

## LAKESHORE FAMILY HOMES — UNDER CONSTRUCTION



RENDERING

### DETAILS:

**East Carrol Parish, LA**  
**Number of Units:** 45  
**Total Development Cost:** \$10,991,710  
**Development Type:** 9% LIHTC  
**Development Partner:**  
 East Carrol Parish Police Jury Section 8  
**Project Type:** Family  
**Construction Jobs:** 170  
**Permanent Jobs:** 3

### SOURCES:

**Perm Debt:** \$1,440,000  
**Equity:** \$9,055,815  
**Developer Equity:** \$495,895  
  
**Total Sources:** \$10,991,710

### PROJECT NARRATIVE:

Lakeshore Family Homes, LP is a 45-unit infill new construction project located in East Carroll Parish at 1311 Sparrow Street, Lake Providence, Louisiana. This project is a subsidized redevelopment effort between East Carroll Parish Section 8 Public Housing Agency and BGC Advantage, LLC. This project serves to enhance the efforts of East Carroll Parish and the Town of Lake Providence to preserve affordable housing opportunities with the production of much-needed local housing units. These units will serve as replacement housing for blighted residential structures in the area. The Lakeshore Family Homes development will include community space whereby resident support services, including enhanced resident opportunities for self-sufficiency, will be provided. The educational programs will be geared to help renters become homeowners.

### Amenities & Upgrades:

- Washers, Dryers, Dishwashers
- Covered Parking
- Playground
- Tennis Court
- Computer Center
- Walking Trail
- Exercise Center
- Picnic area with permanent grills

### PROJECT PARTNERS

<b>Developer</b>	BGC Advantage
<b>PHA</b>	East Carroll Parish Police Jury Section 8
<b>Architect</b>	DNA Workshop
<b>General Contractor</b>	River City Builders, Inc.
<b>Management Company</b>	M&T Property Management
<b>Financial Partners</b>	RBC Community Investments East Carroll Development Corp. Cedar Rapids Bank & Trust Louisiana Housing Corp.



Ground breaking ceremony - December 3, 2020



Ceremonial Check presentation



Closing - October 30, 2020

### UNIT COUNTS (45 TOTAL)

### RENT

#### Lakeshore Family Homes

1 BR - 3 Units	\$450
2 BR - 14 Units	\$550
3 BR - 20 Units	\$640
4 BR - 8 Units	\$720

### LEASING INFORMATION

400 1st Street, Lake Providence, LA 71254  
 318-559-1993

