

CARA

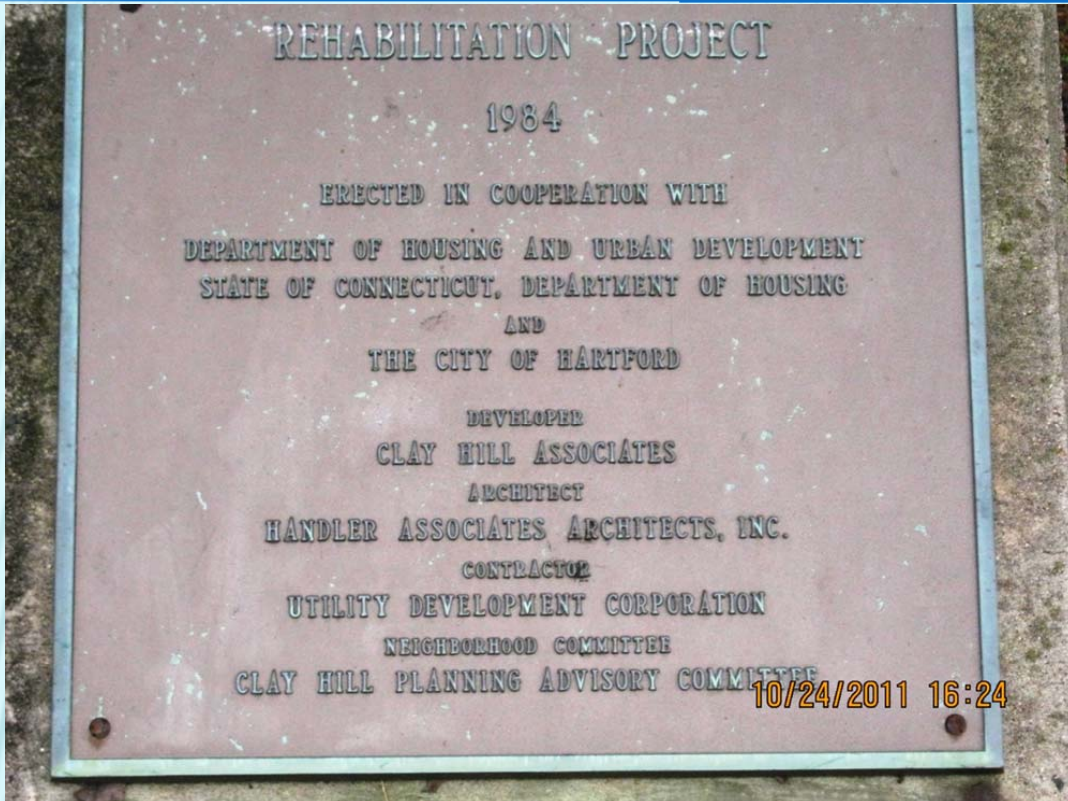
Clay Arsenal Renaissance Apartments

Hartford
Connecticut

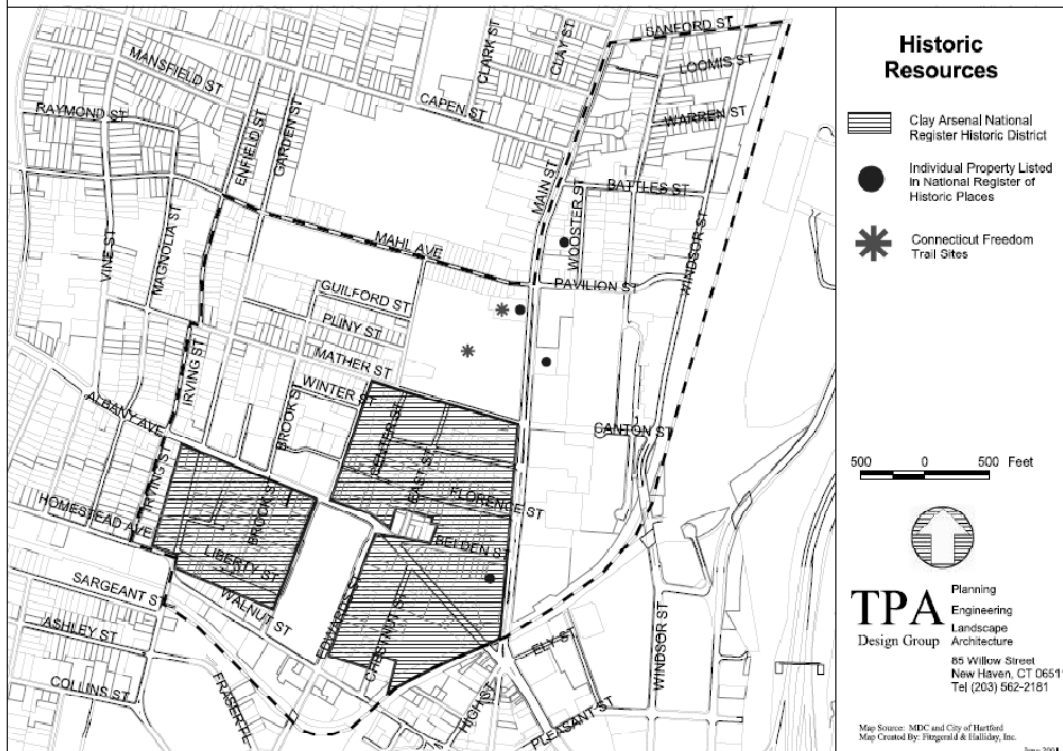
We dedicate to excellence in affordable housing

