

## Description of Amenities Proposed for this Development

Future residents will enjoy a first-class luxury amenity package including the following Development and unit amenities.

### **Development Amenities:**

- ✓ Resort-Style Pool
- ✓ Children's Playground
- ✓ BBQ Grills and Picnic Tables
- ✓ Dog Park
- ✓ Fitness Center
- ✓ Business Center
- ✓ Children's Playroom
- ✓ Conference Room
- ✓ Clubhouse with High Speed Wi-Fi
- ✓ Fully Gated Community

### **Unit Amenities:**

- ✓ Open Concept Design
- ✓ 9-foot Ceilings
- ✓ Wood Style Flooring
- ✓ Granite Countertops
- ✓ Undermounted Sinks
- ✓ Upgraded Cabinetry with Pulls
- ✓ Designer Fixtures
- ✓ Built-in Wood Shelves in Closets
- ✓ Covered Balcony with Storage Units
- ✓ Energy Efficient Appliances, and LED Lighting



## Description of Development's Quality of Design and Construction

Palladium Denton West Living will be a three-story multifamily development with a full clubhouse and amenity courtyard. The Development will offer approximately 120 units of 1, 2, and 3 bedrooms within a high quality, Class A, multifamily residential development for all households in the Denton area, especially working families.

All Palladium properties will comply with all applicable TDHCA, Federal, State, and location energy efficiency guidelines. The property will meet National Green Building Standards and have Energy Star appliances and fixtures in each unit. Electric Vehicle parking spaces will also be provided for residents.

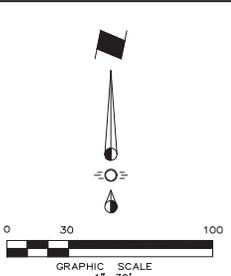
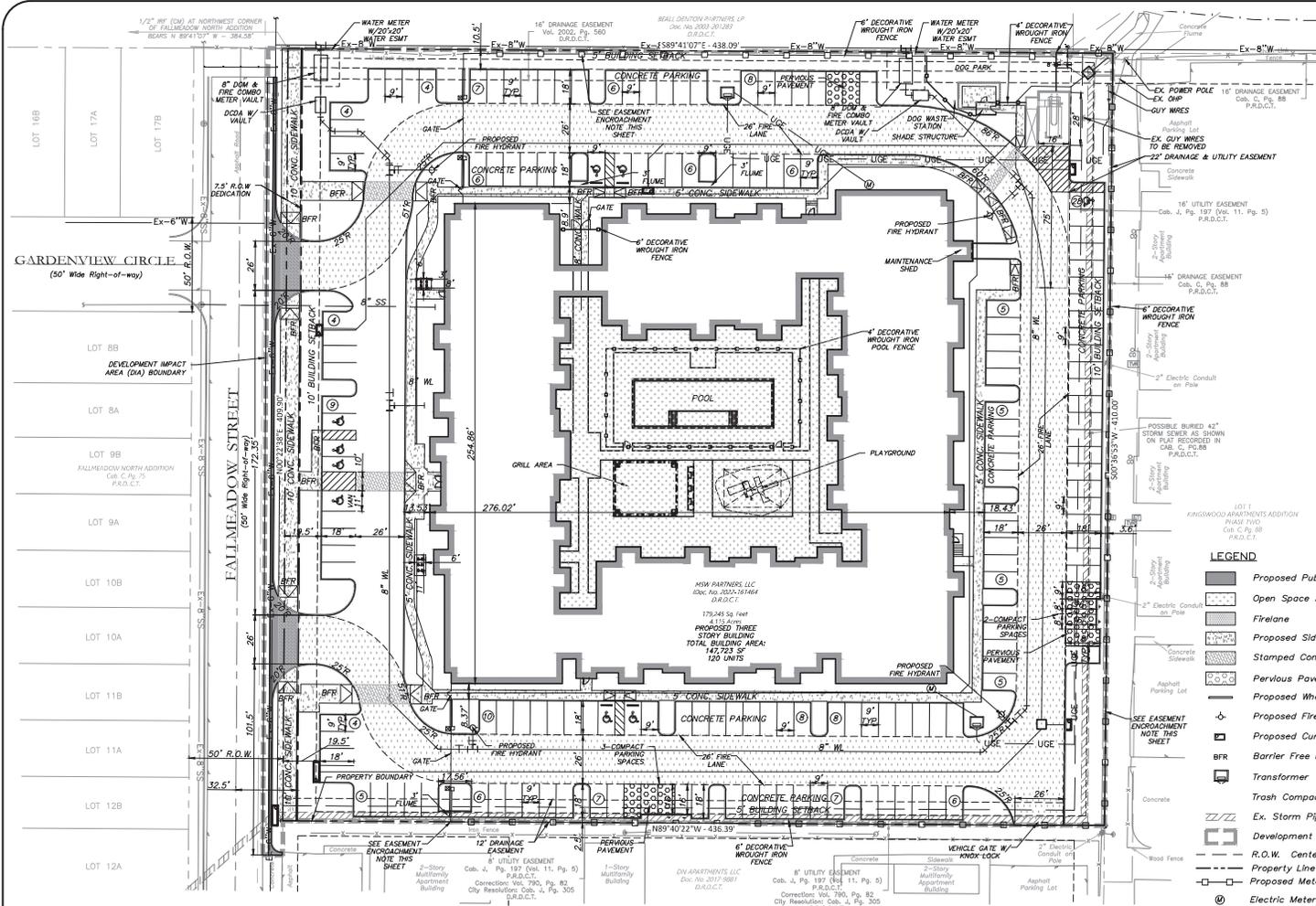
As long-term owners and committed partners in the community, we understand the critical importance of investing in high-quality construction. Palladium Denton West will exemplify a commitment to high-quality, sustainable, and resident-centered construction. Utilizing durable, long-lasting materials is not just about meeting building codes; it's about ensuring the long-term viability and sustainability of this development. We will utilize Class A construction materials throughout, including:

