



March 24<sup>th</sup>, 2022

Dennis Weber, Real Estate Coordinator  
City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, FL 33731-2842

Via Email:

RE: Additional Information Required – Proposal for 2100 18<sup>th</sup> Avenue South

Mr. Weber,

Please accept this correspondence as our response to the Administration's questions regarding our proposal for the development of 2100 18th Avenue South.

**Question: Site Plan and Elevations – need more detail than massing plan provided. Please also describe the amenities included in the development.**

Response:

In collaboration with local design firm Bessolo Architects, we have developed detailed floor plans and elevations for two options (A & B). Option A includes more residential units (96 total) and height (5 stories) which would require a rezoning or variance. Option B is designed to comply with the existing zoning requirements "as of right", with 67 units and 4 stories in height. Both options include 2,255 square feet of retail/commercial space on the ground floor and over 3,300 square feet of resident amenity space. The residential amenities under either option will include the following:

- Clubroom
- Game Room
- Business Center
- Fitness Studio
- On-site Property Management office/staff
- Controlled building access with security cameras
- Resident activities

Each residential unit will feature the following:

- Full size energy star-rated refrigerator, dishwasher, microwave, and stove
- Energy star-rated ceiling fans in bedrooms
- Washer and Dryer connections
- Kitchen Pantry
- LED lighting

- Wood plank flooring
- Low flow water fixtures

**Question: How does the developer propose to build 20+ more units than allowed by the CCT-1 zoning district and the process and time period for so doing?**

Response:

Our intent is to work with the City Administration on the most expeditious option for achieving a higher density. Our initial idea was to suggest modifying the City's implementation of HB 1339 to include commercial parcels. Other options include rezoning or creating an activity center. Our approach is to work in collaboration with the City if the Administration desires more density on this parcel. If additional density is not desired, we are prepared to proceed with Option B with as of right zoning.

**Question: If you are unable to get the site rezoned for higher density, will you adjust your development program? How will this impact your financial offer?**

Response:

The as of right development program will be as shown in option B, including 67 units, 4 stories of height, same amenities and same 2,255 SF of retail/commercial space. We would not adjust the financial terms of our offer to the City. The purchase price would remain the same under either scenario.

**Question: Will project require a special exception or variances?**

Response:

Special Exceptions or variances will only be required if the City desires additional density. We are also prepared to proceed with as of right zoning.

**Question: More refined breakdown of unit and income mix.**

Response:

The proposed unit mix has been further refined during the design phase. Option A includes 10 studios, 41 one-bedroom, 40 two-bedroom and 5 three-bedroom units. Option B includes 4 studios, 4 one-bedroom, 55 two-bedroom, 4 three-bedroom units. In our initial proposal we committed to set aside 100% of the total units to individuals and families earning less than 80% of the area median income (AMI). The final income mix will depend on the specific funding application for which the site is awarded funding. For example, under a 4% LIHTC with no SAIL funds, the income mix would be 80% and below, and we would propose to apply the 60% income average option. Under this scenario, the income mix would be approximately as follows:

- 12% of units set-aside at 80% AMI
- 21% of units set-aside at 70% AMI
- 52% of units set-aside 60% AMI
- 15% of units set-aside at 30% AMI

**Question: Overview of Green Mills and Advantage Village Academy development team and their experience.**

Response:

Please see attached corporate profile for Green Mills and Advantage Village Academy.

**Question: What will AVA's role be in implementing the project?**

Response:

AVA will serve as an advisor, community liason and local small business advocate. Specifically, AVA will assist in leasing the commercial space to local business

enterprises. Green Mills will be responsible for carrying out all the development, operating and financial obligations.

**Question: Examples of similar projects that developer has built.**

Response:


Please see example in Green Mills corporate profile. Specifically Burlington Place and Burlington Post are similar developments developed and owned by Green Mills in the City of St. Petersburg.

**Question: In what cycle will you apply for LIHTCs? If you are unsuccessful, will you walk away from the project?**

Response:

Our intent is to apply for the next available cycle for 9% LIHTC which will likely be due by the end of August 2022. We also intend to present the City with options to proceed more expeditiously using 4% LIHTC with Gap funding. A combination of City/County and State funds will likely be required to fill financing gaps under a 4% LIHTC scenario. We would not walk away from the project if our initial application is unsuccessful. We would keep applying and trying different scenarios until we successfully secure financing. Having recently completed over 800 units of affordable housing development in Florida, Green Mills has an excellent track record of securing various public and private financing sources for affordable housing.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Oscar Sol', with a large, stylized initial 'O'.

Oscar Sol  
Managing Member, Green Mills Holdings, LLC

Enclosed:

- Exhibit 1: Bessolo Plans
- Exhibit 2: GM Corporate Profile
- Exhibit 3: AVA Profile

## **Exhibit 1: Bessolo Plans**



# 2100 18TH AVE S - OPTION A



BESSOLO PROJECT NUMBER: 22017.00

PRELIMINARY DESIGN MARCH 23, 2022

CLIENT APPROVAL:  
SIGNATURE:



# 2100 18TH AVE S - OPTION B



**BESSOLO PROJECT NUMBER: 22017.00**  
PRELIMINARY DESIGN MARCH 23, 2022

CLIENT APPROVAL:  
SIGNATURE:











PROFESSIONAL SEAL

KEVIN J. BESSOLO  
AR12069

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2100 18TH AVE S - OPTION B

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LEVEL 2 - 4 OVERALL FLOOR  
PLANS OPT B



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2100 18TH AVE S - OPTION A

## REVISIONS

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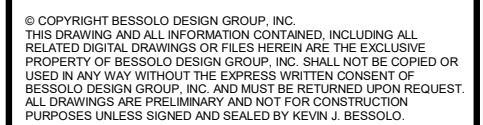
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LEVEL 2 - 5 OVERALL FLOOR  
PLANS OPT A







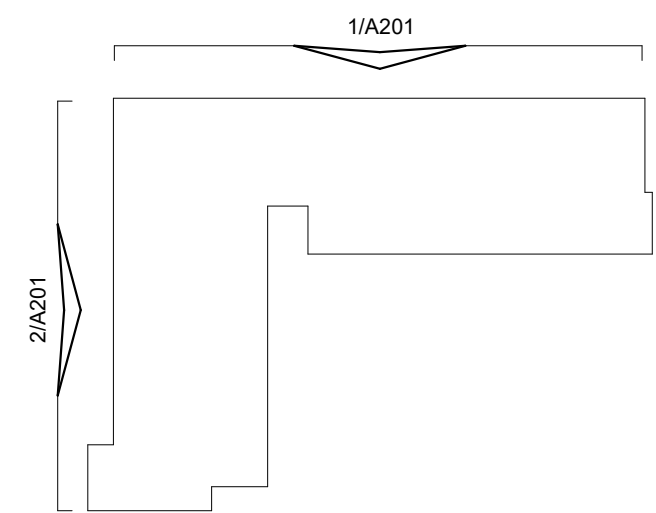
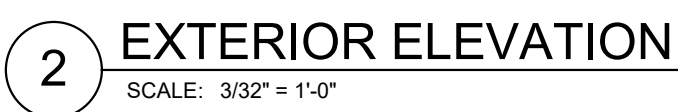


2100 18TH AVE S - OPTION B

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# A201

OVERALL EXTERIOR  
ELEVATIONS OPT B

## KEY PLAN

PRELIMINARY DESIGN  
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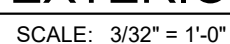
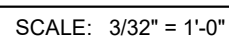




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OVERALL EXTERIOR  
ELEVATIONS OPT B