OUR COMMUNITY

Improve American's communities, one at a time.

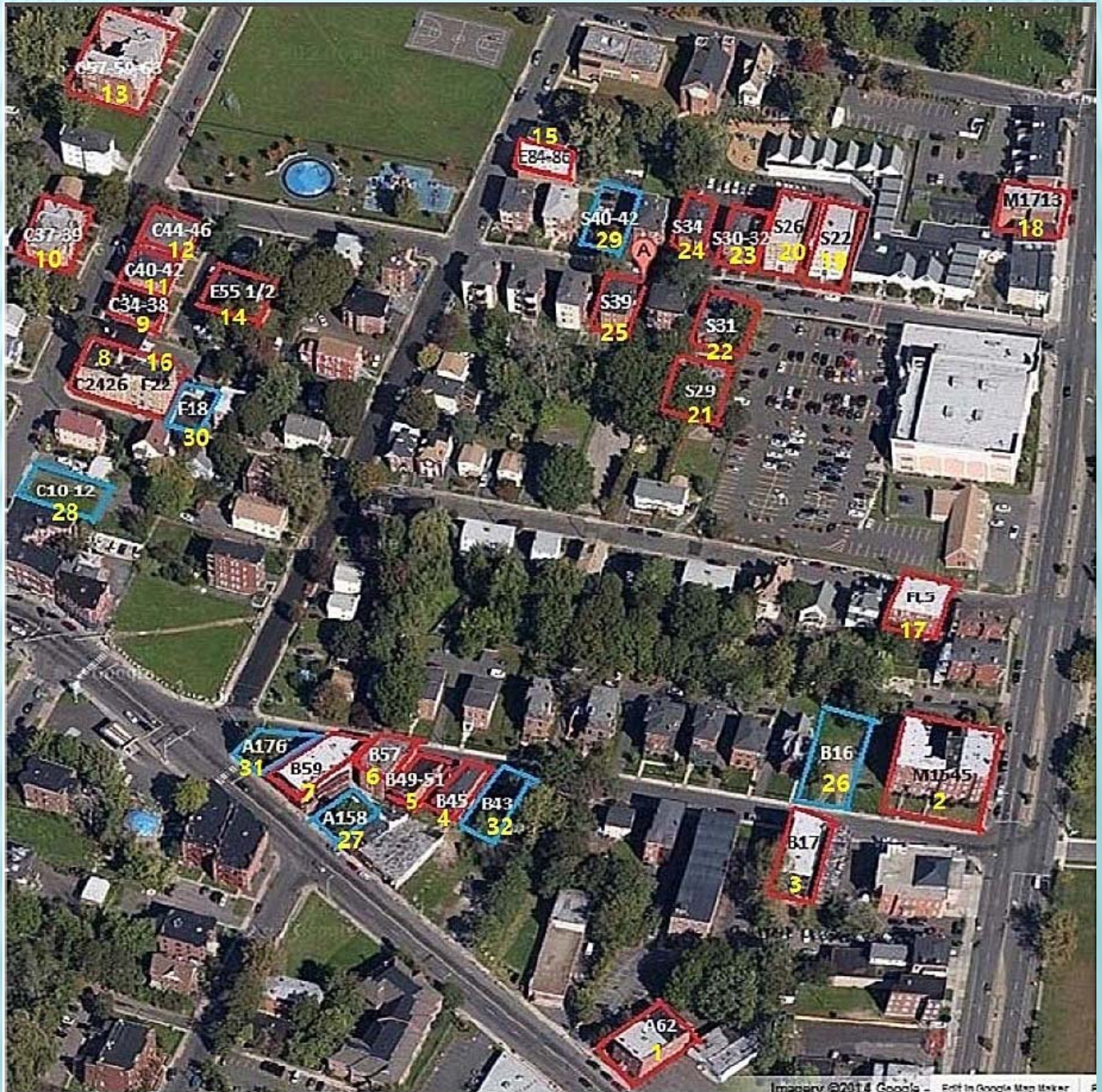


Clay Arsenal NRZ -- Hartford, Connecticut



OUR PROPERTIES

Located at central Hartford Connecticut



LIST OF PROPERTY ADDRESSES

<u>NO</u>	<u>Address</u>	<u># of Apts</u>
1	62 Albany Ave.	6
2	10 Belden/1545 Main	16
3	17 Belden St.	8
4	45 Belden St.	3
5	49-51 Belden St.	3
6	57 Belden St.	6
7	59 Belden St.	9
8	24-26 Center St.	6
9	34-38 Center St.	2
10	37-39 Center St.	6
11	40-42 Center St.	6
12	44-46 Center St.	6
13	57-59-63 Center St.	12
14	55 1/2 East St.	2
15	84-86 East St.	6
16	22-24 Fairmont St.	6
17	5 Florence St.	8
18	1713 Main St.	6
19	22 Seyms St	8
20	26 Seyms St.	8
21	29 Seyms St.	6
22	31 Seyms St.	2
23	30-32 Seyms St.	3
24	34 Seyms St.	3
25	39 Seyms St.	3
LOT1	16 Belden St-Parking Lot	
LOT2	158 Albany St	
LOT3	10-12 Center St	
LOT4	40-42 Seyms St	
LOT5	18 Fairmount St	
LOT6	176 Albany St	
LOT7	43 Beldon St	
Total		150

INCOME & EXPENSES

Gross Revenue	
Current contract income	\$2,046,612
Other revenue	\$60,000
Total Gross Revenue	\$2,106,612
Operating Expense	
Real Estate Tax (Tax abatement Agreement)	\$59,000
Water & Sewer	\$110,000
Electricity	\$45,000
Insurance (15-16)	\$83,000
Administrative Expense	\$50,000
Payroll Expense	\$210,000
Repair and Maintenance	\$200,000
Management Fee	\$105,000