- **Sustainable Materials:** Incorporation of energy-efficient appliances, low-VOC paints and finishes, and the use of recycled or reclaimed materials whenever possible.
- **Superior Finish Out:** Units will feature modern and stylish finishes, including high-quality cabinetry, countertops, and flooring.
- **Exceptional Amenities:** Residents will enjoy access to a range of high-quality amenities, such as a fitness center, community room, outdoor green spaces, and secure parking.

High-quality materials/amenities translates to:

- **Reduced Maintenance Costs:** Minimizing the need for costly repairs and replacements over time, which benefits both residents and the property owner.
- **Increased Property Value:** A well-constructed building with high-quality materials maintains its value over the long term, ensuring the long-term financial stability of the development.
- **Improved Resident Satisfaction:** High-quality materials and finishes create a more comfortable, attractive, and enjoyable living environment for residents, fostering a sense of pride in their homes.
- **Enhanced Community Image:** A well-maintained and aesthetically pleasing development enhances the overall quality of life in the surrounding community.

This focus on quality construction will not only enhance the long-term value of the development but also create a more comfortable, healthy, and desirable living environment for our residents.



**SITE DATA TABLE**  
 B.B. & C.R. SURVEY, ABST. NO. 186  
 R-7 DISTRICT  
 MULTIFAMILY

ITEM	REQU. REQ.	PROV. REQ.
CEILING HEIGHT	-	12.50' SF
LOT AREA, GROSS	-	4.15 AC
LOT AREA, NET	-	3.84 AC
BUILDING AREA - TOTAL	-	44,313 SF
BUILDING FOOTPRINT	-	18,728 SF
BUILDING HEIGHT, MIN.	-	17'-0"
BUILDING HEIGHT, MAX.	-	35'-0"
BUILDING FOOTPRINT	-	295
CEILING HEIGHT IMPACT AREA	-	381,704 SF

VALUATION UNITS	REQU. REQ.	PROV. REQ.
ST. BLD.	-	3 UNITS
2-3 BLD.	-	26 UNITS
3-4 BLD.	-	60 UNITS
4-5 BLD.	-	28 UNITS
5-6 BLD.	-	3 UNITS
6-7 BLD.	-	125 UNITS
MARKET RATE UNITS	-	19 UNITS
PROFESSIONAL UNITS	-	63 UNITS
MINIMUM UNIT SIZE	-	656 SF

PARKING	REQU. REQ.	PROV. REQ.
PARKING SPACES - REQUIRED	1,881	1,881
PARKING SPACES - PROVIDED	1,881	1,881
ACCESSIBLE PARKING SPACES	5	5
COMPACT PARKING SPACES	0	0
EXCESSIVE PARKING SPACES	0	0
EXCESSIVE PARKING SPACES	0	0

