

CELEBRATING 25 YEARS



Jamboree

Gap Financing: *Looking for the needle in a capital haystack*

25 years of affordable housing

Units
7,500+

Current Residents
18,000+

Properties
75 (35 in OC)

Average Household Size
2.4

Development Pipeline
\$300 Million

Average Household Income
\$24,790

Jamboree Profile

Average Apartment Rents
\$500-\$1,200/month
1BR-3BR



\$32.2MM Total Development Cost

\$9.9	U.S. Bank
\$8.1	4% LIHTC
\$7.7	HCD-MHP
\$3.65	County of Orange
\$1.15	Land Donation*
\$.964	City of San Clemente
\$.837	FHLB of San Francisco-AHP

**Master Developer, Talega Associates, donated land*

Mendocino at Talega *San Clemente*
186 Units 2003



Granite Court Irvine
77 units 2008

\$32MM Total Development Cost

\$12.3	4% LIHTC
\$ 7.7	City of Irvine*
\$ 6.3	HCD-MHP
\$ 3	Union Bank
\$ 2.5	OC HCS

** Fulfilled entitlement requirement
for three market rate developments*



Birch Hills Apartments *Brea* *115 units 2013*



\$31.5MM Total Development Costs

\$10.8	9% LIHTC
\$7.25	Land Donation*
\$6.7	Union Bank
\$4.75	City of Brea
\$2	HUD & County of Orange-HOME

*Master Developer, Chevron, donated land



\$28.9MM Total Development Cost

\$15.7	9% LIHTC
\$8.7	City of West Sacramento
\$2.6	AHSC (Cap & Trade)
\$1.9	Union Bank

West Gateway Place Sacramento
77 Units 2016