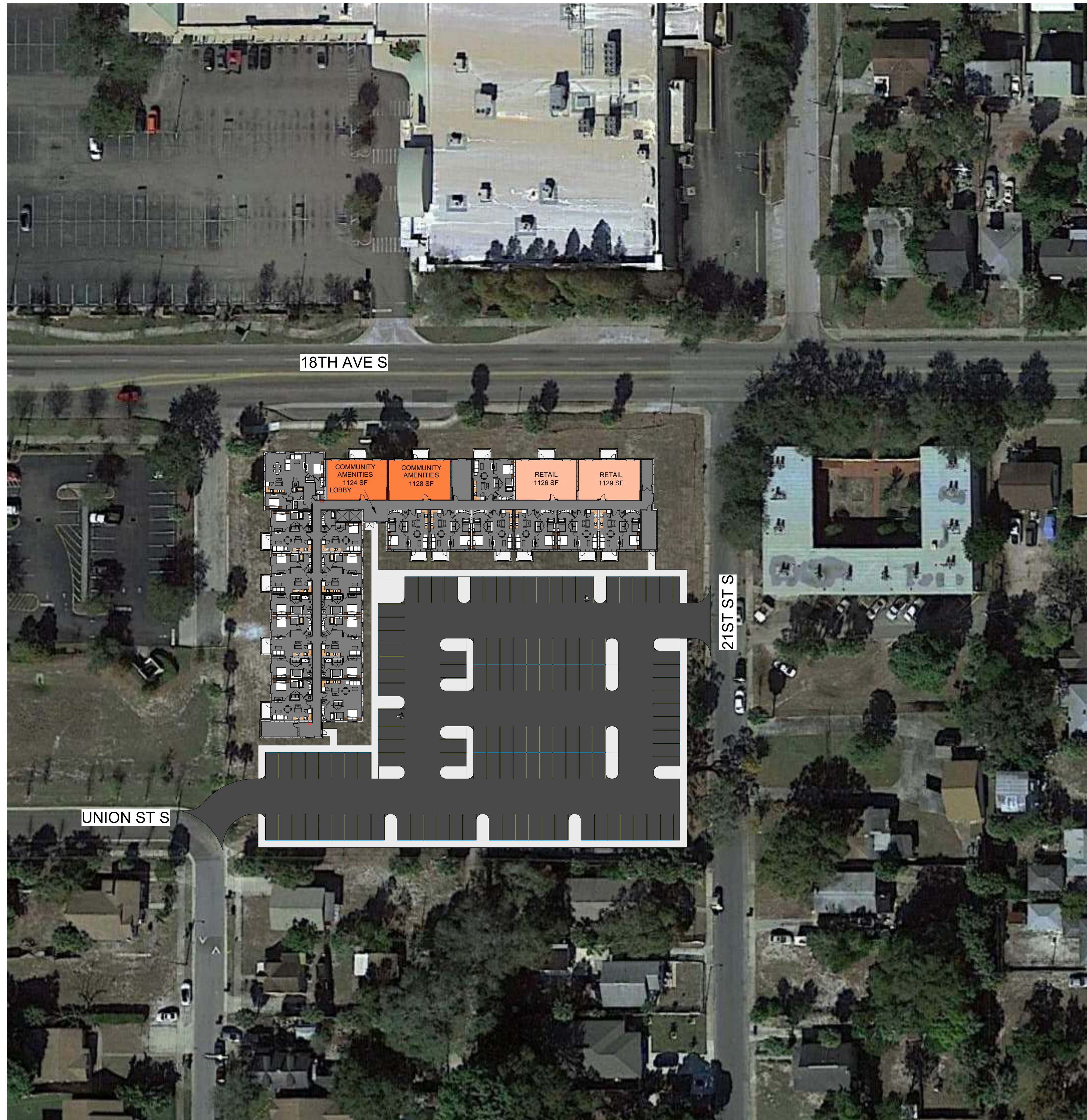
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COORDINATE THIS DRAWING WITH CIVIL ENGINEERING DRAWINGS  
PREPARED BY *ADD CIVIL ENGINEER* FOR ALL SITE LAYOUT DIMENSIONS  
AND LOCATIONS.

UNIT TYPE	COUNT
1BR-A	41
2BR-A	40
2BR-B	5
STUDIO A	5
STUDIO B	5
TOTAL	96

TYPE	COUNT
9FT X 18FT	115
12FT X 18FT ADA	2
SPACES PROVIDED: 117	



SCALE: 1" = 40'-0"



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2100 18TH AVE S - OPTION A

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G101

SITE PLAN OPT A

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PREPARED BY *ADD CIVIL ENGINEER* FOR ALL SITE LAYOUT DIMENSIONS  
AND LOCATIONS.

UNIT TYPE	COUNT
1BR-A	4
2BR-A	55
3BR-B	4
STUDIO A	4
TOTAL	67

TYPE	COUNT
9FT X 18FT	107
12FT X 18FT ADA	2
SPACES PROVIDED: 109	

ARCHITECTURE ■ DEVELOPMENT  
License #AA-C002117  
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2100 18TH AVE S - OPTION B

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SITE PLAN OPT B



## **Exhibit 2: GM Corporate Profile**



# GREEN MILLS GROUP



CORPORATE  
PROFILE  
2022

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## ABOUT GREEN MILLS GROUP

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Green Mills Group, LLC (and affiliated entities, referred to as “Green Mills”) is a real estate development firm based in Fort Lauderdale, Florida. The company’s expertise is sustainable, multifamily development with an emphasis on affordable, workforce, and permanent supportive housing. Green Mills’ team has managed the development and financing of 70+ residential communities representing more than 7,000 apartments and \$1 billion in total development costs. To achieve broad, community-driven outcomes, the firm often partners with local governments, for-profit companies, and not-for-profit organizations.

Green Mills maximizes both business and mission-driven returns through diligent financial and market analyses, carefully researching available public and private financing sources while responding to civic objectives. Staff has extensive experience working with various public and private funding sources, including but not limited to Low Income Housing Tax Credits (“LIHTCs”), Historic Tax Credits (“HTCs”), HUD operating subsidies, taxable and tax-exempt municipal bonds, renewable energy subsidies, CDBG, HOME, SURTAX, Housing Authority Capital Funds, and conventional real estate debt and equity.

Since the company’s inception, Green Mills has one of the Florida’s highest competitive Low-Income Housing Tax Credit application success rates. Once approved for financing, Green Mills has never failed to close a transaction. Moreover, each completed Green Mills property was built on time and on budget, and every community receives stringent ‘green’ energy efficiency certifications.





## KEY PERSONNEL

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### **OSCAR SOL, FOUNDER & PRINCIPAL**

Prior to launching Green Mills, Oscar successfully managed acquisitions, development, construction oversight and leasing activities for one of the nation's largest affordable and multifamily housing developers. His resume includes the successful completion and occupancy of more than 40 communities with approximately 5,000 apartment units, valued at more than \$1 billion. He's managed award winning public-private partnerships, mixed-use, mixed-income, transit-oriented developments (TOD), senior housing, garden apartments and public housing redevelopments.

Oscar earned a Bachelor of Arts Degree in Economics and an Environmental Studies certificate from Florida International University, graduating with honors. Oscar lives in Miami, Florida with his wife and three children.

### **MITCHELL ROSENSTEIN, FOUNDER & PRINCIPAL**

Prior to founding Green Mills, Mitch managed the corporate and development finance activities for one of the country's largest affordable and multifamily housing developers, where he was responsible for the negotiation and closing of more than 40 transactions with value exceeding \$1 billion. Mitch successfully closed financing using a wide array of sources, including those both privately sourced and publicly subsidized.

Mitch was previously appointed to the Board of Directors of Neighborhood Lending Partners, a consortium bank focused on workforce housing and in-fill commercial development. He was awarded a fellowship to the New Leaders Council of Broward County. Mitch was also appointed to the Affordable Housing Advisory Committees for both Broward County and City of Fort Lauderdale.

Mitch is actively involved with various nonprofits and trade groups, including Big Brothers Big Sisters of Greater Miami, New Leaders Council, and Ghost Light Society of the Broward Center. Each year he teaches an affordable housing finance "crash course" to University of Miami graduate students.

Mitch graduated with high honors from the University of Florida, earning a Bachelor of Science degree in Finance and a Minors Degree in Economics. Mitch lives in Delray Beach, Florida with his wife, sons, and Old English Sheepdog.

### **DIANA MANSUR, ASSISTANT VICE PRESIDENT - OPERATIONS**

Diana joined Green Mills Group in 2016 to provide development, application, accounting, and administrative support. Diana oversees corporate strategic initiatives, assists with financial analyses, and manages general legal/development correspondence. Diana works closely with principals to design and implement quality control measures which help ensure Green Mills' properties are built on time and on budget.

Diana graduated from Nova Southeastern University with a Bachelor's degree in Sports Science. She lives in Fort Lauderdale, Florida.

