



Othello
S Q U A R E

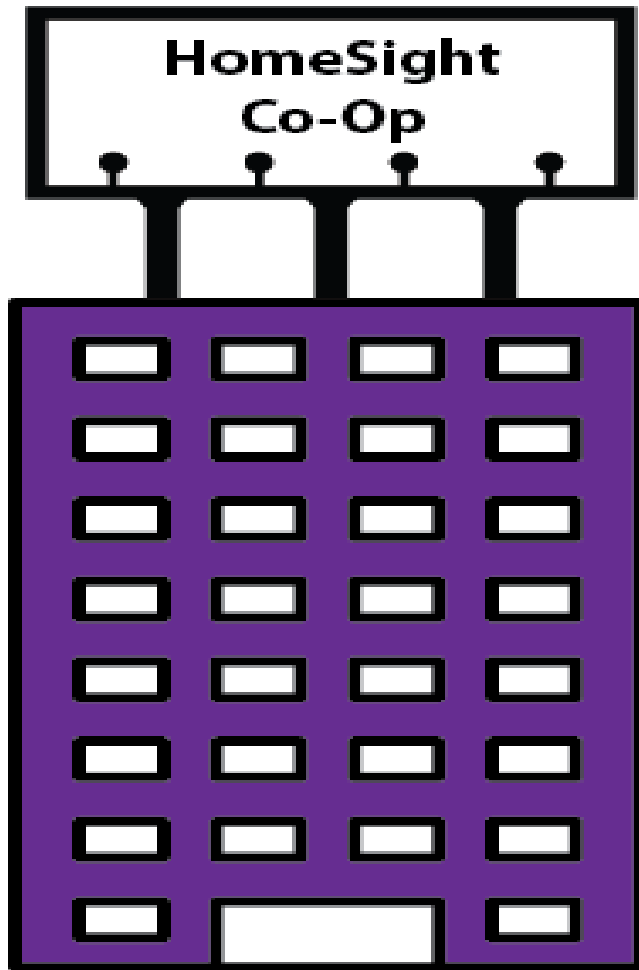




Othello Square - Affordable Homeownership Building

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What is a “Limited Equity” Co-op?



68 UNITS

1, 2, and 3 bedrooms

Co-Op

- Own a share of the property
- Share allows occupancy rights to a unit (occupancy agreement)
- Financing amounts for loan to purchase a share
- Required to pay a monthly fees to cover communal expenses and the building carrying cost (portion may be tax deductible)
- Need approval for renovations
- Build equity

VS

Condo

- Own unit along with portion of common elements
- Monthly fee to association to manage the property
- Can renovate or rent unit at will
- Responsible for all maintenance
- Build equity

Rental

- Do not own unit
- Do not build equity
- Do not need to finance
- Landlord responsible for renovations and most maintenance

