

MASTER DEVELOPMENT LIST














Development	Address	Folio #	About	Financing Source	Total Dev Cost	Green Certification	General Contractor	Completion Timeline
	The Gardens at Casa Familia Phase 3 11025 SW 84th Miami, FL 33173	30-4031-0000-0170	50 units: 50 - 1BR, Affordable	LIHTC \$20,157,984 NHTF \$1,600,000 Surtax (Miami-Dade) \$2,000,000 FHFC DD Grant \$4,600,000	\$ 28,978,168	LEED	PC Building, LLC	Start: February 2025 Completion: August 2026
	Residences at Casa Familia Phase 2 North of 84th and 109th Ave. Miami, FL 33173	30-4031-0000-0170	4 Unit: 6BR Homes, Affordable	Legislative Appropriation Funding \$1,585,000	0	LEED	PC Building, LLC	Start: June 2025 Completion: July 2026
	Old Cutler Village Phase 2 10415 Old Cuter Rd., Miami, FL 33190	30-6017-021-0010	120 units: 29 - 1BR 54 - 2BR 37 - 3BR, Affordable	LIHTC \$32,159,905 Conventional Loan \$9,075,000 Miami-Dade County Surtax Loan \$6,000,000	\$ 49,908,275	NGBS	PC Building, LLC	Start: June 2024 Completion: December 2025
	Pinnacle at La Cabana 8911 Miramar Prkwy., Miramar, FL 33025	5141-29-19-0010	110 units: 65 - 1BR 45 - 2BR, Affordable	LIHTC \$27,376,262 NLP \$5,600,000 FHFC Viability Loan \$4,300,000 LGAO \$656,000 United Way of Broward \$750,000	\$ 41,292,647	NGBS	PC Building, LLC	Start: January 2024 Completion: June 2025
	Caribbean Isles 19755 SW 110th Ct., Miami, FL 33157	30-6006-067-0010	104 units: 66 - 1BR 38 - 2BR, Affordable	LIHTC \$35,454,692 Tax Exempt Bonds \$40,000,000 CDBG (Miami Dade) \$6,500,000 SURTAX (Miami-Dade) \$3,500,000	\$ 82,981,954	NGBS	PC Building, LLC	Start: November 2024 Completion: April 2026
	Pinnacle at the Wesleyan 4151 Wesley Creekside Dr., Kissimmee, FL 34741	18-25-29-2148-0001-0030	96 units: 12 - 1BR 60 - 2BR 24 - 3BR, Affordable	LIHTC \$16308769 NLP \$5,680,000 Viability Loan FHFC \$4,300,000 Osceola County \$4,500,000 City of Kissimmee \$500,000	\$ 33,952,618	NGBS	By Other	Start: December 2023 Completion: April 2025
	Pinnacle 441 PH 2 6028 Johnson St., Hollywood, FL 33024	5141-13-04-0080	100 units: 30 - 1BR 47 - 2BR 22 - 3BR Affordable	LIHTC \$19,293,920 Tax Exempt Bonds \$22,000,000 SAIL \$4,000,000 SAIL - ELI \$750,000 NHTF \$1,850,000 Broward County \$10,000,000 City of Hollywood \$1,000,000	\$ 47,756,020	NGBS	PC Building, LLC	Start: October 2023 Completion: February 2025
	Ezelle Sinclair Rd., Kissimmee, FL 34747	22-25-27-5245-0001-0010	312 units: 24 Studio 96 - 1BR 156 - 2BR 36 - 3BR, Market-Rate	LIHTC \$16,308,769 NLP \$5,783,600 FHFC Viability Loan \$4,300,000 Osceola \$4,500,000 Kissimmee \$500,000	\$ 77,459,759	NGBS	By Other	Start: April 2022 Completion: April 2024
	Pinnacle at Tropical Pointe SW 135th Ave & SW 252 St., Homestead, FL 33032	30-6926-000-0090 30-6926-000-0330 30-6926-000-0321	215 units: 33 - 1BR 130 - 2BR 42 - 3BR 10 - 4BR, Affordable	LIHTC \$6,032,391 Tax Exempt Bond \$15,812,000	\$ 24,073,107	NGBS	PC Building, LLC	Start: April 2023 Completion: August 2024
	Pinnacle 441 Phase 1 890 N St Rd 7, Hollywood, FL 33024	5141-13-40-0010	113 units: 14 - 1BR 64 - 2BR 35 - 3BR w/market-rate and live/work 6,780 sq.ft. Retail	LIHTC \$31,787,621 NLP \$9,200,000 SHIP (Broward County) \$100,000 Broward County \$1,800,000	\$ 45,426,868	NGBS	PC Building, LLC	Start: August 2022 Completion: May 2024
	Berkeley Landing 3100 Broadway, Riviera Beach, FL 33404	56-43-42-28-71-001-0000	112 units: 26 - 1BR 61 - 2BR 23 - 3BR 2 - Live Work	LIHTC - 9% (FHFC) \$27,453,504 NLP \$7,800,000 County SHIP \$1,090,000 City of Riviera \$640,000	\$ 39,375,922	NGBS	PC Building, LLC	Start: September 2022 Completion: May 2024