### **SHAUN MOSHEIM, DEVELOPMENT MANAGER**

Shaun joined Green Mills Group in 2020 shortly after earning his Master's in Real Estate Development and Urbanism from the University of Miami. As a Development Manager, Shaun is responsible for analyzing new development opportunities and managing active projects from their early subsidy application stages through lease-up and stabilizations.

Before pursuing his career in real estate, Shaun traded commodities across foreign markets for eight years. He holds a Bachelor's of Science in Business Management from Tulane University in New Orleans, where he tries to visit once a year.

### **ISIDORO BERAJA, ACQUISITIONS ANALYST**

Isi joined Green Mills Group in 2021 as an intern and while completing his undergraduate studies at University of Miami. After his graduation, Isi will join Green Mills Group full-time as an Acquisition Analyst, where he'll be responsible for analyzing and underwriting development opportunities throughout the State.

### **MATT MALCOM, CPA**

Matt provides accounting, audit and compliance support to Green Mills Group. Matt is a licensed Certified Public Accountant with over 15 years of experience working with various types of tax credit-financed transactions. Matt's clients include real estate developers (affordable, market rate and commercial), non-profits, state and local governments, and financial institutions.

In December 2010, Matt formed Malcom Accounting Services, LLC to provide accounting and consulting services to clients. With 15 years of public accounting experience working on publicly financed transactions, Matt handles GAAP accounting and reporting function and assists with structuring and controlling functions when needed.

## **PRISCILLA HOWARD, TECHNICAL & APPLICATION SUPPORT**

Mrs. Howard's housing experience spans 24 years, starting with her employment in 1986 by the Department of Community Affairs where she administered the Enterprise Zone and Community Contribution Tax Credit programs. From 1986 – 1999, she served as a manager or administrator for Department of Community Affairs and Florida Housing Finance Corporation where she developed and implementing the SAIL, SHIP, Housing Credit, Single-family and Multifamily Bond, Predevelopment Loan, HOME, Enterprise Zone Incentives, Community Contribution Tax Incentives and Sales Tax Abatement programs.

Since leaving the Florida Housing Finance Corporation, Mrs. Howard has continued to help the State of Florida develop its housing policies. For eight years, Mrs. Howard served as a commissioner representing the general interest of the citizens of Florida on the Affordable Housing Study Commission. The Affordable Housing Study Commission is responsible for working with the Florida Housing Finance Corporation, Department of Community Affairs, Local Governments, and Florida Legislature to help optimize various housing funds and meet the demanding housing needs of Florida's needy citizens.

Mrs. Howard's track record includes 3,000 affordable housing units, helping secure over \$91 million in Housing Credits, \$52 million in Mortgage Revenue Bonds, \$5 million in local government funds, and \$12 million in Housing and Urban Development 202 grants.

Mrs. Howard is active with local civic and charitable associations and currently serves on the Federal Home Loan Bank of Atlanta Affordable Housing Advisory Council. She lives in Gainesville, FL. Along with serving as a local liaison, she will provide strategic insights into funding applications and provide peer review services. GM is currently working with Mrs. Howard on multiple affordable housing opportunities in Florida.

## **GENE STRICKLAND, SITE PROCUREMENT & GOVERNMENT RELATIONS**

Mr. Strickland's professional career began with the City of Lakeland in 1966 where he served as Assistant City Manager and City Manager for 34 years until his retirement in 2000. As City Manager, his responsibilities included the supervision of all City departments including the municipal electric utility department that is the third largest in Florida. During his tenure, Gene was named "Man of the Year" by the Florida Municipal Electric Association. He is an Honorary Member of the Florida City and County Management Association. Mr. Strickland served on the Pension Board for the City's public employees and firefighters.

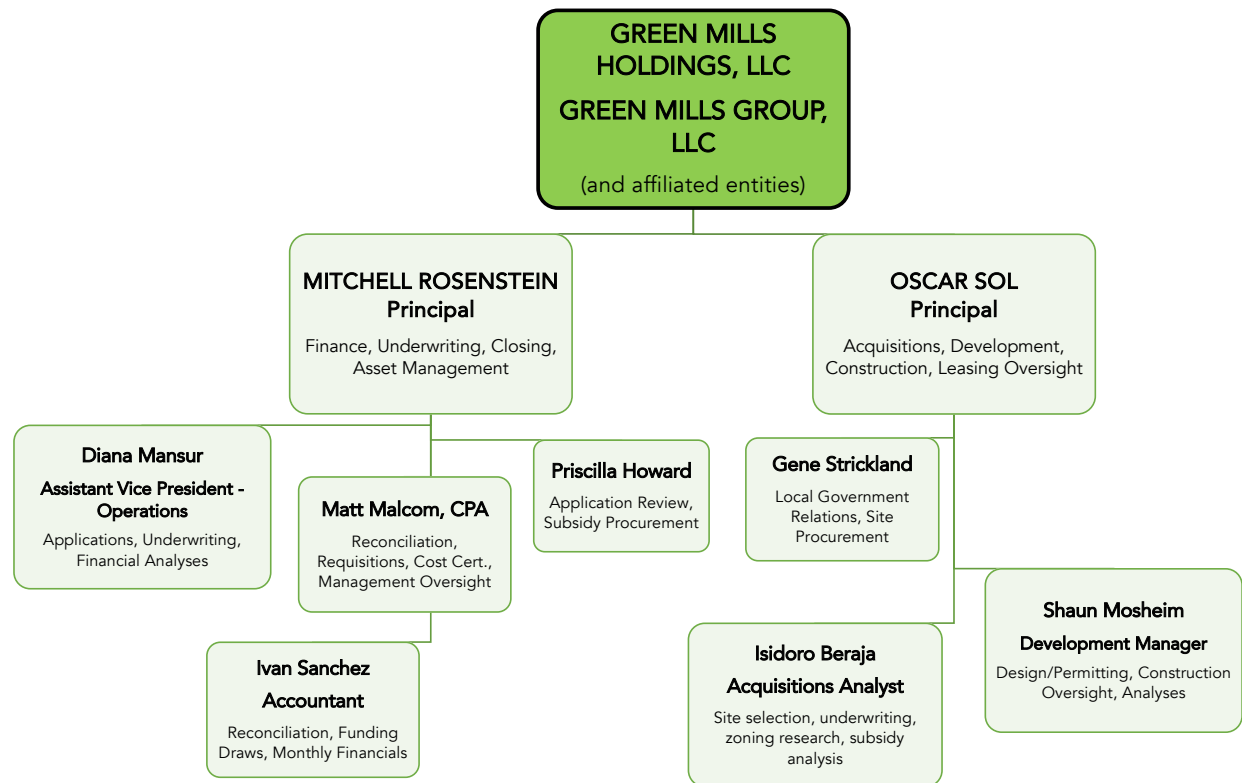
Gene served nine years in the U.S. Army Reserves and was President and a Board Member of the Boys and Girls Club for forty years. He received the National Service to Youth Award from the Boys and Girls Clubs of America. Since retiring, Gene has worked as a real estate

broker and consultant, concentrating on commercial real estate and affordable housing developments. Mr. Strickland spearheaded six developments in Hardee, Polk, and Charlotte Counties resulting in over 600 affordable homes for working families and seniors. Gene currently serves on the Board of Directors for Sun and Fun, Inc. and is a member of the Board of Noah's Ark. Gene is a member of the First United Methodist Church and serves on the Executive Committee of the church.

Gene earned a master's Degree in Governmental Affairs from the Wharton Graduate School at University of Pennsylvania's Fels Institute of Government. He and his wife, Jane, have three children and six grandchildren, all currently residing in Lakeland, Florida.