- LEGEND**
- Proposed Public Asphalt
  - Open Space Area
  - Firelane
  - Proposed Sidewalk
  - Stamped Conc. Crosswalk
  - Pavious Pavement
  - Proposed Wheel Stop Typing
  - Proposed Fire Hydrant
  - Proposed Curb Inlet
  - Barrier Free Ramp
  - Transformer
  - Trash Compactor
  - Ex. Storm Pipe
  - Development Impact Area
  - R.O.W. Centerline
  - Property Line
  - Proposed Metal Fence
  - Proposed Meter
  - UGR - Electric Route

**DEVELOPER:** MSW Partners, 3000 Race Street, Suite 100, Fort Worth, TX 76111, Phone (817) 726-8586, Contact: Wayne Burgdorf

**ARCHITECT:** RDL Architects, 21111 Chagrin Blvd., Suite 110, Beachwood, OH 44122, Phone (216) 752-4300

**ENGINEER:** Cross Engineering Consultants, Inc., 1720 W. Virginia Street, McKinney, TX 75069, Phone (972) 562-4409, Fax (972) 542-8682, Contact: Jonathon Hake

**SURVEYOR:** Ringley & Associates, 701 S. Tennessee St., McKinney, TX 75069, Phone (972) 542-1268, Fax (972) 542-8682, Contact: Lawrence Ringley

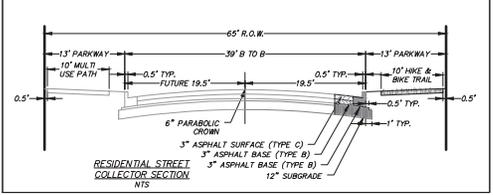
**SITE BENCHMARKS**

BM-1 = City of Denton Survey Benchmark #12-76-2 at the southwest corner of property. Elev.=679.81

BM-2 = "x" in top of concrete curb on the east side of Joyce Lane at the north end of street, 125± south of the gate to a concrete flume to the north of the street. Elev.=676.61

**CITY BENCHMARK USED FOR CONTROL**

#12-76-2 = Standard City of Denton Bronze Cap in concrete at the southwest corner of the lot at Fallmeadow Street approximately 1,000 feet north of 377 on east side of street. Elev.=679.81



**EASEMENT ENCROACHMENT NOTE:**  
 AS A CONDITION OF THE ALLOWING THE ENCROACHMENTS IN THE EXISTING EASEMENTS, OWNER ACKNOWLEDGES THAT THE CITY OF DENTON HAS THE RIGHTS OF CONSTRUCTING PUBLIC DRAINAGE IMPROVEMENTS, DRAINAGE MAINTENANCE, INSPECTION, OR OTHER RELATED PUBLIC DRAINAGE WORK WITHIN THE EXISTING DRAINAGE EASEMENT. OWNER ACKNOWLEDGES THE CITY'S RIGHT TO REMOVE THE FENCE AND ANY OTHER PRIVATE IMPROVEMENTS ENCROACHING WITHIN THE EASEMENT. CITY OF DENTON IS NOT LIABLE FOR ANY REIMBURSEMENT, REPLACEMENT, OR DAMAGES INCURRED BY THE ENCROACHMENT OF PRIVATE IMPROVEMENTS, INCLUDING PAVING, LANDSCAPING, OR STRUCTURES.

**TRIP GENERATION TABLE**

Land Use	ITE Code	Average Weekday	Rates						
			AM Peak Hour	PM Peak Hour					
Multi-Family Housing (Mid-Rise)	220	T=4.41(+)+75.3L	T = 0.31(x) + 21.85	T = 0.43(x) + 20.55					
Multi-Family Housing	220	Average Weekday	Direction Split						
			AM Peak Hour	PM Peak Hour					
			In	Out					
Units	Total	In	Out	Total	In	Out			
220	145	122	422	60	14	46	72	41	28

Issue Date: 2/11/2025, 3/25/2025, 4/22/2025, 5/16/2025, 5/29/2025, 6/

Date of Preparation: May 16, 2025

Existing Zoning: R-7 District

Sup Site Plan: Palladium Denton West

Sheet No. SP

Project No. SUP25-0002

Project No. 24-084

**CROSS ENGINEERING CONSULTANTS**

1720 W. Virginia Street, McKinney, Texas 75069, Phone (972) 562-4409, Fax (972) 542-8682

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E., No. 84725, ON 5/29/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Sup Site Plan: Palladium Denton West, 4115 Acres - 179,245 SF, B.B. & C.R. SURVEY, ABST. NO. 186, CITY OF DENTON, DENTON COUNTY, TEXAS

