



October 9, 2012

\$15,100,000
Concordia Place Apartments, L.P.
(Concordia Place Apartments Project)

REQUEST	<p>Purpose: Bond proceeds will be used by Concordia Place Apartments, L.P., an Illinois limited partnership (the “Borrower”), to (i) issue an amount not to exceed of \$12,100,000 aggregate principal amount IFA Variable Rate Demand Multi-Family Housing Revenue Refunding Bonds (Concordia Place Apartments Project) Series 2012A (the “Series 2012A Bonds”) to refund City of Chicago Variable Rate Demand Multi-Family Housing Revenue Bonds (Concordia Place Apartments, L.P. Project) Series 2003 (the “Series 2003 Bonds”), the proceeds of which were loaned to the Borrower to finance costs of acquisition and renovation of a 297-unit residential rental housing development (the “Development”) comprising 29 buildings in the City of Chicago, Illinois (the “Series 2003 Project”); and (ii) issue in an amount not to exceed \$3,000,000 in aggregate principal amount IFA Subordinate Multi-Family Housing Revenue Bonds (Concordia Place Apartments Project) Series 2012B (the “Series 2012B Bonds”, and together with the Series 2012A Bonds, the “Bonds”), to finance, refinance and reimburse a loan to the Borrower for payment of costs of certain capital improvements to the Development and related costs, (iii) fund certain reserves for the Development and (iv) pay costs of issuance of the Bonds (the “Series 2012 Project”). The main clubhouse office for Concordia Place Apartments is located at 13037 S. Daniel Drive in Chicago and the 29 buildings are located at nearby addresses on E. 130th Street, S. Daniel Drive, E. 131st Place, and S. Dr. Martin Luther King Jr. Drive.</p> <p>Program: Affordable Rental Housing Bonds Extraordinary Conditions: None Estimated Carryforward or Home Rule Volume Cap required: \$2.85 Million (\$3.0 Million maximum)</p>								
BOARD ACTIONS	<p>Final Bond Resolution</p> <p>Final Bond Resolution approved December 14, 2010: Ayes: 10; Nays: 0; Abstentions: 0; Absent: 5 (DeNard; Durburg; Fuentes; McInerney; Parish)</p> <p>Preliminary Bond Resolution approved April 13, 2010: Ayes: 8; Nays: 0; Abstentions: 0; Absent: 6 (Bashir, DeNard, Herrin; Leonard; Rivera; Leonard); Vacancies: 1</p>								
MATERIAL CHANGES	<p>New structure involves (1) a Letter of Credit (“LOC”) secured series and (2) a non-rated series. (Prior structure approved in December 2010 contemplated 4 series of Bonds, including two LOC-secured series, one of which would bear interest at a taxable rate, and two non-rated tax-exempt series, of which one series was to refund \$800,000 Subordinate IFA Series 2006 Bonds.)</p>								
JOB DATA	<table border="0"> <tr> <td>8.5 FTE</td> <td>Current jobs</td> <td>0</td> <td>New jobs projected</td> </tr> <tr> <td>N/A</td> <td>Retained jobs</td> <td>10-15</td> <td>Construction jobs projected</td> </tr> </table>	8.5 FTE	Current jobs	0	New jobs projected	N/A	Retained jobs	10-15	Construction jobs projected
8.5 FTE	Current jobs	0	New jobs projected						
N/A	Retained jobs	10-15	Construction jobs projected						
BORROWER DESCRIPTION	<p>Concordia Place Apartments, L.P. is an Illinois limited partnership and special purpose entity established in 2001 for the express purpose of acquiring, financing, renovating, and owning Concordia Place Apartments (the “Development” or the “Property”) in Chicago, Illinois, an existing 297-unit affordable multifamily housing property originally constructed in 1970.</p>								