## ORGANIZATIONAL CHART





## FINANCIAL CAPACITY & EXPERIENCE

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Green Mills Group has significant experience layering various public and private financing sources and applying them towards community development. Our collective experience includes closing over \$1 billion in public and private financing, utilizing the following programs:

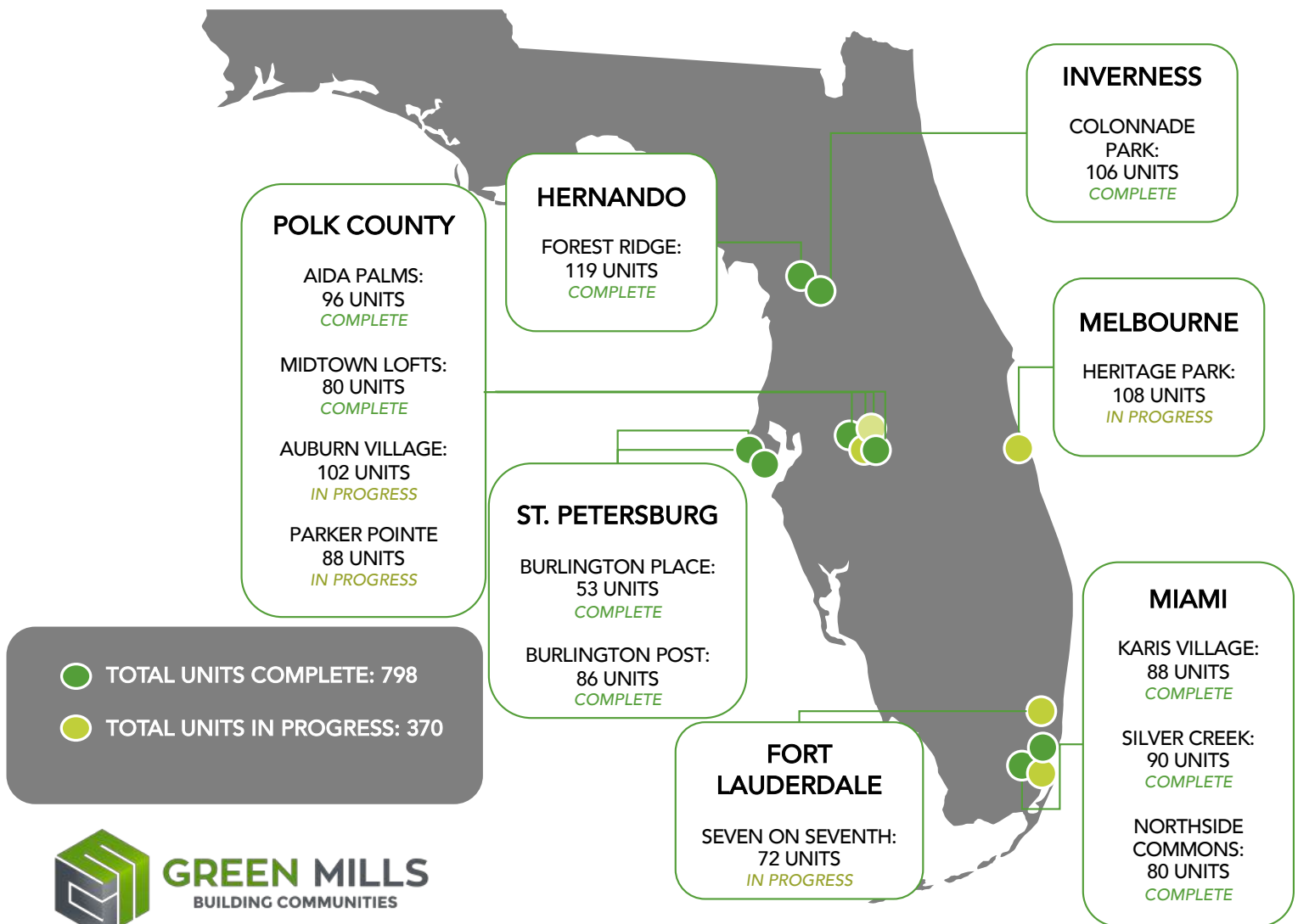
- Conventional, Institutional, and Private Equity
- 4% and 9% LIHTC Equity
- Private, Bank, and Institutional Debt
- Tax-exempt Multifamily Revenue Bonds
- Public Housing Capital Sources
- HUD Mixed-Financing
- 80/20 Mixed-Income Structures
- Public Housing RAD Conversion
- CDBG, HOME, SHIP, SURTAX, and SAIL mortgages
- State Renewable Energy Subsidies
- Federal Renewable Energy Tax Credits
- HUD-VASH Vouchers
- Tax Increment Financing (TIF)
- Project Based Rental Assistance (PBRA)
- Federal Home Loan Bank Mortgages

The company has an extensive network of banking/investor relationships and benefits from the principals' stellar track record, having never defaulted on a loan obligation. Moreover, Green Mills Group has never failed to close on financing and build a funded development. Multiple bank references demonstrate financial capacity and track record.



## GREEN MILLS GROUP COMMUNITIES

Green Mills is proud to have completed five innovating, sustainable, and affordable communities throughout Florida and has an additional seven communities in various stages of development and construction. In each case, Green Mills crafted intricate public/private partnerships, collaborated with local governments, and worked closely with community stakeholders.



## GREEN MILLS GROUP COMMUNITIES

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### FOREST RIDGE

**Location:** Beverly Hills, FL

**Project Details:** 119 Multi-family Apartments

**Construction Start / Completion:** 2014/2015

Forest Ridge is a \$17MM new construction, 55+ community with 119 residences, a clubhouse, and amenities. Forest Ridge received a competitive 9% annual tax credit allocation of \$1.51MM from the Florida Housing Finance Corporation (FHFC) in December 2013. It was also awarded a \$500,000 AHP grant from Federal Home Loan Bank of Atlanta.

Green Mills Group is the lead developer, owner (managing General Partner), and asset manager of Forest Ridge. US Bank provided tax credit equity and senior debt. Citrus County awarded Forest Ridge with a subordinate SHIP loan.

Construction commenced December 2014, concurrent with tax credit equity and debt financial closings. Final Certificates of Occupancy were received in Q4 2015. The property received green certifications for its energy efficient and sustainable features, including low-flow fixtures, solar array, SEER rated appliances, etc. After three months, Forest Ridge was 100% leased, far exceeding third-party market study expectations, and currently maintains a waiting list.





## AIDA PALMS

**Location:** Lakeland, FL

**Project Details:** 96 Multi-family Apartments

**Construction Start / Completion:**  
2016/2017



Aida Palms is a mixed-income, affordable, in-fill \$17MM new construction community with 96 residences, on-site management, community amenities, and energy efficient design. Green Mills was recommended by Florida Housing Finance Corporation for an allocation of competitive 9% tax credits in early 2015.

Green Mills Group is the lead developer, managing General Partner, and asset manager of Aida Palms. Raymond James provided tax credit equity and Florida Community Loan Fund provided long-term senior debt.



The community features a fitness area, pool, community room, business center/library and game room. Its central location in Lakeland provides residents with quick and easy access to local amenities such as groceries, schools, bus stations, and medical facilities. Aida Palms is fully leased and maintains a wait list.



## BURLINGTON PLACE

**Location:** St. Petersburg, FL

**Project Details:** 53 Multi-family Apartments

**Construction Start / Completion:**  
2016/2017

Burlington Place is a 53 unit mid-rise community located within St. Petersburg's Historic Kenwood neighborhood. The new construction development is within close proximity to neighborhood amenities and public transportation. Burlington Place was selected for a \$1,105,000 annual allocation of competitive 9% tax credits in early 2015 by Florida Housing Finance Corporation.



Green Mills Group is Burlington Place's lead developer, managing General Partner, and asset manager. Raymond James provided tax credit equity, Neighborhood Lending Partners provided senior debt, and the City of Lakeland provided subordinate debt.

Burlington Place contains many on-site amenities such as a fitness center, club/game room, and business center. Burlington Place has on-site management and a resident activities coordinator. The community is fully leased and maintains a waiting list.





## KARIS VILLAGE

**Location:** Miami, FL

**Project Details:** 88 Multi-family Apartments

**Construction Start / Completion:**  
2016/2018

Karis Village is a supportive housing community with 88 units, half of which are set aside for formerly homeless veterans.



Karis Village was recommended by Florida Housing staff for an annual tax credit allocation of \$2,180,000 plus \$4,300,000 of SAIL subsidy. The development competed with others for the set-aside subsidy and was selected based on both subjective and objective metrics.

Green Mills Group co-developed the community with Carrfour Supportive Housing, Inc., one of Florida's largest and most successful nonprofit affordable housing developers and service providers. Hudson Housing provided tax credit equity, Capital One provided a construction loan, and Florida Housing Finance Corporation financed the community's long-term SAIL loan.

Karis Village has a dedicated supportive services team and includes robust amenities. Karis Village was completed in 2018 and maintains full occupancy.