PALLADIUM DENTON WEST

	# of Total Units	# of Units							SF Range of Units	Rent Range of Units
		30%	40%	50%	60%	70%	80%	MR		
<b>0 (Efficiency)</b>	0									
<b>1 BR</b>	36	5		19	4	1		7	680	\$599-\$1,499
<b>2 BR</b>	60	2		12	26	1		19	945	\$715-\$1,954
<b>3 BR</b>	24	1		1	3	3		16	1,145	\$816-\$2,295
<b>4 BR</b>	0									
<b>Total Units</b>	120	8	0	32	33	5	0	42		
	<b>% of Total</b>	7%	0%	27%	28%	4%	0%	35%		

**Palladium Denton West Living - HUD - TDHCA**

**Denton, Denton County, Texas**

**2026 - 9% HTC; TDHCA #TBD (25115), HUD #TBD**

**2025 TDHCA Rent Limits as of 7/8/2025**

**Rent Schedule**

Unit Type	HTC Units	HOME/RAD Units	# of Units	% of Units	# of Bed-rooms	# of Baths	Unit Size (NRSF)	Total NRSF	Program Rent Limit	Tenant Paid Utility Allowance	Net Rent Per Unit	Total Monthly Rent	Total Annual Rent	Net Rent Per Unit Per SF
1bd/1ba	30%		5	14%	1	1	680	3,400	\$660	\$61	\$599	\$2,995	\$35,940	\$0.88
1bd/1ba	30%		0	0%	1	1	680	-	\$660	\$61	\$599	\$0	\$0	\$0.88
1bd/1ba	40%		0	0%	1	1	680	-	\$880	\$61	\$819	\$0	\$0	\$1.20
1bd/1ba	40%		0	0%	1	1	680	-	\$880	\$61	\$819	\$0	\$0	\$1.20
1bd/1ba	50%		19	53%	1	1	680	12,920	\$1,100	\$61	\$1,039	\$19,741	\$236,892	\$1.53
1bd/1ba	50%		0	0%	1	1	680	-	\$1,100	\$61	\$1,039	\$0	\$0	\$1.53
1bd/1ba	60%		4	11%	1	1	680	2,720	\$1,320	\$61	\$1,259	\$5,036	\$60,432	\$1.85
1bd/1ba	60%		0	0%	1	1	680	-	\$1,320	\$61	\$1,259	\$0	\$0	\$1.85
1bd/1ba	70%		1	3%	1	1	680	680	\$1,540	\$61	\$1,479	\$1,479	\$17,748	\$2.18
1bd/1ba	80%		0	0%	1	1	680	-	\$1,560	\$61	\$1,499	\$0	\$0	\$2.20
1bd/1ba	Market		7	19%	1	1	680	4,760	\$0	\$0	\$1,499	\$10,493	\$125,916	\$2.20
1bd/1ba	Market		0	0%	1	1	680	-	\$0	\$0	\$1,499	\$0	\$0	\$2.20
<b>Total</b>	<b>30%</b>		<b>36</b>	<b>100%</b>				<b>24,480</b>					<b>\$476,928</b>	<b>\$1.62</b>

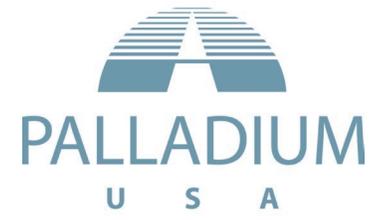
2bd/2ba	30%		2	3%	2	2	945	1,890	\$792	\$77	\$715	\$1,430	\$17,160	\$0.76
2bd/2ba	30%		0	0%	2	2	945	-	\$792	\$77	\$715	\$0	\$0	\$0.76
2bd/2ba	40%		0	0%	2	2	945	-	\$1,056	\$77	\$979	\$0	\$0	\$1.04
2bd/2ba	40%		0	0%	2	2	945	-	\$1,056	\$77	\$979	\$0	\$0	\$1.04
2bd/2ba	50%		12	20%	2	2	945	11,340	\$1,320	\$77	\$1,243	\$14,916	\$178,992	\$1.32
2bd/2ba	50%		0	0%	2	2	945	-	\$1,320	\$77	\$1,243	\$0	\$0	\$1.32
2bd/2ba	60%		26	43%	2	2	945	24,570	\$1,584	\$77	\$1,507	\$39,182	\$470,184	\$1.59
2bd/2ba	60%		0	0%	2	2	945	-	\$1,584	\$77	\$1,507	\$0	\$0	\$1.59
2bd/2ba	70%		1	2%	2	2	945	945	\$1,848	\$77	\$1,771	\$1,771	\$21,252	\$1.87
2bd/2ba	80%		0	0%	2	2	945	-	\$2,031	\$77	\$1,954	\$0	\$0	\$2.07
2bd/2ba	Market		19	32%	2	2	945	17,955	\$0	\$0	\$1,954	\$37,126	\$445,512	\$2.07
2bd/2ba	Market		0	0%	2	2	945	-	\$0	\$0	\$1,954	\$0	\$0	\$2.07
<b>Total</b>	<b>50%</b>		<b>60</b>	<b>100%</b>				<b>56,700</b>					<b>\$1,133,100</b>	<b>\$1.67</b>