PROPOSED STRUCTURE	<p>The Senior IFA Series 2012A Bonds will be credit enhanced with a Direct Pay LOC from BMO Harris Bank, N.A. The Senior IFA Series 2012A Bonds will initially be sold as 7-day Variable Rate Bonds. An interest rate cap will be purchased to limit the variable interest rate exposure on the Series 2012A Bonds.</p> <p>The Subordinate IFA Series 2012B Bonds will be unenhanced, privately placed bonds with minimum denominations of \$100,000 (i.e., institutional investors only). The Subordinate IFA Series 2012B Bonds will be sold with annual or multi-annual interest rate reset provisions that will be set prior to closing at a rate satisfactory to BMO Harris Bank, N.A. (the Senior Lender and LOC Provider for the Senior IFA Series 2012 A Bonds).</p> <p>Although the Bond Resolution will permit a final maturity date in 30 years, the Senior IFA Series 2012A Bonds are expected to be sold with a final maturity of approximately 21 years. The Subordinate IFA Series 2012B Bonds are expected to be privately placed with a final maturity of approximately 7 years (subject to approval of all terms by BMO Harris Bank, N.A. as the LOC Provider for the Senior IFA Series 2012A Bonds).</p>																																											
SOURCES AND USES ESTIMATED	<table border="0"> <thead> <tr> <th colspan="2" data-bbox="391 737 862 772">Sources:</th> <th colspan="2" data-bbox="862 737 1487 772">Uses:</th> </tr> </thead> <tbody> <tr> <td data-bbox="391 772 699 835">IFA Refunding Bonds</td> <td data-bbox="699 772 862 835">\$12,100,000</td> <td data-bbox="862 772 1317 835">Bond Refunding Escrow</td> <td data-bbox="1317 772 1487 835">\$12,100,000</td> </tr> <tr> <td data-bbox="391 835 699 898">IFA New Money Bonds</td> <td data-bbox="699 835 862 898">2,285,000</td> <td data-bbox="862 835 1317 898">BMO Harris Bank, N.A. – Third-Party Reports, Survey</td> <td data-bbox="1317 835 1487 898">20,100</td> </tr> <tr> <td data-bbox="391 898 699 930">Equity</td> <td data-bbox="699 898 862 930">66,900</td> <td data-bbox="862 898 1317 930">Reserve Funds</td> <td data-bbox="1317 898 1487 930">1,121,900</td> </tr> <tr> <td data-bbox="391 930 699 961">Existing Reserves</td> <td data-bbox="699 930 862 961"><u>708,275</u></td> <td data-bbox="862 930 1317 961">Harris LOC & Interest Rate Cap Fees</td> <td data-bbox="1317 930 1487 961">180,000</td> </tr> <tr> <td></td> <td></td> <td data-bbox="862 961 1317 993">Title and Recording Fees</td> <td data-bbox="1317 961 1487 993">8,000</td> </tr> <tr> <td></td> <td></td> <td data-bbox="862 993 1317 1024">Cost of Issuance</td> <td data-bbox="1317 993 1487 1024">354,600</td> </tr> <tr> <td></td> <td></td> <td data-bbox="862 1024 1317 1056">Legal Fees – Owner (Refinancing)</td> <td data-bbox="1317 1024 1487 1056">40,000</td> </tr> <tr> <td></td> <td></td> <td data-bbox="862 1056 1317 1119">Construction Costs & Release of Existing Reserves</td> <td data-bbox="1317 1056 1487 1119"><u>1,335,575</u></td> </tr> <tr> <td></td> <td data-bbox="699 1140 862 1171">Total</td> <td data-bbox="862 1140 1317 1171">Total:</td> <td data-bbox="1317 1140 1487 1171">\$15,160,175</td> </tr> </tbody> </table>				Sources:		Uses:		IFA Refunding Bonds	\$12,100,000	Bond Refunding Escrow	\$12,100,000	IFA New Money Bonds	2,285,000	BMO Harris Bank, N.A. – Third-Party Reports, Survey	20,100	Equity	66,900	Reserve Funds	1,121,900	Existing Reserves	<u>708,275</u>	Harris LOC & Interest Rate Cap Fees	180,000			Title and Recording Fees	8,000			Cost of Issuance	354,600			Legal Fees – Owner (Refinancing)	40,000			Construction Costs & Release of Existing Reserves	<u>1,335,575</u>		Total	Total:	\$15,160,175
Sources:		Uses:																																										
IFA Refunding Bonds	\$12,100,000	Bond Refunding Escrow	\$12,100,000																																									
IFA New Money Bonds	2,285,000	BMO Harris Bank, N.A. – Third-Party Reports, Survey	20,100																																									
Equity	66,900	Reserve Funds	1,121,900																																									
Existing Reserves	<u>708,275</u>	Harris LOC & Interest Rate Cap Fees	180,000																																									
		Title and Recording Fees	8,000																																									
		Cost of Issuance	354,600																																									
		Legal Fees – Owner (Refinancing)	40,000																																									
		Construction Costs & Release of Existing Reserves	<u>1,335,575</u>																																									
	Total	Total:	\$15,160,175																																									
RECOMMENDATION	Credit Review Committee recommends approval.																																											

