<i>Middle Earth Properties</i>						<i>3,263,299</i>								
1211 and 1221 Chapel	Apts	Walnut Hills	12	7,848	210,000	41,343	31.61	25,005	19.12	-	-	419.00	0.72	
<i>Nverse LLC</i>						<i>330,742</i>								
1119 Walnut Street	Apts	OTR	8	10,464	142,400	30,825	23.57	-	-	-	-	490.00	0.59	
<i>QC Properties LTD</i>						<i>246,600</i>								
514 Madison	Apts	Covington	3	4,350	270,000	108,131	74.57	75,658	52.18	-	-	900.00	0.62	
<i>Madison Avenue Ventures, LLC</i>						<i>324,394</i>								
3383 & 3388 McHenry	Apts	Westwood	28	20,664	650,000	34,682	46.99	16,110	21.83	-	-	505.00	0.68	
<i>Excel Property Management LLC</i>						<i>971,090</i>								
Rental New Construction														
Laurel V--City West	TH	West End	106	109,971	2,763,000	26,066	25.12	24,643	23.75	-	-	523.00	0.50	
<i>CMHA/Community Builders</i>						<i>2,763,000</i>								
Laurel IV--City West	Apts	West End	59	72,836	3,137,967	111,377	90.22	81,245	65.81	-	-	526.00	0.43	
<i>CMHA/Community Builders</i>						<i>6,571,233</i>								
Laurel II--City West	Apts	West End	56	65,212	2,588,000	101,903	87.51	34,309	29.46	-	-	562.00	0.48	
<i>CMHA/Community Builders</i>						<i>5,706,557</i>								
Laurel I--City West	Apts	West End	148	160,475	4,055,000	95,493	88.07	71,207	65.67	-	-	556.00	0.51	
<i>CMHA/Community Builders</i>						<i>14,133,021</i>								
Lincoln IV--City West	Apts	West End	91	101,647	2,655,000	99,522	89.10	71,195	63.74	-	-	468.00	0.42	
<i>CMHA/Community Builders</i>						<i>9,056,513</i>								
Condominium Conversions/Homeownership Rehab														
Pendleton Glass Lofts (512 Reading)	Condos	OTR	11	18,506	2,295,666	241,424	143.50	22,952	13.64	278,409.00	70.71	-	-	86.72%