	Elyps 2500 SW 22 Terr Fort Lauderdale, FL 33312	5042-20-60-0020	140 units: 80 - 1BR 58 - 2BR 2 - 2.5BR New Construction High-rise Market Rate	Investor Equity - \$13,000,000 Construction Loan - \$24,000,000	\$ 37,000,000	NGBS	PC Building, LLC	Start: May 19, 2021 Completion: Dec. 31, 2022
	Cannery Row at Redlands Crossing 14380 SW 261 Street, Naranja, FL 33032	30-6927-015-0010	112 units: 73 - 1BR 39 - 2BR New Construction High-rise/Elderly Affordable 28% & 60% AMI	LIHTC - 9% (FHFC) \$22,099,468 Surtax (Miami-Dade County) \$4,300,000	\$ 30,216,304	NGBS	PCDS Construction, LLC	Start: Oct. 5, 2020 Completion: Dec. 31, 2021
	The Grove at Sweetwater Preserve 125 SE 19TH PL Gainesville, FL 32641	25969-003-000	96 units: 24 - 1BR, 36 - 2BR, 28 - 3BR 8 - 4BR Redevelopment Garden Style/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$10,596,065 SAIL (FHFC) \$5,090,000 Gainesville Housing Authority \$455,000 City of Gainesville \$37,500	\$ 21,330,277	NGBS	By Other	Start: May 13, 2019 Completion: July 6, 2020
	Pinnacle at Peacefield 2314 Adams Street Hollywood, FL 33020	5142-16-01-1380	120 units: 72 - 1BR 48 - 2BR New Construction Garden Style/Elderly Affordable 30% & 60% AMI	LIHTC - 9% (TDHCA) \$23,942,955 City of Hollywood \$578,000	\$ 29,960,610	NGBS	PHG Builders, LLC	Start: Dec. 20, 2018 Completion: March 31, 2020




	Verbenia	28250 S. Dixie Highway Miami-Dade County, FL 33033	30-7904-000-0231	110 units: 39 - 1BR 60 - 2BR 11 - 3BR New Construction Mid-rise/Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$21,847,815 SURTAX (Miami-Dade County) \$4,100,000	\$ 29,693,346	NGBS	PHG Builders, LLC	Start: Dec. 24, 2018 Completion: March 31, 2020
	Caribbean Village	19755 SW 110th Ct. Miami-Dade County, FL 33157	30-6006-067-0010, 30-6006-067-0015	123 units: 85 - 1BR 38 - 2BR New Construction High-rise Elderly Affordable 30% & 60% AMI	LIHTC - 4% (FHFC) \$12,301,177 TAX EXEMPT BONDS - \$16,500,000 GOB GRANT - \$5,000,000 SURTAX (Miami-Dade County) \$6,737,937 HOME (Miami-Dade) \$500,000 SAIL (FHFC) \$5,362,400	\$ 32,667,582	NGBS	PHG Builders, LLC	Start: June 28, 2018 Completion: Oct. 31, 2019
	La Vida at Blue Lagoon	6600 Northwest 7th Street Miami, FL 33126	30-4002-049-0030	272 units: 112 - 1BR 144 - 2BR 16 - 3BR New Construction High-rise Market Rate	Investor Equity - \$25,200,000 Construction Loan - \$46,500,000	\$ 71,700,000	N/A	PHG Builders, LLC	Start: Dec. 15, 2017 Completion: July 23, 2019
	Casanas Village at Frenchtown Square	448 W. Georgia Street Tallahassee, FL 32301	21-3650-004-5080	88 units: 20 - 1BR 53 - 2BR 15 - 3BR New Construction Mid-rise/Family Workforce/Mixed-Income 33% & 60% AMI	LIHTC - 9% (FHFC) \$16,608,339 SAIL (FHFC) \$2,000,000	\$ 20,349,268	NGBS	By Other	Start: Nov. 15, 2016 Completion: Sep. 27, 2018
	LaMadrid Apartments	11320 Manchaca Road Austin, Texas 78748	513532	95 units: 12 - 1BR, 48 - 2BR, 10 - 3BR 25 Townhomes: 6 - 1BR, 5 - 2.5BR, 14 - 3/2.5BR New Construction/Family Garden Style & Townhomes Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$13,380,000 City of Austin (RHDA) \$3,300,000	\$ 20,400,000	NGBS	By Other	Start: Oct. 31, 2016 Completion: Sep. 21, 2018