3bd/2ba	30%		1	4%	3	2	1145	1,145	\$915	\$99	\$816	\$816	\$9,792	\$0.71
3bd/2ba	30%		0	0%	3	2	1145	-	\$915	\$99	\$816	\$0	\$0	\$0.71
3bd/2ba	40%		0	0%	3	2	1145	-	\$1,220	\$99	\$1,121	\$0	\$0	\$0.98
3bd/2ba	40%		0	0%	3	2	1145	-	\$1,220	\$99	\$1,121	\$0	\$0	\$0.98
3bd/2ba	50%		1	4%	3	2	1145	1,145	\$1,525	\$99	\$1,426	\$1,426	\$17,112	\$1.25
3bd/2ba	50%		0	0%	3	2	1145	-	\$1,525	\$99	\$1,426	\$0	\$0	\$1.25
3bd/2ba	60%		3	13%	3	2	1145	3,435	\$1,830	\$99	\$1,731	\$5,193	\$62,316	\$1.51
3bd/2ba	60%		0	0%	3	2	1145	-	\$1,830	\$99	\$1,731	\$0	\$0	\$1.51
3bd/2ba	70%		3	13%	3	2	1145	3,435	\$2,135	\$99	\$2,036	\$6,108	\$73,296	\$1.78
3bd/2ba	80%		0	0%	3	2	1145	-	\$2,394	\$99	\$2,295	\$0	\$0	\$2.00
3bd/2ba	Market		16	67%	3	2	1145	18,320	\$0	\$0	\$2,295	\$36,720	\$440,640	\$2.00
3bd/2ba	Market		0	0%	3	2	1145	-	\$0	\$0	\$2,295	\$0	\$0	\$2.00
<b>Total</b>	<b>20%</b>		<b>24</b>	<b>100%</b>				<b>27,480</b>					<b>\$603,156</b>	<b>\$1.83</b>

<b>Total Rental Income</b>	<b>100%</b>	<b>120</b>	<b>906</b>	<b>108,660</b>	<b>\$1,537</b>	<b>\$184,432</b>	<b>\$2,213,184</b>	<b>\$1.70</b>
<b>Affordable</b>		<b>78</b>	<b>65.0%</b>	<b>Average Affordable Rents</b>	<b>\$1,283</b>			<b>\$1.48</b>
<b>Market Rate</b>		<b>42</b>	<b>35.0%</b>	<b>Average Market Rate Rents</b>	<b>\$2,008</b>			<b>\$2.06</b>

Non Rental Income	\$0.00	per unit/month for:	Garage and Carport Rentals	\$0	\$0
Non Rental Income	\$15.90	per unit/month for:	Application, Pet, Late and NSF Fees	\$1,908	\$22,899
Non Rental Income	\$9.10	per unit/month for:	Laundry, Vending, Cable	\$1,092	\$13,104
<b>Total Non Rental Income</b>	<b>\$25.00</b>			<b>\$3,000</b>	<b>\$36,003</b>

<b>Total Gross Potential Revenue</b>	<b>\$187,432</b>	<b>\$2,249,187</b>
<b>Vacancy % for HTC Units and Other Income</b>	<b>7.50%</b>	<b>\$7,732</b>
<b>Vacancy % for Market Rate Units</b>	<b>7.50%</b>	<b>\$6,325</b>
<b>Total Vacancy</b>	<b>7.50%</b>	<b>\$14,057</b>
<b>Net Revenue</b>	<b>\$173,375</b>	<b>\$2,080,498</b>