**ILLINOIS FINANCE AUTHORITY
BOARD SUMMARY
October 9, 2012**

**Obligor: Concordia Place Apartments, L.P.
(Concordia Place Apartments Project)**

STATISTICS

Project Number: M-MH-TE-CD-8347	Amount:	\$15,100,000 (not-to-exceed amount); comprised of up to \$12.1MM of Refunding Bonds and up to \$3.0MM of New Money Bonds
Type: Affordable Rental Housing Bonds	IFA Staff:	Rich Frampton and Brad R. Fletcher
Location: Chicago	County/Region:	Cook/Northeast

BOARD ACTION

Final Bond Resolution (Refunding and New Money Bonds) Conduit Tax-Exempt Affordable Rental Housing Bonds Credit Review Committee recommends approval.	No IFA Funds contributed No extraordinary conditions (All Bonds will be sold in minimum denominations of \$100,000, including the LOC-enhanced series, thereby limiting sale of both Series 2012A and 2012B to institutional investors)
---	--

VOTING RECORD

Final Bond Resolution approved December 14, 2010:
Ayes: 10; Nays: 0; Abstentions: 0; Absent: 5 (DeNard; Durburg; Fuentes; McInerney; Parish)

Preliminary Bond Resolution approved April 13, 2010:
Ayes: 8; Nays: 0; Abstentions: 0; Absent: 6 (Bashir, DeNard, Herrin; Leonard; Rivera; Leonard); Vacancies: 1

PURPOSE

Bond proceeds will be used by Concordia Place Apartments, L.P., an Illinois limited partnership (the "**Borrower**"), to (i) issue an amount not to exceed of \$12,100,000 aggregate principal amount IFA Variable Rate Demand Multi-Family Housing Revenue Refunding Bonds (**Concordia Place Apartments Project**) Series 2012A (the "**Series 2012A Bonds**") to refund City of Chicago Variable Rate Demand Multi-Family Housing Revenue Bonds (**Concordia Place Apartments, L.P. Project**) Series 2003 (the "**Series 2003 Bonds**"), the proceeds of which were loaned to the Borrower to finance costs of acquisition and renovation of a 297-unit residential rental housing development (the "**Development**") comprising 29 buildings in the City of Chicago, Illinois (the "**Series 2003 Project**"); and (ii) issue in an amount not to exceed \$3,000,000 in aggregate principal amount IFA Subordinate Multi-Family Housing Revenue Bonds (**Concordia Place Apartments Project**) Series 2012B (the "**Series 2012B Bonds**", and together with the Series 2012A Bonds, the "**Bonds**"), to finance, refinance and reimburse a loan to the Borrower for payment of costs of certain capital improvements to the Development and related costs, (iii) fund certain reserves for the Development and (iv) pay costs of issuance of the Bonds (the "**Series 2012 Project**"). The main clubhouse office for Concordia Place Apartments is located at 13037 S. Daniel Drive in Chicago and the 29 buildings are located at nearby addresses on E. 130th Street, S. Daniel Drive, E. 131st Place, and S. Dr. Martin Luther King Jr. Drive.