	Pinnacle at Hammock Crossings	2212-2218 Hammock Square Drive Lynn Haven, FL 32444	11667-280-007	92 units: 14 - 1BR 60 - 2BR 18 - 3BR New Construction Garden Style/Family Affordable 40% & 60% AMI	LIHTC - 9% (FHFC) \$12,252,775 SAIL (FHFC) \$2,290,000	\$ 16,408,127	FGBC	By Other	Start: Dec. 20, 2016 Completion: July 13, 2018
	Pinnacle Heights	3530 NW 36 St. Miami, FL 33142	01-3128-014-0060, 01-3128-014-0080	109 units: 25 - 1BR 66 - 2BR 18 - 3BR New Construction High-rise/Family Affordable & Market Rate 33% & 60% AMI	LIHTC - 9% (FHFC) \$28,423,147	\$ 31,531,969	NGBS	PHG Builders, LLC	Start: Jul. 25, 2016 Completion: Dec 22, 2017
	Stillhouse Flats	2926 Cedar Knob Road Harker Heights, Texas 76548	470242	96 units: 22 - 1BR 50 - 2BR 24 - 3BR New Construction/Family Garden Style & Townhomes Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$14,180,000 Local Government Contribution \$352,000	\$ 16,800,000	NGBS	By Other	Start: Mar. 30, 2016 Completion: Dec. 12, 2017
	Oakland Preserve	3600 NE 2 Ave, Oakland Park, FL 33334	4942-22-54-0010	80 units: 12 - 1BR 48 - 2BR 20 - 3BR New Construction Garden Style/Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$14,994,250 HOME (Broward County) \$100,000	\$ 17,062,517	NGBS	PHG Builders, LLC	Start: July 20, 2016 Completion: Sep. 14, 2017
	Parc Station	1900-2300 N. 29th Avenue, Hollywood, FL 33021	5142-09-27-0040	336 units: 96 - 1BR 204 - 2BR 36 - 3BR New Construction Garden Style Market Rate	Construction Loan: \$49,000,000 Investor Equity: \$30,341,000	\$ 70,341,000	N/A	By Other	Start: June 1, 2015 Completion: December 27, 2016
	Villages at Tarpon	500 S. Walton Avenue Tarpon Springs, FL 34689	12-27-15-89982-049-0400	95 units: 26 - 0BR 69 - 1BR Rehab Garden Style Elderly 40% & 60% AMI	LIHTC - 9% (FHFC) \$12,095,990 LCHC Grant (Pinellas County) \$500,000	\$ 13,805,015	N/A	PHG Builders, LLC	Start: October 1, 2015 Completion: March 29, 2017
	Art at Bratton's Edge	15405 Long Vista Drive Austin, TX 78728	363315	76 units: 16 - 1BR 44 - 2BR 16 - 3BR New Construction Garden Style/Family Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$11,086,891 Travis County Housing Finance Corporation \$122,400	\$ 14,300,800	NGBS	By Other	Start: Mar. 1, 2015 Completion: Jan. 5, 2017
	Barron's Branch I & II	817 Colcord Ave Waco, Texas 76707	375102, 375103, 376505, 376506	168 units: 30 - 1BR, 86 - 2BR, 48 - 3BR, 4 - 4BR New Construction Garden Style/Family Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$20,331,756	\$ 16,741,808	NGBS	By Other	Start: Jul. 1, 2014 Completion: March 3, 2016

	Liberty Pass	17321 Lookout RD Schertz, TX 78154	991130	104 units: 12 - 1BR, 62 - 2BR, 26 - 3BR 4 - 4BR New Construction Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (FHFC)	\$ 19,600,574	NGBS	By Other	Start: March 1, 2015 Completion: March 1, 2016
	Tupelo Vue	525 NW Avenue G Winter Haven, FL 33881	26-28-20-568500-004220	70 units: 16 - 1BR 38 - 2BR 16 - 3BR New Construction Mid-rise/Family Affordable 40% & 60% AMI	LIHTC - 9% (FHFC) \$12,200,380	\$ 15,000,000	NGBS	PHG Builders, LLC	Start: Jan. 31, 2015 Completion: Mar. 1, 2016
	Brickell View Terrace	117 SW 10th Street Miami, Florida 33130, FL 33130	01-4138-170-0010, 01-4138-170-0050	176 units: 36 - 1BR 100 - 2BR 40 - 3BR New Construction High-rise/Family Affordable & Market Rate 28% & 60% AMI	LIHTC - 9% (FHFC) \$25,607,439 SURTAX (Miami-Dade County) \$1,825,000 HOME (City of Miami) \$2,000,000	\$ 31,980,986	LEED Silver	PHG Builders, LLC	Start: July, 2013 Completion: April 12, 2016,