Total	\$862,000
Net Operating Income	\$1,244,612

Rent Schedule eff. 4/23/16

Unit Size	# of Units	Monthly Rent	Monthly Contract rent	Utility Allowance	Gross Rent
1 BR	9	\$ 875	\$ 7,875	\$ 96	\$ 971
2 BR	59	\$ 956	\$ 56,404	\$ 97	\$ 1,053
3 BR-Small	51	\$ 1,197	\$ 61,047	\$ 123	\$ 1,320
3 BR-Large	3	\$ 1,278	\$ 3,834	\$ 123	\$ 1,401
4 BR	21	\$ 1,398	\$ 29,358	\$ 135	\$ 1,533
5 BR	7	\$ 1,719	\$ 12,033	\$ 162	\$ 1,881
Total Monthly			\$ 170,551		
Total Annually			\$2,046,612		

CAPITAL IMPROVEMENT

Capital Exp. Items		Amount
2011		
Housing Quality Standards Requirement at closing	\$	280,000
Office renovation	\$	26,000
New Appliance	\$	4,500
Surveillance System	\$	48,500
Interior paint, renovation and make ready	\$	3,000
Building equipment	\$	24,957
Total 2011	\$	386,957
2012		
Rehabilitation for fire unit	\$	415,811
Surveillance System	\$	107,760
Total 2012	\$	523,571
2013		
Post close repairs -Interior improvements	\$	376,667
Materials for Post close repairs	\$	159,346
Exterior improvement for post close repairs	\$	118,128
Plumbing for Post close repairs	\$	46,343
New appliance	\$	42,413
Surveillance System	\$	1,525
Total 2013	\$	744,422
2014		
New appliance	\$	20,616
Interior renovations	\$	12,711
REAC repairs contracts & labor	\$	180,000
Total 2014	\$	213,327

CAPITAL IMPROVEMENT -CONTINUED.

