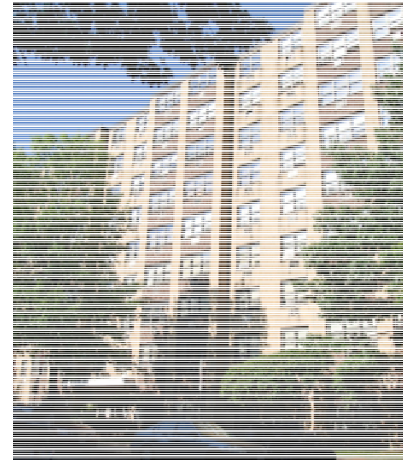


MOUNTCO DEVELOPMENT AND CONSTRUCTION CORP.

Scarsdale, New York

- F&A completed a **market study** for the acquisition and rehabilitation of ***Petrillo Apartments***, an existing nine story affordable housing development for both senior (ages 55 and above) and non-senior households that is located at 110-112 North Third Avenue in the City of Mount Vernon, NY. *Petrillo Apartments* will include a total of 130 affordable studio and one bedroom rental apartments for tenants receiving Section 8 Assistance or are at or below 60 percent of the area median income. F&A conducted analyses of population, demographics and housing characteristics in the market area, identified as the City of Mount Vernon. The market analysis indicated that there is a strong market for *Petrillo Apartments*, concluding that the project units would be readily absorbed by the market.



Petrillo Apartments
Mount Vernon, NY

- F&A completed a **market study** in support of the construction of ***Grace Terrace***, a proposed 10 story affordable housing development for seniors that will be located at 125-129 South Fifth Avenue in the City of Mount Vernon, NY. *Grace Terrace* will include a total of 66 affordable one bedroom rental apartments for seniors ages 55 and above, with a portion of the units set aside for frail elderly households.



Grace Terrace
Mount Vernon, NY

Additionally, a portion of the units will be fully accessible and adaptable for seniors with mobility impairments and hearing and visual impairments. F&A conducted analyses of population, demographics and housing characteristics in the market area, identified as the City of Mount Vernon. The study determined a significant need for low-income rental housing for seniors, concluding that the project units would be readily absorbed by the market.

PRIVATE SECTOR CLIENTS

- F&A prepared a **market study** for the acquisition and rehabilitation of **Washington House**, an existing development for 210 affordable one and two bedroom rental apartments for seniors (ages 62+). The development, which is comprised of two buildings, is located at 60 Union Avenue in the City of New Rochelle, NY currently has a Project Based Section 8 contract. F&A conducted analyses of population, demographics and housing characteristics in the market area, identified as the City of New Rochelle. The study demonstrated that there is a need for affordable senior housing, concluding that the project units would be readily absorbed by the market.



Washington House
New Rochelle, NY

- F&A completed a **market study** in support of the acquisition and rehabilitation of **Carrington Arms**, an existing development for 110 affordable one to three bedroom units for families. The existing eleven story building, is located at 33 Lincoln Avenue in the City of New Rochelle, NY has an existing Project Based Section 8 contract for the majority of the units, as well as Below Market Interest Rate (BMIR) units for the remainder. F&A conducted analyses of population, demographics and housing characteristics in the market area, identified as the City of New Rochelle. The market analysis indicated that there is a strong market for **Carrington Arms**, concluding that the project units would be readily absorbed by the market.



Carrington Arms
New Rochelle, NY

- F&A was retained to conduct a **market study** for the acquisition and rehabilitation of **Rye Manor**, an existing affordable housing development with existing Section 8 Assistance contracts, which is located at 300 Theall Road in the City of Rye, NY. The development includes a total of 100 occupied units comprised of affordable studio and one bedroom apartments for seniors ages 62 and above. F&A conducted analyses of population, demographics and housing characteristics in the market area, identified as the City of Rye, the Town/Village of Harrison and the Village of Mamaroneck. The study determined the need for low-income rental housing for seniors, concluding that the project units would be readily absorbed by the market.



Rye Manor
Rye, NY

PRIVATE SECTOR CLIENTS

- Other market studies prepared by F&A for Mountco:
 - **Unity Gardens** (75 units);
 - **Sandford Terrace** (56 units);
 - **Macedonia Towers** (97 units);
 - **Kings Court** (20 units);
 - **Rockwell Terrace** (75 units);
 - **Silver Gardens** (57 units);
 - **Liberty Place** (71 units);
 - **Chappaqua Senior Housing** (36 bedrooms);
 - **Maple Terrace** (100 units);
 - **Burton Towers** (125 units);
 - **Stuhr Gardens** (104 units);
 - **South Terrace** (124 units);