	Summit Parque	12777 Merit Drive Dallas, Texas 75251	007729000C0040000	100 units: 30 - 1BR 49 - 2BR 19 - 3BR New Construction Mid-rise/Family Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$14,870,000	\$ 23,900,000	NGBS	By Other	Start: March 1, 2014 Completion: March 1, 2015
	Gibson Plaza	3629 Grand Avenue Coconut Grove, FL 33133	01-4121-007-3850	56 units: 30 - 1BR 26 - 2BR New Construction Mid-rise/Elderly Affordable 30%, 50%, 60% & 80% AMI	Building Better Communities General Obligation Bond (GOB) \$8,500,000	\$ 14,700,000	N/A	PHG Builders, LLC	Start: June 2013 Completion: March 2015
	Saige Meadows	13488 HWY 69 N. Tyler, TX 75706	15000030000001000	92 units: 22 - 1BR, 44 - 2BR, 26 - 3BR 22 Townhomes: 6 - 2.5BR, 16 - 3/2.5BR New Construction/Family Garden Style/Townhome Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$11,870,348	\$ 9,401,010	NGBS	By Other	Start: April 1, 2014 Completion: Jan. 31, 2015
	Pinnacle at Tarpon River	805 SE 3rd Ave Fort Lauderdale, FL 33316	5042-10-28-0860	112 units: 27 - 1BR 65 - 2BR 20 - 3BR New Construction High-rise/Family Affordable 25% & 60% AMI	LIHTC - 9% (FHFC) \$27,143,885 Broward County \$125,000	\$ 31,222,809	LEED Silver	PHG Builders, LLC	Start: Feb. 3, 2014 Completion: April 2015
	East Pointe Place	3501 Dale Street Fort Myers, FL 33916	2417-111-0002-000-10, 18-44-25-P3-03518.0010, 18-44-25-P3-03519.0010	86 units: 10 - 1BR 46 - 2BR 30 - 3BR New Construction Garden Style/Family Affordable, 33% & 60% AMI	LIHTC - 9% (FHFC) \$15,853,415	\$ 17,696,476	LEED Platinum	By Other	Start: Feb. 15, 2013 Completion: Dec. 31, 2013
	Landings at East Pointe	3701 Nelson Tillis Blvd Fort Myers, FL 33916	17-44-25-P4-00300.0100, 17-44-25-P4-00300.0210	126 units: 20 - 1BR, 52 - 2BR, 36 - 3BR, 18 - 4BR New Construction/Rehab Garden Style/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$15,777,922	\$ 19,702,131	LEED Platinum	By Other	Start: Dec. 19, 2012 Completion: Dec. 31, 2013
	Amberwood Place	411 W Hawkins Pkwy Longview, TX 75605	1173088	78 units: 12 - 1BR, 32 - 2BR, 32 - 3BR, 2 - 4BR New Construction Garden Style/Family Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$8,740,526	\$ 10,000,000	N/A	By Other	Start: Mar. 2012 Completion: May 2014
	La Ventana	2109 Hwy 351 Abilene, TX 79601	986208	84 units: 16 - 1BR, 36 - 2BR, 28 - 3BR 4 - 4BR New Construction Garden Style/Family Affordable & Market Rate 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$6,462,643	\$ 9,500,000	N/A	By Other	Start: Mar. 2012 Completion: May 2014
	Amistad Apartments	571 SW 9th Street Miami, FL 33130	30-7904-000-0239	89 units: 44 - 1BR 36 - 2BR 9 - 3BR New Construction High-rise/Homeless Affordable, 33% & 60% AMI	LIHTC - 9% (FHFC) \$18,888,736 HOME (FHFC) \$4,450,000 HOME (Miami-Dade County) \$1,000,000	\$ 24,531,484	N/A	PHG Builders, LLC	Start: Dec. 2012 Completion: Dec. 2013
	Tylor Grand	3702 Rolling Green Drive Abilene, Texas 79606	983076	120 units: 32 - 1BR, 64 - 2BR, 20 - 3BR 4 - 4BR New Construction Garden Style/Family Affordable 30%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$13,914,133	\$ 16,000,000	NGBS	By Other	Start: Mar. 29, 2012 Completion: April 2, 2013

	Kings Terrace	12555 NW 27th Avenue, Miami, FL 33167	30-2127-026-0010	300 units: 40 - 1BR, 156 - 2BR, 72 - 3BR 32 - 4 BR New Construction Garden Style/Family Affordable 50% & 60% AMI	Multifamily Mortgage Revenue Bonds (MMRB) \$24,000,000 LIHTC - 4% (FHFC) Neighborhood Stabilization Program (NSP) \$17,000,000 HOME (FHFC) \$5,000,000	\$ 53,405,000	N/A	PHG Builders, LLC	Start: Oct. 7, 2011 Completion: Sep. 26, 2012