**All Developments managed by Palladium Management Company are owned by Palladium USA, Inc., the General Partner for Palladium Denton West Living. The following resume encompasses both the Property Manager and General Partner's development experience.**



## Development Resume

Palladium USA  
Riva Switzerland  
13455 Noel Road  
Suite 400, Galleria II Tower  
Dallas, TX 75240  
972.774.4455  
PalladiumUSA.com

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# Level 29, Legacy West

6000 Columbus Avenue, Plano, Texas

Completed

Fee Developer Only

Completed: 2019  
Total Units: 328



# Grand Venetian

6225 Love Drive, Irving, Texas

Completed: 1998

Total Units: 514

Completed



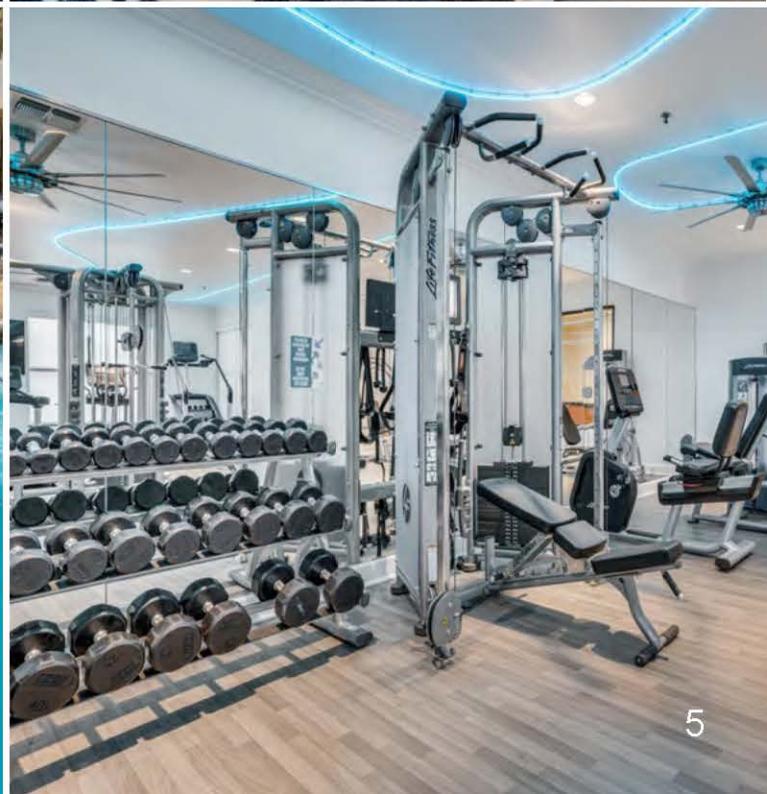
# Villa Verona

13330 Noel Road, Dallas, Texas

Completed: 2000

Total Units: 273

# Completed



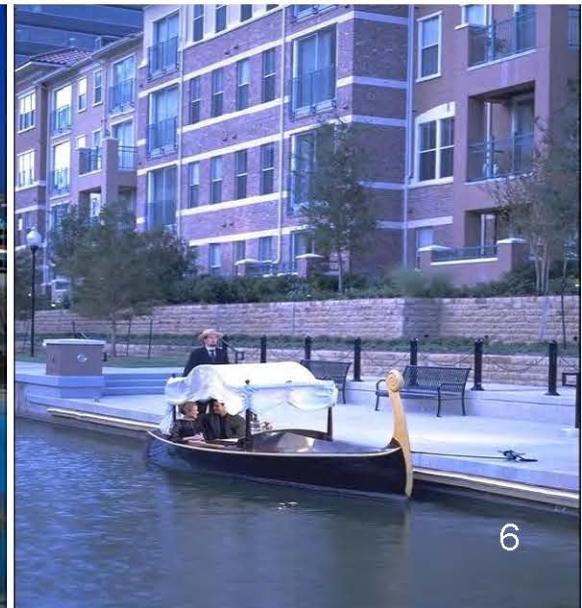