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<i>Fat City LLC</i>					2,655,666										
St. Mary's Square (1233 Clay)	Apts	OTR	5	5,680	-	-	-	-	23.05	-	-	-	-	-	#DIV/0!
<i>Urban Sites LLC</i>					-										
217-219 Orchard	TH	OTR	2	1,949	457,500	256,414	263.12	126,234	129.54	290,000.00	107.89	-	-	88.42%	
<i>Orchard Street Development Company LLC</i>					512,828										
New City Lofts (110-112 E 13th)	Condos	OTR	6	8,234	675,000	143,317	104.43	126,961	92.51	176,800.00	129.09	-	-	81.06%	
<i>B2B Equities</i>					859,904										
Schoolhouse Lofts (2700 Ashland)	Condos	E. Walnut Hills	31	36,927	5,770,000	224,445	188.42	187,605	157.49	249,688.00	181.90	-	-	89.89%	
<i>Schoolhouse Lofts LLC</i>					6,957,808										
City Lofts on Dunlap (1908 Dunlap)	Condos	OTR	6	14,886	937,750	170,161	68.59	120,490	48.57	229,667.00	93.18	-	-	74.09%	
<i>City Lofts Development LLC</i>					1,020,963										
Fort Washington Condos (621 Main)	Condos	CBD	10	16,023	1,752,659	225,266	140.59	149,221	93.13	235,030.00	145.88	-	-	95.85%	
<i>Alice Henry, Inc.</i>					2,252,659										
Spring Street Condos (1314 Spring Street)	Condos	OTR	4	3,400	295,000	73,634	86.63	25,830	30.39	131,017.00	156.14	-	-	56.20%	
<i>Studio 1405 LLC</i>					294,536										
City View Lofts (1118-1120 Race)	Condos	CBD	2	3,666	230,000	152,103	82.98	86,367	47.12	233,000.00	127.11	-	-	65.28%	
<i>Greg Badger Construction</i>					304,205										
Goodlands (1427 Main)	Condos	OTR	5	6,063	275,000	55,000	45.36	33,651	27.75	154,450.00	151.07	-	-	35.61%	
<i>Goodland Condominiums of Main, LLC</i>					275,002										
Lofts on Broadway (400-406 Reading)	Condos	OTR	14	17,450	-	-	-	-	48.42	-	163.88	-	-	#DIV/0!	
<i>Urban Legacy II LLC</i>					-										
731 S. Fred Shuttlesworth	SF	N. Avondale	2	4,066	120,000	102,231	50.29	88,540	43.55	128,000.00	31.48	-	-	79.87%	
<i>eVentures</i>					204,462										
Flats on Main (1324 Main)	Condos	OTR	6	7,145	830,000	142,333	119.52	90,394	75.91	163,333.00	137.59	-	-	87.14%	
<i>Richardson & Sons, LLC</i>					854,000										
Melindy Lofts (1431-1433 Main)	Condos	OTR	7	9,895	478,000	75,503	53.41	39,789	28.15	146,000.00	90.05	-	-	51.71%	
<i>1420 Main Street LLC</i>					528,523										
Sycamore Condos (1417 Sycamore)	Condos	OTR	3	1,949	201,750	77,780	119.72	5,900	9.08	84,500.00	132.24	-	-	92.05%	
<i>Richardson & Son, LLC</i>					233,339										
Crawford Lofts (1420 Main)	Condos	OTR	18	25,200	872,000	56,106	40.08	20,856	14.90	117,728.00	83.60	-	-	47.66%	
<i>1420 Main Street LLC</i>					1,009,907										
Rosmer Vue Condos (410 Reading)	Condos	OTR	5	7,025	1,070,000	285,485	203.19	193,307	137.58	261,000.00	185.77	-	-	109.38%	
<i>SS & S Properties</i>					1,427,426										
For Sale New Construction															
Villages of Daybreak--Lot 157	SF	Bond Hill	1	2,804	238,000	253,207	90.30	183,850	65.57	N/A	N/A	-	-	0.00%	
<i>Gary Mark Custom Homes LLC</i>					253,207										
Dandridge Row Townhouses (508-522 Dandridge)	TH	OTR	8	14,000	1,591,862	209,768	119.87	156,531	89.45	189,364.00	134.69	-	-	110.78%	
<i>Gary Mark Custom Homes LLC</i>					1,678,144										
Grand Avenue Commons (Cityscape West Dr)	SF	Price Hill	14	31,360	3,314,550	236,754	105.69	163,741	73.10	N/A	N/A	-	-	159.84%	
<i>Grand Avenue Commons, LLC</i>					3,314,550										
The Gateway Condominiums (1150 Vine)	Condos	OTR	27	26,741	6,430,196	238,421	240.73	192,215	194.08	175,105.56	123.60	-	-	136.16%	

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<i>NE Vine/Central LLC</i>														6,437,354
Jonathan Meadows Townhomes (1524 Jonathan Ave)	TH	N. Fairmont	22	40,238	4,469,540	126,592	69.21	110,385	60.35	N/A	N/A	-	-	0.00%
<i>Jonathan Meadows Townhomes LP</i>														2,785,021
Villages of Daybreak--5940 Rhode Island	SF	Bond Hill	1	2,367	216,750	217,225	91.77	165,675	69.99	269,900.00	114.03	-	-	80.48%
<i>Gary Mark Custom Homes LLC</i>														217,225
Villages at Daybreak--Lot 161	SF	Bond Hill	1	2,804	242,250	285,103	101.68	213,075	75.99	N/A	N/A	-	-	
<i>Gary Mark Custom Homes LLC</i>														285,103
2332-2350 Henrienne Ct	TH	Walnut Hills	8	15,247	705,742	95,633	50.18	58,214	30.54	222,502.78	118.81	-	-	42.98%
<i>Urban Housing Concepts LLC</i>														765,062
Woodcrest Park	SF	Westwood	106	N/A	1,850,000	22,170	-	10,094	-	29,500.00	N/A	-	-	75.15%
<i>Woodcrest Park LLC</i>														2,350,000
Totals/Averages:			1221	1,207,657		104,099	75.25	65,485	46.70	171,136	118.03	662.53	0.64	#DIV/0!

- Legend:**
Apts: Apartments
Comm: Commercial
MU: Mixed use
SF: Single-family homes
TH: Townhomes
CBD: Central Business District/Downtown

* Per auditor's records