	Pinnacle at North Chase	3851 N. Broadway Ave Tyler, TX 75702	150000050012001000	120 units: 32 - 1BR, 64 - 2BR, 20 - 3BR 4 - 4BR New Construction Garden Style/Family Affordable 33%, 50% & 60% AMI	LIHTC - 9% (TDHCA) \$12,596,114	\$ 14,793,000	N/A	By Other	Start: May 2, 2011 Completion: June 18, 2012
	Pinnacle at Avery Glen	3801 N. Pine Island Road Sunrise, FL 33351	49-4120620010	140 units: 36 - 1BR 68 - 2BR 36 - 3BR New Construction Garden Style/Family Affordable 28% & 60% AMI	LIHTC - 9% (FHFC) \$17,198,280 Tax Credit Exchange Program (TCEP) \$6,190,000 HOME (Broward County) \$250,000	\$ 26,446,882	FGBC	PHG Builders, LLC	Start: Dec. 2010 Completion: Jan. 2012
	Oak Ridge Estates	343 S. Gross Ave Tarpon Springs, FL 34689	12-27-15-89982-042-0300	62 units: 8 - 1BR 42 - 2BR 12 - 3BR New Construction Townhouses/Garden Family Affordable 30%, 35% & 60% AMI	LIHTC - 9% (FHFC) \$7,495,050 Pinellas County Grant Program \$600,000 Tax Credit Exchange Program (TCEP) \$3,100,000	\$ 11,373,000	FGBC	PHG Builders, LLC	Start: Nov. 1, 2010 Completion: Sep. 14, 2011
	Pinnacle at Hammock Square	2200 Hammock Square Drive Lynn Haven, FL 32444	11667-280-006	100 units: 16 - 1BR 60 - 2BR 24 - 3BR New Construction Garden Style/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$8,133,187	\$ 15,700,000	FGBC	By Other	Start: Oct. 14, 2010 Completion: Aug. 31, 2011
	Vista Mar	3606 NW 5th Avenue Miami, FL 33127	01-3124-039-0012	110 units: 11 - 1BR, 64 - 2BR, 35 - 3BR New Construction High-rise/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$21,765,500 Tax Credit Assistance Program - (TCAP) \$2,884,100 HOME - (FHFC) \$115,900 SURTAX - (Miami-Dade County) \$1,609,336 NSP \$733,333	\$ 27,800,000	LEED Silver	PHG Builders, LLC	Start: May 14, 2010 Completion: Aug. 25, 2011
	Pinnacle at Mariner's Village	18400 28th Street Long Beach, MS 39560	06100-01-011.001, 0610K-01-001.004	108 units: 18 - 1BR 54 - 2BR 36 - 3BR New Construction Garden Style/Family Affordable & Market Rate 80% & 120% AMI	CDBG Disaster Recovery (Mississippi Development Authority) \$7,020,000	\$ 12,900,000	N/A	By Other	Start: Aug. 4, 2010 Completion: July 29, 2011
	Orchid Grove	750 NW 8th Street Florida City, FL 33035	16-7824-004-0290	80 units: 8 - 1BR, 32 - 2BR, 24 - 3BR 16 - 4BR New Construction Garden Style/Family Affordable 33%, 40% & 60% AMI	Tax Credit Exchange Program (TCEP) \$12,674,248 Tax Credit Assistance Program (TCAP) \$3,430,567 HOME (FHFC) \$115,900	\$ 16,600,000	FGBC	PHG Builders, LLC	Start: April 30, 2010 Completion: Feb. 11, 2011
	Cypress Cove	930 5th Street Winter Haven, FL 33881	262817-000000-013010	80 units: 12 - 1BR, 40 - 2BR, 24 - 3BR 4 - 4BR New Construction Garden Style/Family Affordable 40% & 60% AMI	Tax Credit Exchange Program (TCEP) \$10,242,500 Tax Credit Assistance Program (TCAP) \$2,995,167 HOME (FHFC) \$130,000	\$ 14,500,000	FGBC	PHG Builders, LLC	Start: April 14, 2010 Completion: Dec. 23, 2010
	Camacol Tower	1401 W. Flagler Street Miami, FL 33135	01-4102-087-0010	100 units: 54 - 1BR 45 - 2BR 1 - 3BR New Construction High-rise/Elderly Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$21,382,212 SURTAX (Miami-Dade County) \$4,972,134	\$ 28,538,441	N/A	PHG Builders, Inc.	Start: Dec. 30, 2008 Completion: Mar. 5, 2010