## BURLINGTON POST

**Location:** St. Petersburg, FL

**Project Details:** 86 Multi-family Apartments

**Construction Start / Completion:** 2017/2018

Burlington Post is an 86 unit a mixed-use, mixed-income urban infill \$20MM new construction mid-rise with on-site management and community amenities including a clubhouse, community garden, and fitness center.



Green Mills Group is Burlington Post's lead developer, managing General Partner, and asset manager. Burlington Post was financed with competitive 9% tax credit equity via Raymond James, conventional debt from Neighborhood Lending Partners, and other gap subsidies including SHIP funds from the City of St. Petersburg.

Located in the artistic Kenwood neighborhood, Burlington Post completed construction in 2018 and is marketed to seniors. The community maintains full occupancy and a waiting list.





## SILVER CREEK

**Location:** Miami, FL

**Project Details:** 90 Multi-family Apartments

**Construction Start / Completion:**  
2018/2020

Silver Creek is a mixed-use urban infill \$26MM new construction mid-rise with 90 residences, on-site management, and various community amenities. Construction commenced in 2019 and completed in 2020.



Green Mills Group is Silver Creek's lead developer, managing General Partner, and asset manager. Silver Creek is financed with 9% Low Income Housing Tax Credit (LIHTC) equity via Raymond James, conventional debt from Florida Community Loan Fund, and other gap subsidies including Miami-Dade County Surtax funds.

Silver Creek is a mixed-income family community – with low-income, workforce, and market rate residences – and includes third-party retail on the ground-floor leased to a local nonprofit focused on small business incubation. Silver Creek is fully occupied and maintains a waiting list.



## MIDTOWN LOFTS

**Location:** Lakeland, FL

**Project Details:** 80 Multi-family Apartments

**Construction Start / Completion:** 2019/2021



Midtown Lofts, a newly completed mixed-income development in Lakeland, Florida, provides 80 fully-amenitized residences serving families in Polk County. Midtown Lofts was recommended by FHFC to receive 9% tax credits in 2018 under a highly competitive 'Community Revitalization' RFA. Moreover, we worked closely with the City of Lakeland to acquire City-owned land.

Green Mills Group is the developer, owner/General Partner, and asset manager of Midtown Lofts. Tax credit equity was provided by Raymond James and debt was provided by the City of Lakeland CRA, Fifth Third Bank, and Florida Community Loan Fund. Financial closing and construction commencement occurred in Q4 2019 and construction completed in early 2021. Midtown Lofts includes both affordable and market-rate residences, and currently maintains full occupancy with a waiting list.





## **NORTHSIDE COMMONS**

**Location:** Miami, FL

**Project Details:** 80 Multi-family Apartments

**Construction Start / Completion:** 2019/2021

Northside Commons, located in Miami, is a new affordable community currently under construction. The development will provide 80 fully-amenitized residences serving families with disabling conditions. The community will be owned and managed by Carrfour Supportive Housing, Inc. Green Mills Group acts as a consultant/co-developer.



Northside Commons was recommended for funding by Florida Housing Finance Corporation to receive a competitive 9% tax credit allocation and SAIL debt in Spring of 2018. Financial closing and construction occurred in Q4 2019. Residences were made ready for occupancy in Q4 2021.

## **AUBURN VILLAGE**

**Location:** Auburndale, Polk County, FL

**Project Details:** 102 Multi-family Apartments

**Construction Start / Completion:** 2020/2022



Auburn Village, a Green Mills Group community currently under construction in Auburndale, will provide 102 affordable residences to Polk County residents. The mid-rise development will be “green” certified and contain many on-site amenities, including professional management, a fitness center, pool, library, etc.

Auburn Village was awarded a competitive 9% tax credit allocation from Florida Housing Finance Corporation in March 2019. Green Mills closed on financing and broke ground in late 2020; units will be ready for occupancy in Q1 2022. Green Mills is both the lead developer, owner/General Partner, and co-general contractor of Auburn Village.

## SEVEN ON SEVENTH

**Location:** Fort Lauderdale, FL

**Project Details:** 72 Multi-family Apartments

**Construction Start / Completion:**  
2021/2022



Seven on Seventh will be a supportive housing community in Fort Lauderdale, Florida with 72 apartments, abundant amenities, resources, and services. Seven on Seventh will be an extension of the existing, award-winning Broward County Central Homeless Assistance Center (CHAC) which is operated by Broward Partnership for the Homeless, Inc. (BPHI).

Green Mills Group is Seven on Seventh's lead developer, managing General Partner, and asset manager. Broward Partnership for the Homeless is Green Mills' co-developer, partner, service provider, and land lessor. The community's tenants will benefit from comprehensive services provided within BPHI's state-of-the-art campus setting, personalized case management, and access to community-based services.

Seven on Seventh was recommended for funding by Florida Housing Finance Corporation to receive a competitive 9% tax credit allocation and SAIL debt in the Spring of 2019. Financing closed and construction began in Q3 2021.





## HERITAGE PARK

**Location:** Melbourne, FL

**Project Details:**  
108 Multi-family Apartments

**Construction Start / Completion:**  
2019/2021



Heritage Park is a new construction mixed-income affordable development and will provide 108 residences to the Melbourne community. About 35% of its homes will be reserved for homeless and formerly homeless families and individuals.

Green Mills serves as a consultant and co-developer for Heritage Park; Carrfour Supportive housing is the lead developer, owner, and service provider. Heritage was recommended for funding by Florida Housing Finance Corporation to receive a competitive 9% tax credit allocation in the Spring of 2018. Financial closing and construction commencement occurred in Q4 2019, and residences were ready for occupancy in Q3 2021.

## COLONNADE PARK

**Location:** Inverness, FL

**Project Details:** 106 Multi-family Apartments

**Construction Start / Completion:** 2019/2021



Colonnade Park is a new construction affordable community with 106 residences, on-site management, community amenities, and energy efficient design. Green Mills was recommended by Florida Housing Finance Corporation for an allocation of competitive 9% tax credits in 2018.

Green Mills Group is Colonnade Park's lead developer, owner/managing General Partner, and asset manager. Tax credit equity and senior debt was provided by US Bank, and Citrus County provided subordinate debt. Construction was completed in 2021 and the community maintains full occupancy with a waiting list.

## REFERENCES

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Acting Assistant Director  
Internal Services Department  
Miami-Dade County  
111 NW 1<sup>st</sup> Street, Suite 2100  
Miami, FL 33128  
305-375-442

## REFERENCE LETTERS

### RAYMOND JAMES

January 13, 2017

To Whom It May Concern,

To date, Raymond James Tax Credit Funds, Inc. (RJTCF) has invested over \$72,000,000 as an equity partner for transactions involving the principals of Green Mills Group, with \$27,000,000 of that amount being invested in 2016. Additionally, RJTCF is currently working with Green Mills Group on closing another affordable housing development with \$17,000,000+ in total equity. We are proud to have worked with them on multiple transactions within the state of Florida.

Our experience with the principals of Green Mills Group has been nothing less than very positive. They are capable developers with the resources and ability to develop, build, and manage affordable housing transactions successfully.

In order for Raymond James Tax Credit Funds, Inc. to continue to raise equity and provide attractive investments for our institutional investor partners, our main objective is to identify experienced developers who provide quality properties and exhibit excellence in execution. Green Mills Group meets these criteria. We look forward to partnering with them on future transactions.

Furthermore, Green Mills Group is an affordable housing developer with a proven track record of successful development partnerships and completing development in the throughout the state of Florida. Therefore, we are confident that the proposed plan of development within Plant City would be well-received and would have a high probability of receiving the required financing. RJTCF is highly interested in providing the tax credit equity financing for this property under Green Mills Group sponsorship utilizing either 4% or 9% tax credit allocations.

For more than 25 years Raymond James Tax Credit Funds and our affiliates have been involved with the development of affordable housing. We have provided equity for more than 1,800 properties nationwide.

If you would like any additional information, please feel free to call me at any point.

