

PROJECT NAME: Magnolia Haus
PROJECT DESCRIPTION: 189 unit apartment
LOCATION: Frederick, MD



LAST MONTH ACTIVITIES:

1. City DRC (Development Review Committee) provided their comments on our Site Plan submission at a meeting on 12.28.20. Project design team (architect & civil engineer) are making minor adjustments to Site Plan submission set for resubmission at end of January.
2. Interviewed two General Contractors to work with CCRE on a preconstruction basis.

THIS MONTH ACTIVITIES:

1. Submit Site Plan package for intake by City on or before January 25, 2021.
2. Release design team on Schematic Design plans.
3. Select General Contractor to provide preconstruction services.

KEY MILESTONES:

Milestone	Projected Completion Date	Actual Completion Date
Schematic Sign off	3/9/2021	
Site Plan Approval	3/13/2021	
Design Development Sign Off	6/8/2021	
Construction Document 80% Sign Off	8/2/2021	
Improvement Plan Set Approval	8/5/2021	
Grading Permit	8/5/2021	
Establish GMP	8/16/2021	
Land & Construction Loan Closing	9/4/2021	
Site Work Complete	10/29/2021	
Full Building Permit	10/29/2021	
Vertical Construction Start	11/1/2021	
Pre-leasing Start	3/1/2022	
Delivery First Units / Clubhouse	6/1/2022	
Substantial Completion	11/28/2022	
Stabilization	8/1/2023	

Issues and Concerns

1. None at this time.

Project Costs

Description	Budget	Last Month	Cost To Date	Remaining
Acquisition / Land Costs	\$6,717,085	\$10,750	\$10,750	\$6,706,335
Soft Costs	\$6,066,511	\$156,933	\$156,933	\$5,909,578
Hard Costs	\$27,162,666	\$0	\$0	\$27,162,666
Contingency	\$2,331,873	\$0	\$0	\$2,331,873
Loan / Equity Fees	\$729,298	\$0	\$0	\$729,298
Interest Reserve	\$665,106	\$0	\$0	\$665,106
Total Project Cost	\$43,672,539	\$167,683	\$167,683	\$43,504,856

Project Funding

Description	Budget	Last Month	Cost To Date	Remaining
Loan (65%)	\$28,387,150	\$0	\$0	\$28,387,150
Equity (35%)	\$15,285,389	\$167,683	\$167,683	\$15,117,706
Total Project Funding	\$43,672,539	\$167,683	\$167,683	\$43,504,856

Project Cost & Funding Notes:

1. Currently have \$1,800,000 of GP equity committed. Co-GP1 (CCRE) has contributed \$250,000 in Earnest Money Deposits. Co-GP2 (JID) has contributed \$600,000 in funding.
2. CCRE is currently evaluating HUD 221(d)4 as a funding source for the project and expect to have feedback from HUD later this month as to whether this is a viable option for the project. HUD financing would allow higher leverage (up to 85%), and as such, will impact next steps in the funding process.

Rental Leasing/Market update:

1. CCRE has engaged Bainbridge Companies (<https://bainbridgecompanies.com>) on a consultant basis to advise on project program and marketing strategy during design and construction. They manage five properties in an around Frederick, Maryland.
2. Urban Green (located in Frederick County, MD) is a Class A apartment community that sold on December 23, 2020 for \$283,000/unit. This is a positive endorsement of the Frederick rental / investment market.

Project Photos:

See next page.



Sign posted after our initial Site Plan submission in late November.