IFA CONTRIBUTION AND PROGRAM

Conduit Tax-Exempt Affordable Rental Housing Bonds. IFA will convey tax-exempt municipal bond status on the subject Bonds.

VOLUME CAP

This financing will require approximately \$2.285 million of Volume Cap or Carryforward Volume Cap (estimated, subject to change) to finance capitalized reserves required by BMO Harris Bank, N.A., or bond investors, and other eligible costs, including the purchase of an interest rate cap, funding a U.S. Department of Housing and Urban Development (“HUD”) Restabilization Reserve, and costs of issuance. The Borrower has negotiated to use prior year Carryforward assigned and designated by Home Rule Units for use on Multifamily and other Affordable Rental Housing Bond projects financed by IFA. The accompanying Resolution authorizes an amount of up to \$3.0 million of New Money Bonds to be issued for this Development (subject to approval of BMO Harris Bank, N.A., the Letter of Credit Provider for the Senior IFA Series 2012A Bonds).

JOBS

Current employment: 8.5 FTE Projected new jobs: 0 (Refunding)
 Jobs retained: Not applicable Construction jobs: 10-15

SOURCES AND USES OF FUNDS – ESTIMATED, SUBJECT TO CHANGE

Sources:		Uses:	
IFA Refunding Bonds	\$12,100,000	Bond Refunding Escrow	\$12,100,000
IFA New Money Bonds	2,285,000	BMO Harris Bank, N.A. – Third-Party Reports, Survey	20,100
Equity	66,900	Reserve Funds	1,121,900
Existing Reserves	<u>708,275</u>	Harris LOC & Interest Rate Cap Fees	180,000
		Title and Recording Fees	8,000
		Cost of Issuance	354,600
		Legal Fees – Owner (Refinancing)	40,000
		Construction Costs & Release of Existing Reserves	<u>1,335,575</u>
Total	\$15,160,175	Total:	\$15,160,175

FINANCING SUMMARY/STRUCTURE

Security: The financing team has proposed that the Series 2012 Bonds will be sold in two tax-exempt series. The Senior IFA Series 2012A Refunding Bonds secured by a Direct Pay Letter of Credit while the Subordinate IFA Series 2012B New Money Bonds will be sold on a non-rated basis to investors as described further below:

- The anticipated \$12,100,000 Senior IFA Series 2012A Tax-Exempt Refunding Bonds will be credit enhanced by a Direct Pay Letter of Credit (“LOC”) from BMO Harris Bank, N.A., underwritten by **Incapital LLC** (as the “**Underwriter**”) and initially sold as 7-day (Weekly) Variable Rate Demand Bonds. Mesirow Financial, Inc. will serve as the Remarketing Agent.
- The (maximum) \$3,000,000 Subordinate IFA Series 2012B Tax-Exempt New Money Bonds will be privately placed on a non-rated basis by **Incapital LLC** (as the “**Placement Agent**”) directly to institutional investors subject to execution of an Investor Letter.
 - The Subordinate IFA Series 2012B Bonds will be secured by:
 - a lien on Net Operating Income of the Development (subordinate to payments due to BMO Harris Bank, N.A., on the Senior IFA Series 2012A Bonds); and,
 - a 2nd Mortgage on the Development (subordinate to BMO Harris Bank’s 1st Mortgage on the Development).

- Structure: Both the LOC-enhanced Senior IFA Series 2012A Bonds and the Non-Rated Subordinate IFA Series 2012B Bonds will be sold in minimum denominations of \$100,000 (and any integral multiple of \$5,000) as described further below:
- The anticipated \$12,100,000 Senior IFA Series 2012 Tax-Exempt Refunding Bonds will be sold initially as 7-day Variable Rate Demand Bonds. The most recent average tax-exempt weekly floating rate was approximately 0.17% as of 9/19/2012 (which excludes ongoing Letter of Credit/credit enhancement, remarketing agent, and bond trustee fees).
 - The maximum \$3,000,000 Subordinate IFA Series 2012B New Money Bonds will bear an interest rate that will be reset every 1 to 2 years. It is anticipated that the Series 2012B Bonds will be subject to optional redemption beginning January 1, 2016 (i.e., approximately 3 years after the date of issuance).
 - The Borrower's \$800,000 Subordinate IFA Series 2006 New Money Bonds bear a fixed interest rate of 5.0% and are scheduled to mature in 2026.
 - Incapital LLC anticipates that the IFA Series 2012B Bonds will be issued on a parity basis to the IFA Series 2006 Bonds and are likely to be placed with the same Accredited Investors that hold the IFA Series 2006 Bonds.