2015		
REAC contracts & Labor	\$	84,700
Interior Renovations	\$	180,987
Total 2015	\$	265,687
2016 YTD		
Interior Renovations	\$	297,822
Surveillance Camera and cell tower install	\$	55,900
Exterior work (pointing, fencing, soffit painting, site)	\$	323,892
Total 2016 YTD	\$	677,614
TOTAL	\$	2,811,578

OUR PROPERTIES



1545 Main St



10 Belden St



17 Belden St



62 Albany St

OUR PROPERTIES



45 Belden St



49-51 Belden St



57 Belden St



59 Belden St

OUR PROPERTIES



24-26 Center St



37-39 Center St



57-59-63 Center St



34-38 Center St



40-42 Center St



44-46 Center St

OUR PROPERTIES



84-86 East St



5 Florence St



22-24 Fairmount St



1713 Main St



55 1/2 East St

OUR PROPERTIES



22 Seyms St



29 Seyms St



26 Seyms St

34 Seyms St



30-32 Seyms St



31 Seyms St

39 Seyms St

KNOW THE COMMUNITY'S NEEDS

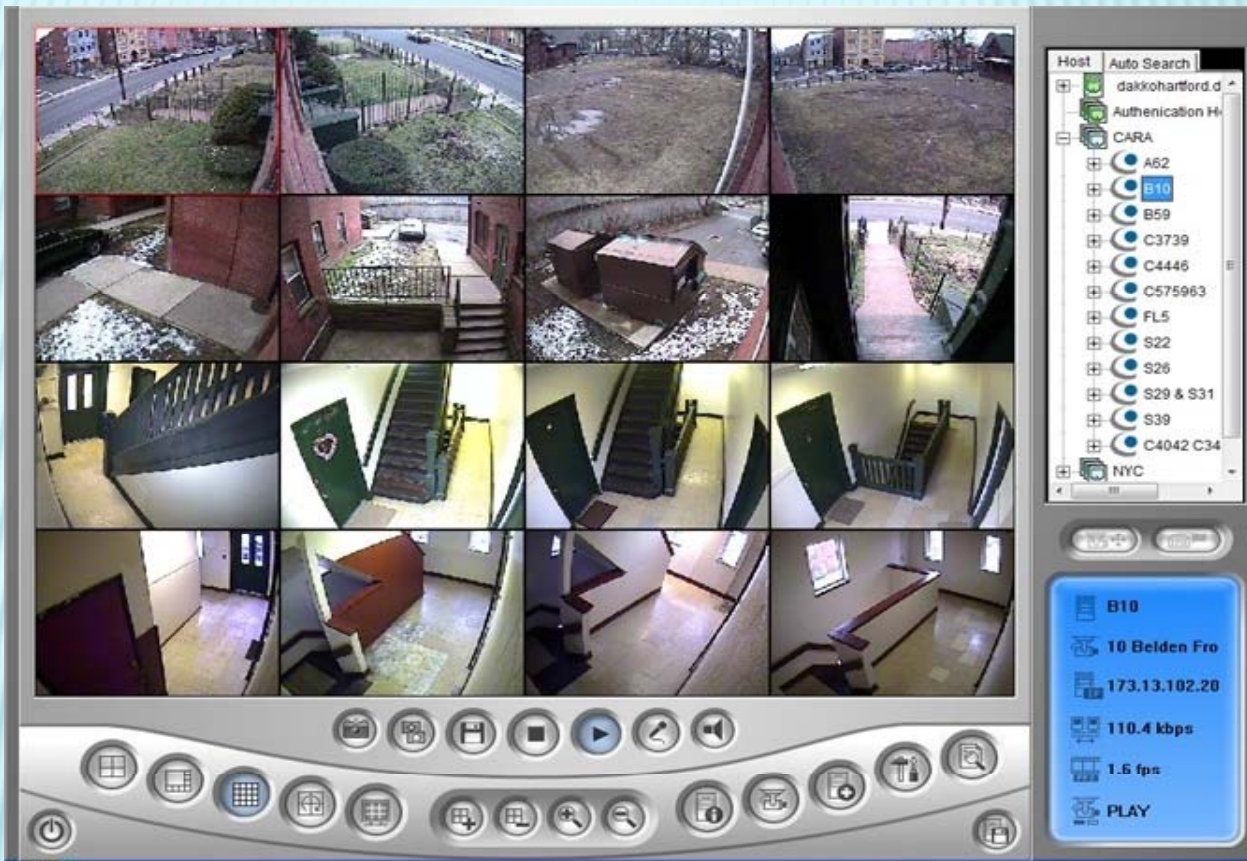


Five tenant meetings held at the community church with achievement:

1. April 2011, Introduced new owner/management team, presented short term plans for apartment repairs.
2. April 2011, Discussed important house rules relating to resident safety and reducing insurance risks. Updated tenant contact information and initiated 100% tenant recertification process.
3. June 2011, Introduced tenants to Hartford's recycling requirements, reviewed recycling rules, pet policy, and pest control contract;
4. December 2011, Distributed holiday gifts, heard from tenants regarding their concerns and desires for the property and neighborhood.
5. December 2012, Introduced new management agent, discussed selected house rules
6. September 2016, various tenant meetings were held for each building.

