

**NEBRASKA INVESTMENT FINANCE AUTHORITY**  
**LOW INCOME HOUSING TAX CREDIT PROGRAM**  
**2014 Reservations**  
**(updated 06/20/2014)**

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 RESERVATION
7-0777 (CRANE)	NFW Omaha, NE	J. Development Company 142 West Broadway Council Bluffs, IA 51503 (Julie Stavneak: 402-345-7020)	Douglas	24	24	0	1	Rehabilitation Urban - MSA Special Needs	Non-Profit	HOME Funds FHLBank TIF Owner Equity	\$ 10,995,000	\$ 643,000
7-0780 (Suppl.)	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	18	5	1	New Construction Urban	For-Profit	Conventional Loan HOME Funds Owner Equity	\$ 5,004,642	\$ 13,007
7-0787 (Rnd 1)	Graham Park Estates Graham Park Drive Seward, NE	Graham Park Estates, L.P. P.O. Box 1808 Turlock, CA 95381 (Matt Thomas: 209-634-0044)	Seward	11	9	2	11	New Construction Urban Single Family	For Profit	Conventional Loan HOME Funds Owner Equity	\$ 2,165,936	\$ 151,479
7-0802 (CRANE)	A&P II, LLC 1330 & 1340 Lincoln Mall Lincoln, NE	Excel Development Group 8551 Lexington Avenue Lincoln, NE 68505 (Paula Rhian: 402-434-3344)	Lancaster	71	71	0	2	Rehabilitation Urban Special Needs	For-Profit	NAHTF FHLBank TIF Deferred Developer Fee	\$ 7,996,507	\$ 683,534
7-0807 (2013 Forward Commitment)	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 GP Loan	\$ 3,769,625	\$ 245,110
7-0813 (Rnd 1)	Village Crown II Various Addresses Omaha, NE	Village Crown II Limited Partnersh 3014 North 45th Street Omaha, NE 68104 (Sr. Marilyn Ross: 402-453-6100)	Douglas	27	27	0	27	New Construction Urban Single Family CROWN	Non-Profit	Conventional Loan City HOME Funds GP Loan	\$ 5,404,524	\$ 517,875
7-0816 (2013 Forward Commitment)	Glenbrook Townhouses 1601 Knox Street Lincoln, NE	Glenbrook Townhouses Associate 131 S. Higgins Avenue, Unit P-1 Missoula, MT 59802 (Mike Bouchee: 406-728-3040)	Lancaster	90	90	0	15	Acq & Rehabilitation Urban Preservation of Existing	For-Profit	Conventional Loan Deferred Developer Fee Cash Reserves	\$ 11,911,110	\$ 343,045
7-0820 (Rnd 2)	Cypress Pointe II 60th & Hartman Omaha, NE	Cypress Pointe II, LLC P.O. Box 5424 Lincoln, NE 68505 (Kurt Grosshans: 402-434-2525)	Douglas	80	80	0	2	New Construction Urban Special Needs Elderly	Non-Profit	Conventional Loan TIF Deferred Developer Fee	\$ 9,501,018	\$ 744,556
7-0831 (Rnd 2)	Clary Village North of Q Street McCook, NE	Clary Village, LLC 402 Norris Avenue, Suite 301 McCook, NE 69001 (Rex Nelson: 308-345-1200)	Red Willow	16	16	0	8	New Construction Rural Elderly	For Profit	Conventional Loan FHLBank Owner Equity	\$ 2,656,135	\$ 247,822
7-0832 (Rnd 2)	Emerson Estates East of St. Joseph Avenue Hastings, NE	Emerson Estates, LLC 2604 26th Avenue Central City, NE 68826 (Kathryn Mesner: 308-946-3826)	Adams	24	24	0	8	New Construction Rural Elderly	For Profit	Conventional Loan FHLBank GP Deferred Loan	\$ 3,726,714	\$ 357,167
7-0834 (Rnd 1)	North Platte Senior N. Bare Avenue North Platte, NE	North Platte Senior P.O. Box 1808 Turlock, CA 95381	Lincoln	12	10	2	6	New Construction Rural Duplex	For Profit	Conventional Loan HOME Funds Owner Equity	\$ 2,189,845	\$ 161,711

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		(Matt Thomas: 209-634-0044)						Elderly				
7-0835 (Rnd 1)	Dawson Senior 13th & Independence Lexington, NE	Dawson Senior P.O. Box 1808 Turlock, CA 95381 (Matt Thomas: 209-634-0044)	Dawson	32	32	0	16	New Construction Rural Duplex Elderly	For Profit	Conventional Loan HOME Funds Owner Equity	\$ 5,206,533	\$ 494,237
TOTAL				<u>430</u>	<u>421</u>	<u>9</u>	<u>107</u>				<u>\$ 70,527,589</u>	<u>\$ 4,602,543</u>