	Pinnacle Plaza	3650 NW 36th St. Miami, FL 33142	01-3128-014-1830	132 units: 23 - 1BR 96 - 2BR 13 - 3BR New Construction High-rise/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$23,852,068 SURTAX (Miami-Dade County) \$6,209,529 HOME (City of Miami) \$949,938	\$ 34,641,291	N/A	PHG Builders, Inc.	Start: June 19, 2008 Completion: Sep. 11, 2009
	Pinnacle Place	5600 NE 4th Ave Miami, FL 33138	01-3113-065-0330	137 units: 37 - 1BR 80 - 2BR 20 - 3BR New Construction High-rise/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$24,043,220 SURTAX (Miami-Dade County) \$5,671,004	\$ 33,794,212	N/A	By Other	Start: Aug. 16, 2007 Completion: Aug. 6, 2009

	Golden Square	1415 NW 18th Drive Pompano Beach, FL 33069	4842 34 18 0030	182 units: 10 - 1BR, 86 - 2BR, 74 - 3BR 12 - 4BR New Construction Garden Style/Family Affordable 30%, 35% & 60% AMI	LIHTC - 9% (FHFC) \$20,939,000 CDBG Disaster Recovery (City of Pompano Beach) \$610,703 Affordable Housing Program (Broward County) \$125,000	\$ 28,000,000	N/A	By Other	Start: April 2008 Completion: Oct. 2009
	Golden Villas	1325 NW 18th Drive Pompano Beach, FL 33069	4842 34 18 0031	120 units: 40 - 1BR 56 - 2BR 24 - 3BR New Construction Garden Style/Family Affordable 25%, 30% & 60% AMI	LIHTC - 4% (FHFC) \$11,000,000 Rental Recovery Loan Program (FHFC) \$11,474,872 Affordable Housing Program (Broward County) \$250,000	\$ 20,800,000	N/A	By Other	Start: April 2008 Completion: Oct. 2009
	Postmaster Apartments	8800 SW 8th St. Miami, FL 33174	30-4009-004-0200	55 units: 48 - 1BR 7 - 2BR New Construction Mid-rise/Elderly Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$4,546,205 SURTAX (Miami-Dade County) \$5,000,000	\$ 9,796,686	N/A	PHG Builders, Inc.	Start: Mar. 31, 2008 Completion: Mar. 31, 2009
	Friendship Tower	1551 NW 36th Street Miami, FL 33142	01-3123-019-0120	92 units: 54 - 1BR 38 - 2BR New Construction High-rise/Elderly Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$22,399,760 Rental Recovery Loan Program (FHFC) \$5,024,813	\$ 27,977,667	N/A	PHG Builders, Inc.	Start: Dec. 14, 2007 Completion: April 10, 2009
	Pinnacle at Magnolia Pointe	1240 Parklane Dr. McComb, MS 39648	582871-F, 582871-FA	108 units: 12 - 1BR 60 - 2BR 36 - 3BR New Construction Garden Style/Family Affordable 50% & 60% AMI	LIHTC - 9% (FHFC) \$14,293,662	\$ 16,691,000	N/A	By Other	Start: Oct. 26, 2007 Completion: Dec. 8, 2008
	Highland Gardens	333-335 NE 48th Street Deerfield Beach, FL 33064	4842 12 30 0020, 4842 12 30 0010	100 units: 65 - 1BR 35 - 2BR Rehab/Garden Style Elderly/Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$14,398,560	\$ 17,000,000	N/A	PHG Builders, Inc.	Start: Oct. 2007 Completion: Nov. 26, 2008
	Pinnacle Square	8300 NE 1 Place Miami, FL 33138	01-3112-008-0160	110 units: 38 - 1BR 52 - 2BR 20 - 3BR New Construction High-rise/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$22,729,733 SURTAX (Miami-Dade County) \$3,178,496 Affordable Housing Trust Funds (City of Miami) \$943,498	\$ 28,336,499	N/A	By Other	Start: July 9, 2007 Completion: Jan. 23, 2009
	Live Oak Villas II	919 S. 25th Street Fort Pierce, FL 34947	2417-111-0002-000-1	80 units: 17 - 1BR 24 - 2BR 39 - 3BR New Construction Garden Style/Family Affordable 35% & 60% AMI	LIHTC - 9% (FHFC) \$11,449,205	\$ 14,000,000	N/A	PHG Builders, Inc.	Start: Jan. 29, 2007 Completion: Dec. 28, 2007
	Pinnacle Park	7901 NW 7th Ave Miami, FL 33150	01-3112-099-0010	135 units: 23 - 1BR 101 - 2BR 11 - 3BR New Construction High-rise/Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$23,782,646 SURTAX (Miami-Dade County) \$2,448,608 HOME (City of Miami) \$674,000	\$ 31,154,529	N/A	PHG Builders, Inc.	Start: Aug. 30, 2006 Completion: June 12, 2008