Notes on Use
of Proceeds

for each Series: The IFA Series 2012A Refunding Bonds will current refund the existing outstanding balance of the City of Chicago Series 2003 Bonds. (The outstanding Subordinate IFA Series 2006 Bonds (\$800,000) will remain in place, as noted in the preceding section.)

The Subordinate IFA Series 2012B New Money Bonds will fund reimbursement of additional capital improvement costs to the Development, fund certain reserve funds, and fund costs of issuance.

Maturity Dates:

- IFA Series 2012A Tax-Exempt Variable Rate Refunding Bonds (BMO Harris Bank, N.A. LOC-enhanced): January 1, 2034 (approximately 21 years)
- IFA Series 2012B Subordinate Lien Bonds (non-rated): December 31, 2019 (i.e., approximately 7 years)

Note on IFA Bond Resolution Parameter: The IFA Bond Resolution provides for a Final Maturity Date parameter of not later than 30 years after the date of issuance for both the Senior IFA Series 2012A and Subordinate IFA Series 2012B Bonds.

Requirement to
Purchase
Interest Rate

Cap: The Borrower will purchase a five-year interest rate cap (with a strike rate of no more than 6.0%) to limit variable interest rate risk on the Series 2012A Bonds.

HAP Contract

Term: The existing project-based Housing Assistance Payment ("HAP") Contract with HUD on all 297 units is scheduled to expire as of 5/15/2017. Pursuant to HUD guidelines, the Borrower cannot request renewal of a project-based HAP contract until 5/15/2016 (i.e., exactly one year prior to scheduled expiration date of the current contract). The Borrower anticipates submitting a request to renew the project-based HAP contract for a 15- to 20-year period in 2016.

HAP Contract
Restabilization
Reserve

Requirement: On the date that the IFA Series 2012 Bonds close, BMO Harris Bank, N.A., reserves the right to require the Borrower to deposit an amount equal to the greater of (a) an amount indicated by a Restabilization Analysis, or (b) 6 months of debt service payments on the IFA Series 2012 Bonds. *This HAP Debt Service Reserve would be available to pay debt service, as needed, if the HAP Contract expires and is not renewed.*

Anticipated

Closing Date: October or November 2012

Informational

Disclosure: In July 2006, IFA issued \$800,000 of Series 2006 Subordinate Bonds, the proceeds of which were used to finance and refinance substantial rehabilitation expenditures required to maintain the condition of the subject properties. The current principal balance of the IFA Series 2006 Bonds was \$800,000 as of 9/1/2012. All payments to date have been made as scheduled. These non-rated Bonds were placed directly with an Accredited Investor subject to delivery of an Investor Letter. These Bonds will remain outstanding and subordinate to the Series 2012A Bonds.

Incapital LLC anticipates that the new Subordinate IFA Series 2012B Bonds will be issued on a parity basis to the \$800,000 Subordinate IFA Series 2006 Bonds and will likely be purchased by the same Accredited Investors that hold the IFA Series 2006 Bonds.

