ALCO Management

Preservation & Enhancement



1

1974 - 2026

ALCO
Building Community

Since 1974, ALCO has successfully acquired, developed, and managed thousands of apartments across the Southeast.

At ALCO we provide quality affordable homes and quality jobs for the long term.

9	54	5,646	210
STATES	PROPERTIES	UNITS	PROFESSIONALS

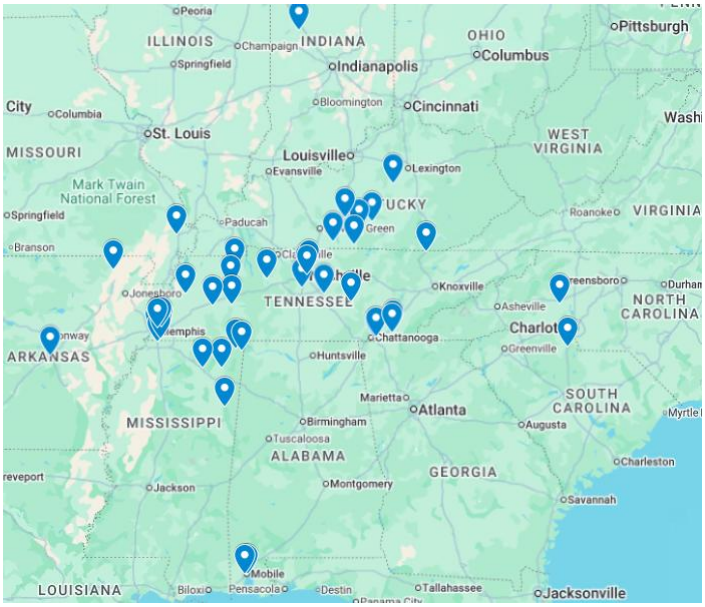
2

ALCO

54 Properties

5,646 Units

9 States



3



4

Campbell Ridge

Anatomy of the Deal

Third-Party Seller with a competitive Bid Process
Site visit, initial analysis, letter of intent, purchase sale agreement, due diligence period

Financing Package
- FHA-Insured First Mortgage
- Tax-Exempt Bonds and Low-Income Housing Tax Credits
- Deferred Developer Fee
- Tax Abatement by City of Chattanooga and Hamilton County

HUD Approvals
- HAP Assignment
- Change in Management Agent
- Chapter 15 – Mark up to Market HAP Renewal

After Rehab
- 8bb Budget Authority Transfer

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Greenbriar Apartments

Anatomy of the Deal

Previously Managed by Alco
Site visit, initial analysis, letter of intent, purchase sale agreement, due diligence period

Financing Package
- FHA-Insured First Mortgage
- Tax-Exempt Bonds and Low-Income Housing Tax Credits
- Deferred Developer Fee
- Tax Abatement by City of Memphis and Shelby County
- HOME Funds from City of Memphis

HUD Approvals
- HAP Assignment
- Chapter 15 – Mark up to Market HAP Renewal

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Irish Apartments

Anatomy of the Deal – Step 1

Third-Party Seller with a competitive Bid Process
- Affordable Housing bidders + Market Developers

Site visit, initial analysis, letter of intent, purchase sale agreement, due diligence period

Financing Package
- Conventional First Mortgage
- Equity from Alco

HUD Approvals
- HAP Assignment
- Change in Management Agent

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Irish Apartments

Anatomy of the Deal – Step 2

Site visit, initial analysis, letter of intent, purchase sale agreement, due diligence period

Financing Package
- Conventional First Mortgage
- 9% Low Income Housing Tax Credits - Competitive

HUD Approvals
- HAP Assignment
- Chapter 15 Mark up to Market HAP Renewal

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