Sincerely,



Sean Jones  
Director of Acquisitions

Raymond James Tax Credit Funds, Inc.  
A Subsidiary of Raymond James Financial, Inc.  
880 Carlton Parkway • St. Petersburg, FL 33716  
800-438-8088 Toll Free • 727-567-8455 Fax  
Visit our Web Site at [www.RJTCF.com](http://www.RJTCF.com)

## REFERENCE LETTERS (CONT.)



May 15, 2013

Mitchell Rosenstein  
Green Mills LLC  
347 New River Drive E.  
Suite 2705  
Fort Lauderdale, FL 33301

Dear Mitch,

I would like to thank you for agreeing to serve on the Boards of Directors of Neighborhood Lending Partners, Inc. ("NLP") and Neighborhood Lending Partners of South Florida ("NLPSF"). The bank members and staff recognize your professionalism and multifamily development background, with experience will bring great value to these organizations as we continue to expand and enhance the loan programs and services we offer in order to facilitate the development, preservation and expansion of affordable housing throughout Florida. Also, your ability to procure and negotiate financing not only for your projects, but for non-profit affordable housing providers will be beneficial in assessing the degree to which NLP's lending programs are meeting the needs of underserved markets and populations, consistent with our mission.

As a full scale development entity that manages all of the development components, and is experienced in working with governmental agencies and property management; we can highly recommend you to the nonprofit entities around the state who serve NLP's target markets and populations. Your follow through and commitment to balancing community needs with fiscal constraints, while maintaining your obligation to the nonprofit entities you are assisting is filling a void that has existed across Florida from NLP's inception in 1993.

We look forward to working with you and to providing a mutually beneficial relationship as you participate in the governance of NLP and NLPSF.

Again, thank you again for agreeing to serve on the Board of Directors and please refer potential partners to us so that we may share more of our direct relationship with you and our knowledge of your capabilities. We will be grateful to share our positive experience and attest to your abilities in multifamily housing development and finance.

Sincerely,

Debra S. Reyes  
President and CEO  
Neighborhood Lending Partners, Inc.

3615 West Spruce Street • Tampa, FL 33607  
813.879.4525 • Fax: 813.873.9767 • [www.nlp-inc.com](http://www.nlp-inc.com)



## EXPERIENCE CHART

Development	Units	Funding Sources	Capital Raised	Completion Date	Principal	Role
1 Seven on Seventh Fort Lauderdale, FL	72	Est. Conventional Mortgage (Construction) FHFC SAIL/ELI Loan 9% LIHTC (partner TBD)	\$ 9,500,000 \$ 5,410,800 \$ 20,675,000	2021	Mitchell Rosenstein Oscar Sol	Principal Principal
2 Auburn Village Polk County, FL	102	Est. Conventional Mortgage (Construction) Est. Conventional Mortgage (Perm) 9% LIHTC (partner TBD)	\$ 7,000,000 \$ 2,000,000 \$ 16,148,000	2021	Mitchell Rosenstein Oscar Sol	Principal Principal
3 Midtown Lofts Lakeland, FL	80	Est. Conventional Mortgage (Construction) Est. Conventional Mortgage (Perm) 9% LIHTC (partner TBD)	\$ 7,500,000 \$ 1,200,000 \$ 14,500,000	2020	Mitchell Rosenstein Oscar Sol	Principal Principal
4 Colonnade Park Inverness, FL	106	Est. Conventional Mortgage (Construction) Est. Conventional Mortgage (Perm) 9% LIHTC (partner TBD)	\$ 8,500,000 \$ 2,000,000 \$ 14,500,000	2020	Mitchell Rosenstein Oscar Sol	Principal Principal
5 Northside Commons Miami, FL	80	Est. Conventional Mortgage (Construction) FHFC SAIL/ELI Loan 9% LIHTC (partner TBD)	\$ 17,000,000 \$ 4,000,000 \$ 23,000,000	2021	Mitchell Rosenstein Oscar Sol	Principal Principal
6 Heritage Park Melbourne, FL	80	Est. Conventional Mortgage (Construction) FHFC SAIL/ELI Loan 9% LIHTC (partner TBD)	\$ 9,500,000 \$ 4,464,876 \$ 14,000,000	2020	Mitchell Rosenstein Oscar Sol	Consultant Consultant
7 Silver Creek Miami, FL	90	Construction Loan (TD Bank) Permanent Mortgage (FCLF) Miami-Dade County Surtax Loan 9% LIHTC (Raymond James synd. to TD Bank)	\$ 17,000,000 \$ 3,000,000 \$ 2,225,000 \$ 20,087,991	2020	Mitchell Rosenstein Oscar Sol	Principal Principal
8 Burlington Post St. Petersburg, FL	86	Construction Loan (Raymond James Bank) Permanent Mortgage (Raymond James Bank) City of St. Petersburg SHIP 9% LIHTC (Raymond James)	\$ 13,000,000 \$ 250,000 \$ 90,000 \$ 18,341,166	2018	Mitchell Rosenstein Oscar Sol	Principal Principal
9 Karis Village Miami, FL	88	Construction Loan (Capital One) FHFC SAIL Loan 9% LIHTC (Hudson Housing synd. to Capital One)	\$ 8,500,000 \$ 4,300,000 \$ 24,195,000	2017	Mitchell Rosenstein Oscar Sol	Principal Principal
10 Aida Palms Lakeland, FL	96	Construction Loan (JP Chase) Permanent Mortgage (FCLF) 9% LIHTC (Raymond James synd. to multiple ba	\$ 5,000,000 \$ 700,000 \$ 15,100,000	2017	Mitchell Rosenstein Oscar Sol	Principal Principal
11 Burlington Place St. Petersburg, FL	53	Construction Loan (TD Bank) Permanent Mortgage (NLP) City of St. Petersburg SHIP 9% LIHTC (Raymond James synd. to TD Bank)	\$ 4,000,000 \$ 475,000 \$ 90,000 \$ 11,656,584	2017	Mitchell Rosenstein Oscar Sol	Principal Principal
12 Forest Ridge Beverly Hills, FL	119	Construction Mortgage (US Bank) Perm. USDA 538 Loan (Churchill Stateside) FHLB AHP Grant Citrus County SHIP 9% LIHTC (US Bank synd. to Suntrust)	\$ 12,100,000 \$ 1,750,000 \$ 500,000 \$ 200,000 \$ 14,800,000	2015	Mitchell Rosenstein Oscar Sol	Principal Principal
13 Louis E. Brown St. Croix, USVI	102	HUD Replacement Factor Grant Public Housing Development Grant HUD Capital Fund Grant 9% LIHTC	\$ 5,238,782 \$ 5,814,872 \$ 3,094,110 \$ 20,097,990	2011	Mitchell Rosenstein Oscar Sol	VP of Finance SVP of Development
14 Elinger Apartments Davie, FL	155	Conventional Mortgage County HOME Loan Town of Davie SHIP Loan TCEP Loan FHFC ELI TCEP Loan 9% LIHTC	\$ 6,525,000 \$ 285,000 \$ 110,000 \$ 5,000,000 \$ 1,275,000 \$ 19,700,830	2012	Mitchell Rosenstein	VP of Finance
15 Dr. Kennedy Homes Fort Lauderdale, FL	132	Conventional Mortgage TCEP Loan FHFC ELI TCEP Loan County HOME Loan 9% LIHTC	\$ 5,760,000 \$ 5,000,000 \$ 1,190,000 \$ 285,000 \$ 16,773,938	2012	Mitchell Rosenstein	VP of Finance
16 Wahneta Palms Wahneta, FL	64	TCEP Loan 9% LIHTC	\$ 3,200,000 \$ 7,188,481	2011	Mitchell Rosenstein Oscar Sol	VP of Finance SVP of Development
17 Palafox Landing Pensacola, FL	96	Construction Loan County HOME Loan Escambia HHRP Loan ARRA TCAP Loan TCEP Loan	\$ 1,249,853 \$ 640,000 \$ 1,000,000 \$ 2,880,000 \$ 8,455,940	2011	Mitchell Rosenstein Oscar Sol	VP of Finance SVP of Development
18 Northwest Gardens I Fort Lauderdale, FL	143	Conventional Mortgage Broward AHP Loan TCEP Loan	\$ 3,700,000 \$ 500,000 \$ 18,232,500	2011	Mitchell Rosenstein	VP of Finance
19 Northwest Gardens III Fort Lauderdale, FL	150	Conventional Mortgage County HOME Loan TCEP Loan FHFC ELI TCEP Loan 9% LIHTC	\$ 8,775,000 \$ 285,000 \$ 5,000,000 \$ 1,275,000 \$ 16,963,304	2012	Mitchell Rosenstein	VP of Finance
20 The Beacon Miami, FL	90	Conventional Mortgage (Citi) County SURTAX Loan TCEP Loan	\$ 2,384,493 \$ 2,249,910 \$ 20,655,000		Mitchell Rosenstein Oscar Sol	VP of Finance SVP of Development
21 Everett Stewart Sr. Village Miami, FL	96	Conventional Mortgage (Citi) County SURTAX Loan FHFC Supplemental Loan TCEP Loan	\$ 1,380,000 \$ 1,791,000 \$ 765,000 \$ 21,768,500	2011	Mitchell Rosenstein Oscar Sol	VP of Finance SVP of Development
22 Brownsville Transit Village II Miami, FL	100	Conventional Mortgage (Citi) County SURTAX Loan TCEP Loan	\$ 1,380,000 \$ 2,499,900 \$ 21,768,500	2012	Mitchell Rosenstein Oscar Sol	VP of Finance SVP of Development
23 Brownsville Transit Village III Miami, FL	103	Conventional Mortgage (Citi) County SURTAX Loan TCEP Loan FHFC ELI TCEP Loan 9% LIHTC	\$ 1,000,000 \$ 300,000 \$ 5,000,000 \$ 850,000 \$ 19,857,567	2012	Mitchell Rosenstein Oscar Sol	VP of Finance SVP of Development
24 Brownsville Transit Village IV Miami, FL	102	Conventional Mortgage (Citi) County SURTAX Loan TCEP Loan FHFC ELI TCEP Loan	\$ 1,100,000 \$ 300,000 \$ 5,000,000 \$ 850,000	2012	Mitchell Rosenstein Oscar Sol	VP of Finance SVP of Development