PROJECT SUMMARY (FOR FINAL BOND RESOLUTION)

Bond proceeds will be used by Concordia Place Apartments, L.P., an Illinois limited partnership (the “**Borrower**”), to (i) issue an amount not to exceed of \$12,100,000 aggregate principal amount IFA Variable Rate Demand Multi-Family Housing Revenue Refunding Bonds (**Concordia Place Apartments Project**) Series 2012A (the “**Series 2012A Bonds**”) to refund City of Chicago Variable Rate Demand Multi-Family Housing Revenue Bonds (**Concordia Place Apartments, L.P. Project**) Series 2003 (the “**Series 2003 Bonds**”), the proceeds of which were loaned to the Borrower to finance costs of acquisition and renovation of a 297-unit residential rental housing development (the “**Development**”) comprising 29 buildings in the City of Chicago, Illinois (the “**Series 2003 Project**”); and (ii) issue in an amount not to exceed \$3,000,000 in aggregate principal amount IFA Subordinate Multi-Family Housing Revenue Bonds (**Concordia Place Apartments Project**) Series 2012B (the “**Series 2012B Bonds**”, and together with the Series 2012A Bonds, the “**Bonds**”), to finance, refinance and reimburse a loan to the Borrower for payment of costs of certain capital improvements to the Development and related costs, (iii) fund certain reserves for the Development and (iv) pay costs of issuance of the Bonds (the “**Series 2012 Project**”).

The main clubhouse address for the Development is 13037 South Daniel Drive, Chicago, Illinois. The 29 buildings are located generally from: 301 to 321 E. 130th Street; 13101 to 13113 S. Daniel Drive, 236 to 328 E. 131st Place, and 13022 to 13107 S. Dr. Martin Luther King Jr. Drive, all in the City of Chicago, Illinois.

BUSINESS SUMMARY

Organization: **Concordia Place Apartments, L.P.** (the “**Applicant**”) is an Illinois limited partnership and special purpose entity established in 2003 for the express purpose of acquiring, financing, renovating, and owning the **Concordia Place Apartments** (the “**Development**” or the “**Property**”) in Chicago, Illinois, an existing 297-unit affordable multifamily housing property originally constructed in 1970.

The Applicant financed the acquisition and renovation of the subject property in 2003 with \$14.0 Million of Bonds issued by the City of Chicago. Additionally, the Applicant financed subsequent renovations with \$800,000 of Subordinate Illinois Finance Authority Bonds issued in July 2006.

The **General Partner** and 1.0% owner of the Applicant is **DRE, Inc.** (“**DRE**”) of Libertyville, Illinois. **Mr. Dennis R. Egidi** is the President of DRE, Inc.

There are two Limited Partners that each own a 49.5% ownership interest in the Development: (1) City LIII Tax Credit Fund I, LLC, (an affiliate of City Securities Corporation of Indianapolis, IN), and (2) National City Community Development Corporation, Cleveland, OH (an affiliate of PNC Bank, Pittsburgh, PA). See Page 7 for additional information (Economic Disclosure Statement section).

Background: Concordia Place Apartments includes twenty-nine (29) wood frame buildings and contains 297 units overall. The Property was opened in 1970 and includes a mix of studio, one-, two-, and three-bedroom units. The Development is located on an approximately 20.72 acre site at 13037 South Daniel Drive in Chicago. The Development is located approximately 1.2 miles west of the I-94 (Bishop Ford Freeway)/130th Street interchange in the City of Chicago's Riverdale neighborhood. [Chicago's Riverdale neighborhood is bounded by 115th Street on the north, 118th Street on the south, I-94 (Bishop Ford Freeway) on the east, and the Canadian National (formerly Illinois Central) Railroad right-of-way on the west. The Village of Riverdale is located west of Chicago's Riverdale neighborhood.]

The Applicant originally financed the acquisition and renovation of the subject property in 2003 with \$14.0 million of Tax-Exempt Multifamily Housing Revenue Bonds issued by the City of Chicago (and approximately \$8.0 million of 4% Low Income Housing Tax Credit Equity). The Series 2003 City of Chicago Bonds are currently secured by a Direct Pay Letter of Credit from BMO Harris Bank, N.A., and bear interest at a 7-day floating interest rate. Payments on the Series 2003 Bonds and the Subordinate IFA Series 2006 Bonds were both current as of 9/1/2012.

The Development's common facilities include 294 parking spaces and an 8,984 SF clubhouse facility. Recreational facilities include a basketball court and tot lot.