	Goodbread Hills	950 Edgehill Circle, Tallahassee, FL 32303	21-25-20-981-0000	93 units: 9 - 1BR, 48 - 2BR, 18 - 2/2.5BR, 18 - 3/2.5BR New Construction Townhouses/Family Affordable & Market Rate 30% & 60% AMI	LIHTC - 9% (FHFC) \$10,096,990 Community Redevelopment Agency Grant (City of Tallahassee) \$925,000	\$ 13,600,000	N/A	By Other	Start: July 3, 2006 Completion: Aug. 16, 2007
	Crystal Lakes	2900 N. 24th Ave Hollywood, FL 33020	5142-04-19-0010, 5142-04-01-4490	190 units: 18 - 1BR, 96 - 2BR, 60 - 3BR 16 - 4BR New Construction Garden Style/Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$17,376,000 State Housing Initiative Program (SHIP) \$371,550 HOME (Broward County) \$250,000 HOME (City of Hollywood) \$500,000	\$ 28,200,000	N/A	By Other	Start: Dec. 29, 2006 Completion: Jan. 2008
	Corinthian	7725 NW 22nd Avenue Miami, FL 33147	30-3110-077-0010	126 units: 27 - 1BR, 61 - 2BR, 35 - 3BR 3 - 4BR New Construction Garden Style/Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$10,393,961 SURTAX (Miami-Dade County) \$5,400,000	\$ 20,157,233	N/A	PHG Builders, Inc.	Start: Feb. 6, 2006 Completion: July 2007
	Los Suenos	500 NW 36th St. Miami, FL 33127	01-3125-021-0050	179 units: 18 - 1BR 112 - 2BR 49 - 3BR New Construction High-rise/Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$20,540,346 HOME (City of Miami) \$1,990,000 SURTAX (Miami-Dade County) \$4,500,000	\$ 33,708,902	N/A	PHG Builders, Inc.	Start: July 22, 2005 Completion: July 2007

	Pinnacle at Hammock Place	2909 Minnesota Ave Panama City, FL 32444	11801-005-010	132 units: 24 - 1BR 72 - 2BR 36 - 3BR New Construction Garden Style/Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$6,760,777	\$ 11,300,000	N/a	PHG Builders, Inc.	Start: July 19, 2004 Completion: June 2005
	Live Oak Villas	919 S. 25th Street Fort Pierce, FL 34947	2417-111-0002-000-1	104 units: 12 - 1BR, 12 - 2BR, 64 - 3BR 16 - 4BR New Construction Garden Style Family/Farmworker Affordable 50% & 60% AMI	LIHTC - 9% (FHFC) \$7,295,173 State Housing Initiative Program (SHIP) \$75,000	\$ 11,000,000	N/A	PHG Builders, Inc.	Start: May 18, 2004 Completion: Mar. 2005
	Pinnacle at Abbey Park	1921 Abbey Road West Palm Beach, FL 33415	00-42-44-11-35-003-0000	160 units: 112 - 2BR 48 - 3BR New Construction Garden Style Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$3,610,787 Multifamily Mortgage Revenue Bonds (MMRB) \$10,950,000	\$ 16,090,983	N/A	By Other	Start: Mar. 17, 2003 Completion: June 2004
	Pinnacle Pines	501 Live Oak Ave Haines City, FL 33844	27-27-29-778600-000011	156 units: 48 - 1BR 72 - 2BR 36 - 3BR New Construction Garden Style/Family Affordable 30% & 60% AMI	LIHTC - 9% (FHFC) \$9,358,992	\$ 13,800,000	N/A	By Other	Start: Feb. 23, 2005 Completion: Jan. 2006
	Pinnacle Village	801 N. Powerline Road Pompano Beach, FL 33069	4842-33-54-0010	148 units: 9 - 1BR 95 - 2BR 44 - 3BR New Construction Townhomes/Family Affordable 60% AMI	LIHTC - 4% (FHFC) \$6,678,562 Multifamily Mortgage Revenue Bonds (MMRB) \$9,200,000	\$ 15,800,000	N/A	PHG Builders, Inc.	Start: July 17, 2003 Completion: Dec. 2005
	Pinnacle Grove	1810 Woodland Circle Vero Beach, FL 32967	49979	234 units: 78 - 1BR, 108 - 2BR 48 - 3BR New Construction Garden Style/Family Affordable 50% & 60% AMI	LIHTC - 9% (FHFC) \$5,736,222 HOME \$3,000,000 Tax Exempt Bonds \$8,350,000 Good Faith Deposit \$91,000	\$ 18,030,657	N/A	By Other	Start: Jan. 2003 Completion: Dec. 2003
