

GP Interest Acquisitions: Workouts

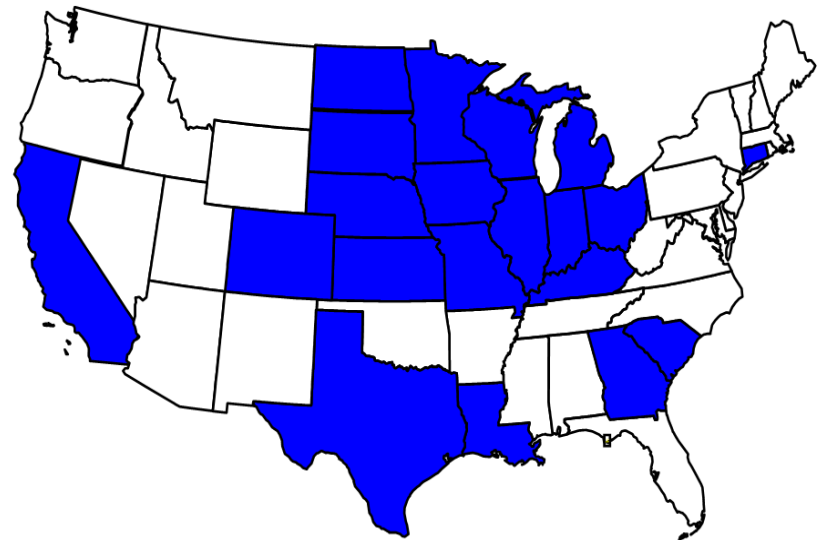
NH&RA -- NOVEMBER 2009



DOMINIUM
Development & Acquisition, LLC

Dominium's GP Acquisitions

YEAR	PROPERTIES	UNITS
1996	56	3,773
1998	8	745
2002	1	64
2004	1	96
2005	20	855
2008	7	591
2009	8	802
TOTAL	101	6,926
IN PROG	45	5,997





2009 Construction Workout Overview

- 112 units
- Development Costs- \$ 27,538,539
- Construction loan- \$11,000,000
- Total TC Equity- \$12,500,000
 - Remaining Installment- \$5,330,721
- **Developer abandoned @ 55% completion!!**





The Problems

- Construction halted at 55% complete
- PIS in 11 months
 - OR lose LIHTC equity of \$12,500,000
- Resolve \$4,000,000 of liens
- Cost to finish?
- What NOI is supportable?
- How to start?





Photos at Takeover





























Photos after completion

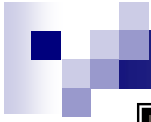
















Conclusion

- More complicated than development
- Many problems / unknowns
 - Quality of construction
 - Partnership Arrangement
 - Agency involvement
 - Subcontractors
 - Resolve liens

