

#### **BUILDING COMMUNITIES**

Roers Companies is recognized for its vision, track record, passion, and investor loyalty. We are institutionally minded specialists with a passion for excellence and an unwavering commitment to quality and integrity.

Founded in 2012, Roers Cos. quickly rose to prominence in the Midwest market through our proven ability to facilitate a diverse portfolio of projects in various stages of development.

Today, our portfolio contains student apartments, senior housing, market-rate communities, affordable apartments, and mixed-use developments. In 2021 and beyond, Roers intends to expand into new cities and states as well as new product types such as workforce housing and active 55+ rentals.





## **Company History**

44

Properties Completed or Underway

5,400+

Units Completed or in Development

\$835M

**Construction Completed** 



## Affordable Housing – What is it?

- Originally done under Section 8 of the IRS Tax Code
  - Resident subsidized
    - Residents pay 30% of their income and then HUD pays the difference for the contract rent
- Today's affordable housing is governed by Section 42 of the IRS Tax Code created under the Tax Reform Act of 1986
  - Developer subsidized
  - Income based housing with rents determined by HUD annually
- Two types of tax credits under Section 42:
  - 4% Non-Competitive
  - 9% Competitive



# Who can Qualify for 60% AMI Units?

Unit Type	Estimated Rent	Income Limit
1 Bedroom	\$1,001	\$42,720
2 Bedroom	\$1,201	\$48,060



## Affordable Independent Living – Benefits to Wylie

- Gives Seniors access to Safe and Affordable housing
- Maintains and Enhances Housing Quality and Diversity
- Promotes Generational Housing
- Provides a Community to allow individuals to Age in Place
- Enhances and Strengthens Wylie's smalltown sense of community by keeping Citizens there





#### Preliminary Site Plan



# **Unit Mix**

Studios – 31

1 Bedroom – 94

2 Bedroom – 90

Total - 215



# Senior Project Examples

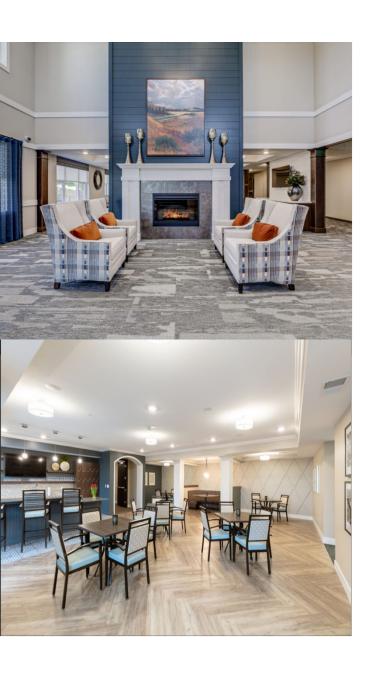






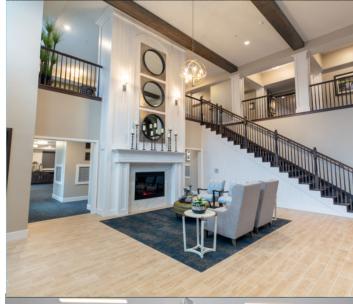






## **Community Amenities**

- Walking Trails
- Central Amenity Area with:
  - Clubroom
  - Fitness Center
  - On-Site Management
     Offices
  - Pool
  - Community Room







# Proposed Amenities

Outdoor Pool
Fire Pit
Yoga Area
Nature Trail
Fitness Center
Theatre
Salon





## **Unit Finishes**

- Solid Surface Countertops
- Stainless Steel Appliances
- Resilient Flooring and Carpet
- In-Unit Washer and Dryer
- Energy Efficient Lighting
- Patios/Balconies