ACTIONS TAKEN:

IMPROVED SAFETY OF THE COMMUNITY



400 cameras installed throughout 25 buildings

COMMUNITY SUPPORT

Appreciation letter from police department



Luke Bronin
MAYOR

CITY OF HARTFORD

Hartford Police Department
253 High Street
Hartford, Connecticut 06103
P: (860) 757-4000
police.hartford.gov



JAMES C. ROVELLA
CHIEF OF POLICE

Date: January 8, 2016

To: Mr. Emmanuel KU

Subject: Letter of thanks for all your support to the Clay Arsenal Community

Mr. Ku,

I just wanted to write this letter of thanks to you and AH MIN Holdings for all of your support over the past couple years on your continuing efforts of keeping our community a safer place for residences and tenants that you serve.

Your organization has always taken the time to assist law enforcement in our investigations with its surveillance systems resulting in the apprehension of dangerous criminals, resulting in the reduction of criminal activities within the neighborhood. Your diligence sends a strong message to criminals, that such criminal activity will not be tolerated within your community.

Once again thanks for all your dedication and support to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Montanez".

Officer Carlos Montanez
Clay Arsenal Community Service Officer

COMMUNITY SUPPORT

Appreciation letter from House of Restoration Church



"A church that restores lives"

Bishop
Dr. Jeremiah Torres

Senior Pastor
Rev. Miriam L. Torres

Worship Pastor
Rosacela Rodriguez

Congregational Care Pastor
Rev. Sonia I. Gutiérrez

Media Pastor
Samuel Rodriguez

Discipleship Pastor
Pedro L. Gutierrez

Elder Board
Abigail Morales
Carmen A. Santiago

PH 860 525 2764
FX 860 525 0433

www.horc.org
Email@ www.6horc.org

1665 Main Street
Hartford, CT 06120

August 23, 2013

City of Hartford
550 Main Street
Hartford, CT 06103

Clay Arsenal Renaissance Apartments
22 Fairmount Street
Hartford, CT 06120

Re: Letter of Support for Tax Abatement

Dear Mr. Ku:

I am writing in support of the proposed renovation project for the Clay Arsenal Renaissance Apartments ("CARA"). The undersigned is Pastor for House of Restoration Church, located at 1665 Main Street, Hartford, Connecticut. The owners of CARA have devoted a significant amount of time and effort into improving the neighborhoods surrounding their apartment project, as well as devoting significant sums of money for needed improvements including better security systems, improved exterior appearance, and enhanced security. CARA has become an asset to the neighborhood and we enthusiastically support CARA in their application for a tax abatement to allow for the expenditure of additional sums of money to make even further improvements to their apartments.

Please contact me should you have any questions or require any further information regarding our support of this worthy project.

Very truly yours,

Rev. Miriam L. Torres

Senior Pastor

K04505

COMMUNITY SUPPORT

Appreciation letter from Women & Children League



Women's League
Child Development Center

*Iris Hoge Rich
Executive Director*

*1695 Main Street
Hartford, Connecticut 06120
Telephone 860-524-5969
Fax 860-524-5960*

November 18, 2013

City of Hartford
550 Main Street
Hartford, CT 06103

Dear Mr. Ku:

On behalf of the families, staff and Board of Directors of Women's League Child Development Center, we are writing in support of the proposed renovation project for the Clay Arsenal Renaissance Apartments ("CARA").

The owners of CARA have devoted a significant amount of time and effort into improving the neighborhoods surrounding their apartment project. They have invested significant sums of money for needed improvements including better security systems & improved exterior appearance. CARA has become an asset to the neighborhood and we support their application for a tax abatement to allow for the expenditure of additional sums of money to make even further improvements to their apartments.

Women's League, Inc. Child development Center has been a respected, powerful presence in the Hartford area for ninety years. Children fortunate to have the opportunity of participating in our quality program leave with the behaviors, attitudes and skills that pave the way for achievement as students who go on to become accomplished, caring and contributing adults.

We are pleased to have CARA as a partner in our efforts to build a safe, valuable community.

Please contact me should you have any questions or require any further information regarding our support of this worthy project.

Sincerely,

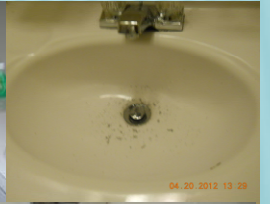
Iris Rich,
Executive Director

Where all children love to learn and learn to love...while having fun.

IMPROVED LIVING QUALITY



Before....



Floors - tiles lifting

IMPROVED LIVING QUALITY



Before....