Development	Units	Funding Sources	Capital Raised	Completion Date	Principal	Role
		9% LIHTC	\$ 21,380,991			
25 Village Carver Miami, FL	112	Conventional Mortgage (B of A)	\$ 7,000,000	2010	Mitchell Rosenstein	VP of Finance
		County SURTAX Loan	\$ 4,350,000		Oscar Sol	SVP of Development
		9% LIHTC	\$ 18,914,294			
26 Village Carver II Miami, FL	100	County SURTAX Loan	\$ 3,386,935	2011	Mitchell Rosenstein	VP of Finance
		FHFC Supplemental Loan	\$ 765,000		Oscar Sol	SVP of Development
		TCEP Loan	\$ 21,768,500			
27 Labre Place Miami, FL	90	FHFC SAIL Loan	\$ 4,000,000	2011	Mitchell Rosenstein	VP of Finance
		City HOME Loan	\$ 837,053		Oscar Sol	N/A
		TCEP Loan	\$ 19,188,358			
28 Sea Grape Marathon, FL	56	Conventional Mortgage (NLP)	\$ 2,400,000	2009	Mitchell Rosenstein	VP of Finance
		FHFC SAIL Loan	\$ 1,854,549			
		9% LIHTC	\$ 12,196,280			
29 Sea Grape II Marathon, FL	28	Conventional Mortgage (NLP)	\$ 320,022	2009	Mitchell Rosenstein	VP of Finance
		FHFC SAIL Loan	\$ 991,033			
		FHFC Supplemental Loan	\$ 255,000			
		9% LIHTC	\$ 5,914,409			
30 Silurian Pond Pensacola, FL	72	FHFC MFRB	\$ 7,000,000	2009	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 8,490,000		Oscar Sol	Vice President
		Escambia HHRP Loan	\$ 1,147,870			
		4% LIHTC	\$ 3,044,496			
31 Morris Court II Pensacola, FL	74	Conventional Mortgage (PNC)	\$ 1,100,000	2008	Mitchell Rosenstein	VP of Finance
		Escambia HHRP Loan	\$ 1,240,000		Oscar Sol	SVP of Development
		9% LIHTC	\$ 10,009,000			
32 Morris Court III Pensacola, FL	50	FHFC MFRB	\$ 4,500,000	2008	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 4,286,269		Oscar Sol	SVP of Development
		Escambia HHRP Loan	\$ 1,000,000			
		4% LIHTC	\$ 2,727,727			
33 Poinciana Grove Miami, FL	80	Conventional Mortgage (B of A)	\$ 6,800,000	2009	Mitchell Rosenstein	VP of Finance
		County SURTAX Loan	\$ 3,200,000		Oscar Sol	SVP of Development
		9% LIHTC	\$ 18,821,000			
34 Village Allapattah Miami, FL	110	Conventional Mortgage	\$ 8,000,000	2009	Mitchell Rosenstein	VP of Finance
		County SURTAX Loan	\$ 4,886,541		Oscar Sol	SVP of Development
		9% LIHTC	\$ 22,558,000			
35 Village Allapattah II Miami, FL	90	Conventional Mortgage	\$ 6,500,000	2009	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 2,733,048		Oscar Sol	SVP of Development
		FHFC Supplemental Loan	\$ 910,000			
		9% LIHTC	\$ 22,595,000			
36 Dixie Court Fort Lauderdale, FL	122	Conventional Mortgage	\$ 2,650,000	2008	Mitchell Rosenstein	VP of Finance
		FHFC SAIL Loan	\$ 1,025,000			
		Housing Authority Loan	\$ 965,000			
		Housing Authority Grant	\$ 250,000			
		9% LIHTC	\$ 12,009,000			
37 Dixie Court II Fort Lauderdale, FL	32	FHFC MFRB	\$ 4,750,000	2008	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 5,346,305			
		4% LIHTC	\$ 2,237,446			
38 Dixie Court III Fort Lauderdale, FL	100	Conventional Mortgage	\$ 3,600,000	2009	Mitchell Rosenstein	VP of Finance
		Housing Authority Loan	\$ 250,000			
		Broward AHP Loan	\$ 125,000			
		FHFC Supplemental Loan	\$ 850,000			
		9% LIHTC	\$ 11,807,635			
39 Villa Patricia Miami, FL	125	Conventional Mortgage	\$ 10,000,000	2008	Mitchell Rosenstein	VP of Finance
		County SURTAX Loan	\$ 5,380,000			
		City HOME Loan	\$ 674,000			
		9% LIHTC	\$ 18,225,000			
40 Villa Patricia II Miami, FL	125	Conventional Mortgage	\$ 7,100,000	2009	Mitchell Rosenstein	VP of Finance
		County SURTAX Loan	\$ 3,825,000			
		9% LIHTC	\$ 22,093,000			
41 Villa Patricia III Miami, FL	89	Conventional Mortgage	\$ 8,710,000	2009	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 3,980,301			
		9% LIHTC	\$ 19,566,000			
42 Amber Garden Miami, FL	110	Conventional Mortgage	\$ 4,150,000	2008	Mitchell Rosenstein	VP of Finance
		County SURTAX Loan	\$ 3,825,000			
		City HOME Loan	\$ 675,015			
		9% LIHTC	\$ 17,283,365			
43 Talman Pines Deerfield Beach, FL	176	Conventional Mortgage	\$ 6,400,000	2009	Mitchell Rosenstein	VP of Finance
		County HOME Loan	\$ 1,000,000			
		9% LIHTC	\$ 26,051,895			
44 Talman Pines II Deerfield Beach, FL	24	Conventional Mortgage	\$ 3,654,876	2008	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 3,394,876			
		FHFC Supplemental Loan	\$ 260,000			
		4% LIHTC	\$ 2,022,000			
45 St. Lukes Life Center Lakeland, FL	150	Conventional Mortgage	\$ 3,500,000	2007	Mitchell Rosenstein	VP of Finance
		Polk County HHRP	\$ 1,502,763			
		9% LIHTC	\$ 14,807,000			
46 Bell Ridge Pace, FL	122	Conventional Mortgage	\$ 5,600,000	2007	Mitchell Rosenstein	VP of Finance
		Santa Rosa HHRP Loan	\$ 1,400,000		Oscar Sol	Senior Developer
		9% LIHTC	\$ 9,281,000			
47 Bell Ridge II Pace, FL	48	FHFC MFRB	\$ 4,750,000	2007	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 4,100,000		Oscar Sol	Senior Developer
		FHFC Supplemental Loan	\$ 600,000			
		Santa Rosa HHRP Loan	\$ 300,000			
		4% LIHTC	\$ 2,815,000			
48 Alabaster Gardens Pensacola, FL	147	FHFC MFRB	\$ 9,000,000	2007	Mitchell Rosenstein	VP of Finance
		FHFC SAIL Loan	\$ 4,000,000		Oscar Sol	Senior Developer
		Escambia HHRP Loan	\$ 2,000,000			
		4% LIHTC	\$ 5,089,590			
49 Royalton Miami, FL	100	Conventional Mortgage	\$ 4,750,000	2008	Mitchell Rosenstein	VP of Finance
		FHFC SAIL Loan	\$ 3,000,000			