	Pinnacle Pointe	13301 Amber Lake Blvd. Orlando, Florida 32824	25-24-29-0000-00-011	268 units: 60 - 1BR, 88 - 2BR, 80 - 3BR 40 - 4BR New Construction Garden Style/Family Affordable 60% AMI	LIHTC - 9% (FHFC) \$5,599,730 Tax Exempt Bonds \$15,815,000 SAIL \$2,000,000	\$ 22,772,306	N/A	By Other	Start: July 2003 Completion: July 2004
	Old Cutler Village	10415 Old Cutler Rd. Miami, FL 33190	30-6017-021-0010	288 units: 32 - 1BR, 160 - 2BR 64 - 3/2BR 32 - 4/2BR New Construction Garden Style/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$13,526,959 1st Mortgage (Fannie Mae) \$10,900,000 HOME (Miami-Dade) \$2,005,000 SURTAX (Miami-Dade) \$1,250,000	\$ 27,913,748	N/A	By Other	Start: Aug. 15, 2002 Completion: Nov. 2003
	Pinnacle Palms	601 Executive Center Drive West Palm Beach, FL 33401	24-43-43-20-01-006-0010	152 units: 76 - 1BR 76 - 2BR New Construction Mid-rise/Elderly Affordable 25% & 60% AMI	LIHTC - 9% (FHFC) \$3,389,901 SAIL \$1,579,000 Tax Exempt Bonds \$8,500,000	\$ 16,417,890	N/A	By Other	Start: May 2001 Completion: February 2003
	Pinnacle Lakes	18701 NE 3 CT. Miami, FL 33179	30-2206-000-0110	226 units: 38 - 1BR, 142 - 2BR, 39 - 3BR 7 - 4BR New Construction Garden Style/Family Affordable 60% AMI	LIHTC - 9% (FHFC) \$4,453,391 Tax Exempt Bonds (Miami-Dade) \$8,650,000 SURTAX (Miami-Dade County) \$750,000	\$ 16,014,681	N/A	By Other	Start: Feb. 2002 Completion: Feb. 2003
	Rayos del Sol	185 NW 13th Ave. Miami, FL 33128	01-4102-005-9300	199 units: 139 - 2BR 60 - 3BR New Construction High-rise/Family Affordable 33% & 60% AMI	LIHTC - 9% (FHFC) \$11,989,623 1st Mortgage (Fannie Mae) \$6,900,000 SAIL Loan \$2,000,000 SURTAX (Dade County) \$1,750,000	\$ 23,434,276	N/A	By Other	Start: June 2001 Completion: Mar. 2003
	Pinnacle Cove	525 Pinnacle Cove Boulevard Orlando, Florida 32824	25-24-29-5561-00-030	420 units: 36 - 1BR, 216 - 2BR, 144 - 3BR 24 - 4BR New Construction Garden Style/Family Affordable 28% & 60% AMI	LIHTC - 9% (FHFC) \$15,360,553 1st Mortgage (Conv.) \$16,950,000	\$ 33,481,792	N/A	By Other	Start: June 2001 Completion: March 2002
	Pinnacle View	225 NE 23rd St. Miami, FL 33137	01-3230-064-0010	186 units: 130 - 2BR 56 - 3/2BR New Construction High-rise/Family Affordable 40%, 50% & 60% AMI	LIHTC - 9% (FHFC) \$11,597,986 1st Mortgage (Fannie Mae) \$4,900,000 SAIL Loan \$1,750,000 HOME (City & County of Miami- Dade) \$1,000,000 SURTAX (Dade County) \$1,928,973	\$ 21,270,694	N/A	By Other	Start: June 2000 Completion: Dec. 2001

	Hidden Grove	27085 SW 138 CT Miami, FL 33032	30-6934-019-0580	222 units: 130 - 2BR 92 - 3BR Garden Style 57 Res Bldgs – 1 CH Multi-Family Affordable	LIHTC - 9% (FHFC) \$6,901,633 Tax Exempt Bonds - \$9,225,000 HOME Grant (Dade County) - \$600,000 GMN/SDRC Sub LOAN - \$310,000	\$ 19,064,862	N/A	By Other	Start: 2000 Completion: 2003
	Douglas Pointe	3800 NW 183 ST Miami, FL 33055	34-2108-022-0010	176 units: 72 - 2BR 104 - 3BR Garden Style 8 Res Bldg – 1 CH Multi-family Affordable	LIHTC - 9% (FHFC) SAIL LOAN	\$ 14,700,000	N/A	By Other	Start: 1999 Completion: Sep. 2001
	Tequesta Knoll	1629 NW 14th Street Miami, FL 33125	01-3135-032-0340	100 units: 9 stories High-rise	LIHTC- 9% (FHFC) Tax Exempt Bonds	\$ 15,000,000	N/A	By Other	Start: 1998 Completion: 2000

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