Co-op Benefits

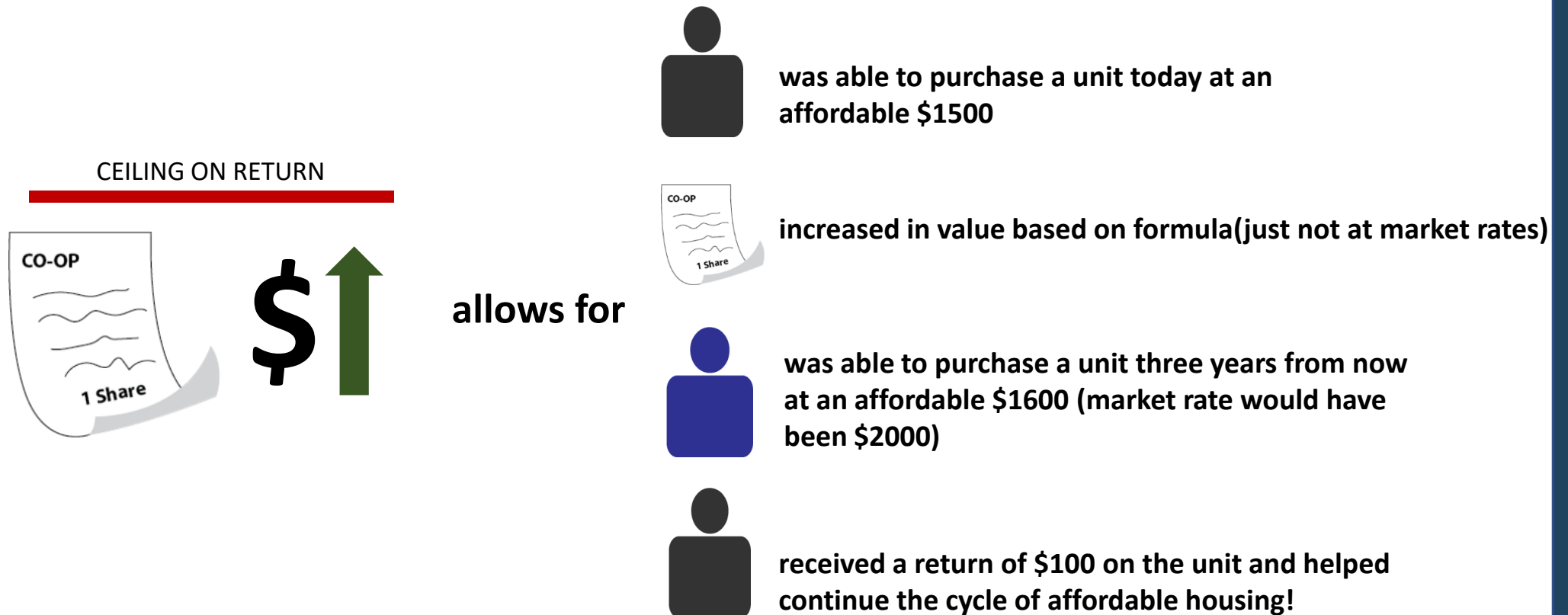
Economic Benefits

- Affordable
- Stable housing payments
- Homeowner tax deduction
- Asset Building opportunity
- Limited Liability
- Co-op owners share in the value and benefits

Social Benefits

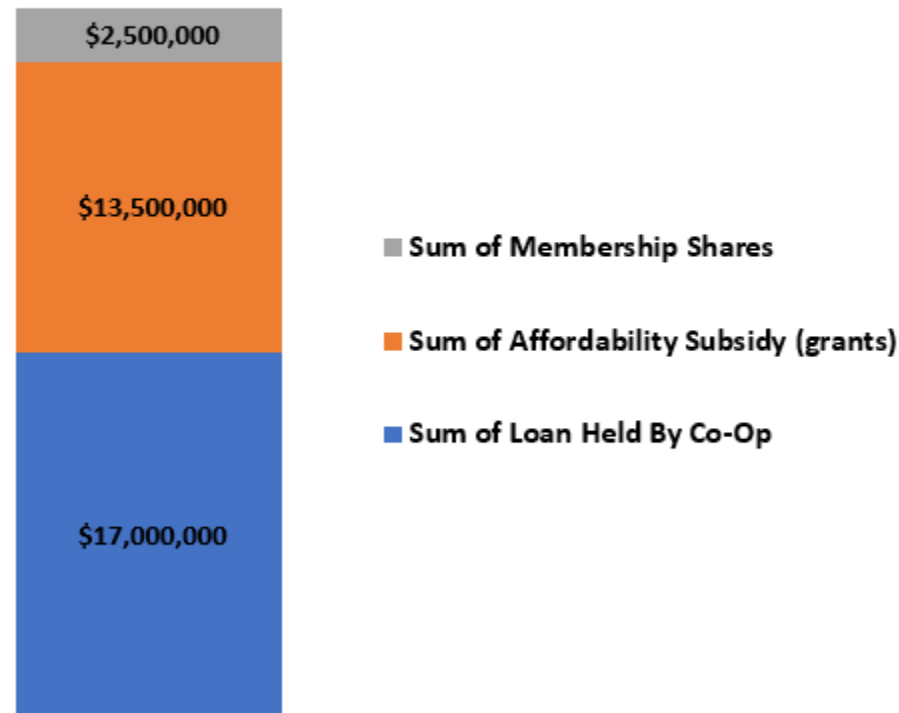
- Self-Management
- Community Control
- Security
- Cultural Diversity
- Leadership Skill Development
- Democratic and Civic Participation

A Limited-Equity Example



Proposed Co-op Capital Structure

TOTAL PROJECT COSTS: \$33M



Questions