Development	Units	Funding Sources	Capital Raised	Completion Date	Principal	Role
		County SURTAX Loan	\$ 2,250,000			
		County/City HOME Loan	\$ 2,330,000			
		HUD Shelter Plus Care	\$ 2,000,000			
		HUD Homeless Grant	\$ 750,000			
		9% LIHTC, Historic Tax Credits	\$ 9,674,413			
50 Valencia Garden Wauchula, FL	104	Conventional Mortgage	\$ 2,775,000	2008	Mitchell Rosenstein	VP of Finance
		CDFI Loan	\$ 260,000		Oscar Sol	Senior Developer
		9% LIHTC	\$ 9,847,000			
51 Arbor Crest Quincy, FL	120	Conventional Mortgage	\$ 8,600,000	2006	Mitchell Rosenstein	VP of Finance
		9% LIHTC	\$ 6,674,000		Oscar Sol	Senior Developer
52 Crestview Park Immokalee, FL	208	Conventional Mortgage	\$ 13,000,000	2007	Mitchell Rosenstein	VP of Finance
		9% LIHTC	\$ 12,413,759			
53 Magnolia Crossing Pace, FL	56	Conventional Mortgage	\$ 5,750,000	2007	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 5,700,000		Oscar Sol	Senior Developer
		Santa Rosa HHRP Loan	\$ 300,000			
		4% LIHTC	\$ 3,118,000			
54 Country Walk Wauchula, FL	64	Conventional Mortgage	\$ 5,200,000	2007	Mitchell Rosenstein	VP of Finance
		FHFC RRLP Loan	\$ 5,800,000		Oscar Sol	Senior Developer
		4% LIHTC	\$ 3,974,000			
55 Christine Cove Jacksonville, FL	96	Duval County MFRB	\$ 6,000,000	2007	Mitchell Rosenstein	VP of Finance
		FHFC SAIL Loan	\$ 4,000,000		Oscar Sol	Senior Developer
		Duval County Loan	\$ 1,000,000			
		JEA Loan	\$ 130,867			
		4% LIHTC	\$ 3,693,000			
56 Santa Clara Miami, FL	208	Conventional Mortgage	\$ 4,100,000	2004	Mitchell Rosenstein	Financial Analyst
		County Home Loan	\$ 1,750,000		Oscar Sol	Project Manager
		County SURTAX Loan	\$ 250,000			
		City HOME Loan	\$ 750,000			
		9% LIHTC	\$ 12,000,000			
57 Santa Clara II Miami, FL	204	Conventional Mortgage	\$ 6,500,000	2005	Mitchell Rosenstein	Financial Analyst
		County SURTAX Loan	\$ 3,160,000		Oscar Sol	Project Manager
		9% LIHTC	\$ 19,115,000			
58 Villas at Lakesmart Winter Haven, FL	220	HUD Risk Sharing Program	\$ 8,975,000	2003	Mitchell Rosenstein	Financial Analyst
		SHIP/CDFI Loan	\$ 646,500		Oscar Sol	Project Manager
		Polk County HHRP Loan	\$ 129,887			
		Winter Haven Grant	\$ 150,000			
		4% LIHTC	\$ 4,136,355			
59 Lake Mirror Tower Lakeland, FL	76	Conventional Mortgage	\$ 4,000,000	2005	Mitchell Rosenstein	Financial Analyst
		City of Lakeland Loan	\$ 4,850,000			
		Historic Tax Credits	\$ 1,876,056			
60 Oaks at Omni Fort Myers, FL	300	PW Funding	\$ 10,250,000	2002	Mitchell Rosenstein	Financial Analyst
		9% LIHTC	\$ 9,600,000		Oscar Sol	Project Manager
61 Country Manor Bowling Green, FL	120	Conventional Mortgage	\$ 979,259	2004	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 1,533,562		Oscar Sol	Project Manager
		County Grant	\$ 10,000			
		9% LIHTC	\$ 7,550,000			
62 Allapattah Gardens Miami, FL	128	Dade County MFRB	\$ 6,400,000	2004	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 1,500,000		Oscar Sol	Project Manager
		City of Miami HOME Loan	\$ 400,000			
		County HODAG & SURTAX	\$ 1,250,000			
		4% LIHTC	\$ 3,472,000			
63 Golf View Gardens Sunrise, FL	160	Broward County MFRB	\$ 8,850,000	2005	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 2,000,000			
		County HOME Loan	\$ 194,043			
64 Tuscany Lakes Ellenton, FL	348	FHFC MFRB	\$ 16,700,000	2005	Mitchell Rosenstein	Financial Analyst
		4% LIHTC	\$ 6,813,000		Oscar Sol	Project Manager
65 Cameron Creek Florida City, FL	146	Conventional Mortgage	\$ 2,800,000	2002	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 1,125,000		Oscar Sol	Project Manager
		County SHIP Loan	\$ 700,000			
		County SURTAX Loan	\$ 500,000			
		9% LIHTC	\$ 6,512,000			
66 Willow Creek North Port, FL	120	Conventional Mortgage	\$ 2,900,000	2002	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 1,225,000		Oscar Sol	Project Manager
		9% LIHTC	\$ 3,985,000			
67 Lennox Court Jacksonville, FL	360	Conventional Mortgage	\$ 10,100,000	2002	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 2,000,000		Oscar Sol	Project Manager
		Jacksonville HFA Loan	\$ 1,400,000			
		JEA Loan	\$ 419,720			
		9% LIHTC	\$ 12,070,000			
68 Sunrise Villas Fellesmere, FL	160	Conventional Mortgage	\$ 3,500,000	2004	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 1,500,000			
		AHP Loan	\$ 500,000			
		9% LIHTC	\$ 8,799,187			
69 Meridian West Key West, FL	102	Conventional Mortgage	\$ 3,800,000	2004	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 2,000,000			
		County CDFI Loan	\$ 500,000			
		Monroe County Land Authority	\$ 1,500,000			
		County SHIP Loan	\$ 75,000			
		9% LIHTC	\$ 8,210,000			
70 Heron Pond Lehigh Acres, FL	156	Lee County MFRB	\$ 6,500,000	2003	Mitchell Rosenstein	Financial Analyst
		FHFC SAIL Loan	\$ 1,500,000		Oscar Sol	Project Manager
		4% LIHTC	\$ 2,848,000			
<b>Total</b>	<b>8,173</b>		<b>\$ 1,554,456,937</b>			

## CONTACT US

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**GREEN MILLS GROUP**  
**BUILDING COMMUNITIES**

## **Exhibit 3: AVA Profile**





## **Advantage Village Academy**

833 22<sup>nd</sup> Street South  
St. Petersburg, FL 33712  
Phone: 727.321.7919  
Fax: 727.327.4025

### **Annual Income:**

\$498,000

### **Total Employees:**

5

### **Mission:**

AVA exists to educate, empower and enhance the quality of life for individuals that will promote self-sufficiency, financial stability, and economic development. We provide supervision and guidance to many of the disadvantaged and deprived youth within the local vicinity.

### **Management Directory:**

Toriano Parker, Chief Executive Officer  
Dr. Kevin Parrott, President

### **Business Profile:**

Since its founding in 2008, Advantage Village Academy (AVA) enjoys a strong connection to the community and provides a variety of helpful services including backpack and school supply distributions to help families prepare to return to school, food distribution to address a lack of affordable food, tutoring services to help students be more successful in school, and referrals to community members to participate in other programs and services that are not delivered by AVA. These services help approximately 5,000 people each year.

### **Company Highlight:**

AVA assisted more than 62,000 people through a CARES grant. More than \$720,000 was generated and spent to help the community address food needs that were created by the economic downturn from COVID-19. We are proud of our ability to mobilize resources so quickly to meet the rapidly growing community need.