The Series 2003 Bonds financed the original acquisition and substantial rehabilitation of the property. Improvements included: appliance replacement, A/C sleeve unit replacement, carpeting replacement, vinyl flooring replacement, wall and ceiling repair throughout, repainting throughout, balcony replacement, exterior wood siding cleaning/caulking/painting, various carpentry repairs to level 1st floor flooring supports, kitchen cabinet replacement, kitchen faucet and sink replacement, miscellaneous plumbing repairs including water and waste lines, sump pump replacements throughout, clubhouse renovations (HVAC, Laundry Room renovations), replacement of concrete walks, stoops, and curbing, wood siding replacement, parking lot repairs, replacement of kitchen and bathroom lighting fixtures, re-landscaping of the property with over 200 new trees, and boiler replacements in all 29 buildings.

**Background on
Developer and
Affiliates:**

DRE, Inc. ("DRE") is a Libertyville-based real estate investment, development, and management firm established in 1993 and specializes in the acquisition, rehabilitation, and development of multi-family residential communities in the Chicago metropolitan area. DRE, Inc. has developed thirteen projects in Illinois, Ohio, Indiana, and California totaling 2,266 units.

Mr. Dennis R. Egidi is the President of DRE and also serves as the managing general partner for 16 limited partnerships organized from 1973 to present. These partnerships include a total of sixteen projects and 1,884 units of Section 8 Housing and Tax Credit projects completed with DRE as the General Partner (or as the Managing Partner of The Egidi Group II).

The current property manager for Concordia Place Apartments is **Promex Midwest Corporation** ("Promex" or the "Property Manager"), of Libertyville, Illinois, which is approximately 60%-owned by Mr. Egidi, who serves as its President and Chairman. Promex currently manages commercial and multifamily housing properties in the Midwest. Promex currently manages 12 affordable rental properties, both multifamily and senior, including 10 properties located in Illinois. Promex also provides oversight management to two properties totaling 329 units: Cinnamon Lake Towers (274 multifamily units in Waukegan, IL), and Fort Wayne Renaissance Homes (46 single-family units in Fort Wayne, IN).

Promex' ten Illinois affordable residential rental housing properties under management include the projects listed below. These projects include a mix of multifamily and senior properties. All ten

properties have been supported with tax credits and require compliance with Low Income Housing Tax Credit requirements. All projects, except for one (Meadow View Apartments), were financed with Tax-Exempt Bonds:

- **Concordia Place Apartments (Subject), Chicago** (297 units – Section 8 Multifamily)
- *Galesburg Towers*, Galesburg, IL (123 units –Section 8 Elderly)
- *Liberty Towers II*, Libertyville (121 units – Section 8 Elderly)
- *Sterling Towers II*, Sterling (111 units – Section 8 Elderly)
- *Mattoon Towers II*, Mattoon (81 units – Section 8 Elderly)
- *Spring Creek Towers II*, Decatur (137 units – Section 8 Elderly)
- *Pontiac Towers*, Pontiac (111 units – Section 8 Elderly)
- *Rome Meadows Apartments*, Dix (95 units – Section 8 Elderly)
- *Meadow View Apartments*, Blue Island (99 units – Multifamily)
- *Hyde Park Apartments*, Chicago (73 units – Section 8 Elderly)

IFA and IDFA have closed Tax-Exempt Bond financings for 9 projects developed by entities affiliated with Mr. Egidi including: (1) Galesburg Towers, (2) Mattoon Towers, (3) Sterling Towers, (4) Pontiac Towers, (5) Rome Meadows in Dix, (6) Cinnamon Lake Towers in Waukegan, (7) Sandwich Apartments in Sandwich, (8) Liberty Towers in Libertyville, and (9) Concordia Place Apartments in Chicago.

