

**City and County of San Francisco  
Multifamily Securities Program  
Project Description**

*2675 Folsom Street*

**Overview**

The funds described in the “Financing Structure” section below will be used to finance the development of 2675 Folsom Street, a 117-unit mixed income multifamily housing project, consisting of 93 market rate units and 24 affordable units, to be located at 2675 Folsom Street in the City and County of San Francisco (the “Project”). The Project will be a LEED Gold building with below-grade resident parking and storage and will include onsite car-share services, electric vehicle charging stations, and secure bicycle parking. The Project will also feature 5,100 square feet of art gallery and artist studio space on the ground and lower levels, as well as a publicly-accessible mid-block open-air art pathway. The art gallery and artist studio space will be programmed by a local non-profit organization.

Upon completion, the Project will include approximately 123,750 square feet of gross floor area, comprised of 73,348 square feet of residential area and 5,100 square feet of non-residential area. Non-residential spaces will include art gallery/artist space, residential courtyard, and rooftop common areas.

Total project costs, including the cost to acquire the land and construct the new building, will be approximately \$100,000,000.00, or \$854,700 per dwelling unit.

The residential unit distribution, which will not include any superintendent units, is:

<u>Unit type</u>	<u>Number of units</u>
Studio	24
1-Bedroom	46
2-Bedroom	45
3-Bedroom	2
4-Bedroom	0

Twenty percent (20%) of the residential units will serve households earning no more than fifty percent (50%) of the San Francisco County Area Median Income (AMI), while the balance of units will be rented at market rates.

**Residents**

No residents will be displaced by the development, as the site is currently a vacant lot.

**Site Description and Scope of Work**

Address: 2675 Folsom Street and 970 Treat Avenue, San Francisco, CA 94110  
Block/Lot: Block 3963/Lots 6, 7, 24

Property amenities will include:

- 117 residential units;
- 5,100 square feet of art gallery/artist maker space;
- Residential lounge and courtyard;
- Residential rooftop space; and
- Underground parking area with car-charging stations, bicycle parking, and residential storage units.

### **Development and Management Team**

Project Sponsor:	Axis Development Group
General Contractor:	Fisher Development, Inc.
Architect of Record:	David Baker Architects
Property Manager:	Greystar

### **Project Ownership Structure**

Borrower Entity:	2675 Folsom Owner LLC
Managing Member:	Axis Development Group

An investor limited partner will own a 99.99% interest in the borrower entity.

### **Financing Structure**

The following sources of capital financing are expected to be utilized:

- tax-exempt bonds issued by the City;
- 4% low-income housing tax credits (LIHTC); and
- a conventional first mortgage.

The sale of LIHTC will generate equity financing for the Project. The amount of private activity tax-exempt bonds used during construction will be sized specifically to meet the 50% of aggregate basis test required for the LIHTC.

### **Schedule**

Financing is anticipated to close between March 2018 and June 2018, with construction commencing within 30 days of closing. All construction is scheduled to be completed by March 2020.