Aside from the IFA Series 2009 Liberty Towers Bonds and the IFA Series 2006 Concordia Place Apartments Bonds, the Cinnamon Lake Towers bond issue is the only prior IFA (IDFA) transaction that remains outstanding (with all payments current as of 9/1/2012). The Sterling, Mattoon, Pontiac, and Sandwich projects were subsequently refinanced or sold without IFA (IDFA) involvement and were repaid in full. The IFA (IDFA) Galesburg Towers Bonds and Rome Meadows Bonds were both paid off in 2006.

Accessibility: According to the Developer, previous improvements brought the Development into full compliance with ADA standards (to the extent applicable for a project originally completed in 1970).

ECONOMIC DISCLOSURE STATEMENT

Applicant: Concordia Place Apartments, L.P., an Illinois limited partnership, c/o Mr. Dennis R. Egidi, General Partner, c/o DRE, Inc., 800 S. Milwaukee Avenue, Suite 170, Libertyville (Lake County), IL 60048-3255; Ph.: 847-816-6400; Fax: 847-816-6783; e-mail: dennis.egidi@dre-pmc.com

Project name: Concordia Place Apartments

Location: 13037 South Daniel Drive, Chicago (Cook County), IL 60827-1252, and adjacent sites identified in this report

Organization: Limited Partnership

State: Illinois

Ownership of Applicant: Concordia Place Apartments, L.P., an Illinois limited partnership:

- General Partners (1.0%):
 - Mr. Dennis R. Egidi, Managing General Partner: 100%
- Limited Partners (Tax Credit Investors, each with a 49.5% beneficial ownership interest in Concordia Place Apartments, L.P.):
 - City LIII Tax Credit Fund I, LLC, an Indiana Limited Liability Company, c/o City Real Estate Advisors, Inc., its Managing Member (an affiliate of City Securities Corporation), 30 S. Meridian St., Suite 600, Indianapolis, IN 46204
 - National City Community Development Corporation, Cleveland, OH, an Ohio Corporation (an affiliate of The PNC Financial Services Group, Inc., Pittsburgh, PA, and PNC Bank, Pittsburgh, PA)

Current Property

Owner: Concordia Place Apartments, L.P. is the 100% owner of the Development (acquisition by Borrower closed in 2003 concurrent with issuance of City of Chicago Series 2003 Bonds and related sale of 4% Low Income Tax Credit Equity to the Limited Partners)

PROFESSIONAL & FINANCIAL

Counsel:	Krasnow Saunders Cornblath LLP	Chicago, IL	Henry Krasnow
Accountant:	The Reznick Group, P.C.	Skokie, IL	Jeff Cunningham
Bond Counsel:	Greenberg Traurig LLP	Chicago, IL	Matt Lewin
Underwriter (Senior IFA Series 2012A):	Incapital LLC	Chicago, IL	Bill Carney
Placement Agent (Subordinate IFA Series 2012B):	Incapital LLC	Chicago, IL	Bill Carney
Counsel to the Underwriter and Placement Agent:	Michael Best & Friedrich LLP	Chicago, IL	Chuck Katz
Remarketing Agent (Series 2012A):	Mesirow Financial Inc.	Chicago, IL	Todd Krzyskowski
Bank LOC:	BMO Harris Bank, N.A.	Chicago, IL	Jim West
Counsel to LOC Bank:	Charity & Associates, P.C.	Chicago, IL	Elvin Charity
Trustee:	BNY Mellon	New York, NY	Rhonda Jackson
Tax Credit Investors:	City LIII Tax Credit Fund I, LLC (an affiliate of City Securities Corp.) National City Community Development Corporation (an affiliate of PNC Bank)	Indianapolis, IN Chicago, IL	Brian McDonnell
Management Agent:	Promex Midwest Corporation	Libertyville, IL	Jill Bridgewater Pat Zinovik
Appraiser:	Joseph J. Glake & Associates, Inc.	Chicago, IL	Dave Perry
Issuer's Counsel:	Peck Shaffer LLP	Chicago, IL	Tom Smith
IFA Financial Advisor:	Acacia Financial Group, Inc.	Chicago, IL	Courtney Shea

LEGISLATIVE DISTRICTS (Reflects 2012 Redistricting)

Congressional:	2
State Senate:	15
State House:	29