# Grand Treviso

330 Las Colinas Blvd, Irving, Texas

Completed: 2002

Total Units: 247

Completed

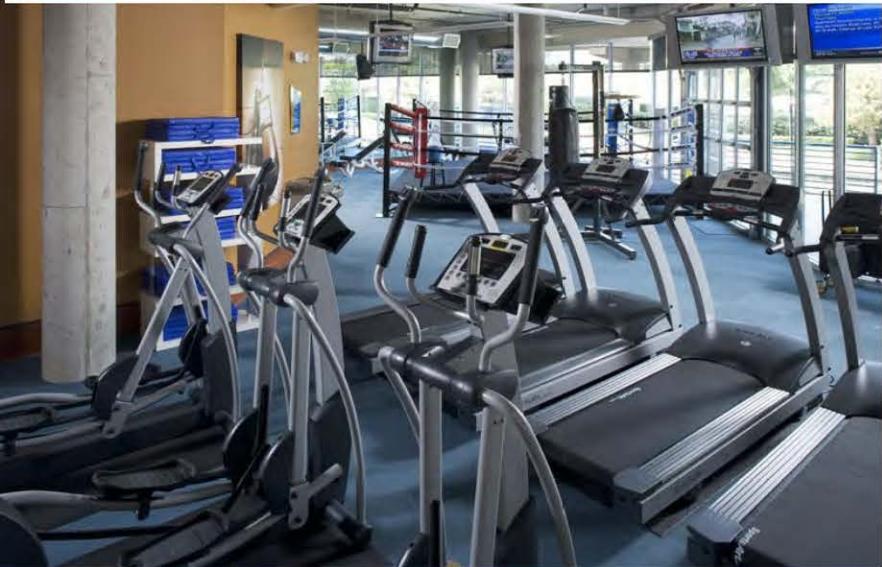


# Canal Side Lofts

350 Las Colinas Blvd, Irving, Texas

Completed

Completed: 2006  
Total Units: 306



# Cottages at Tulane

2600 Preston Road, Plano, Texas

# Completed

Completed: 1992

Total Units: 268



# Palladium Aubrey

500 E. Highmeadow Drive, Aubrey, Texas

Completed

Completed: 2015

Total Units: 150



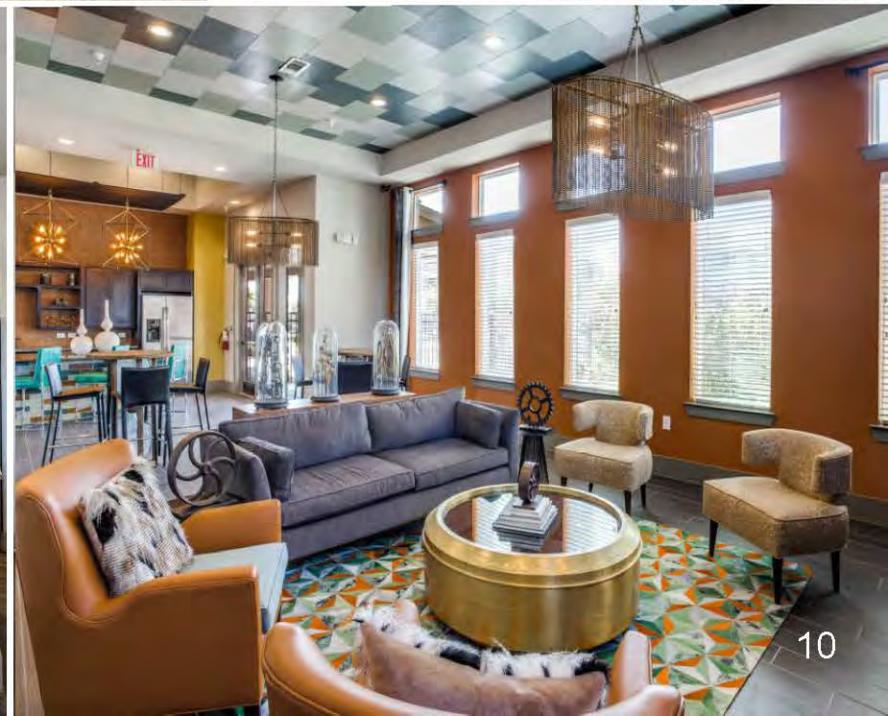
# T.H.F. Palladium Midland

2300 S. Lamesa, Midland, Texas

Completed

Completed: 2017

Total Units: 264



# Villages at Lakefront, Palladium Little Elm

Completed

201 Eldorado Parkway, Little Elm, Texas

Completed: 2018

Total Units: 242



# Palladium Van Alstyne Senior Living

870 Blessingame Avenue, Van Alstyne, Texas

Completion: 2017

Total Units: 132

Completed

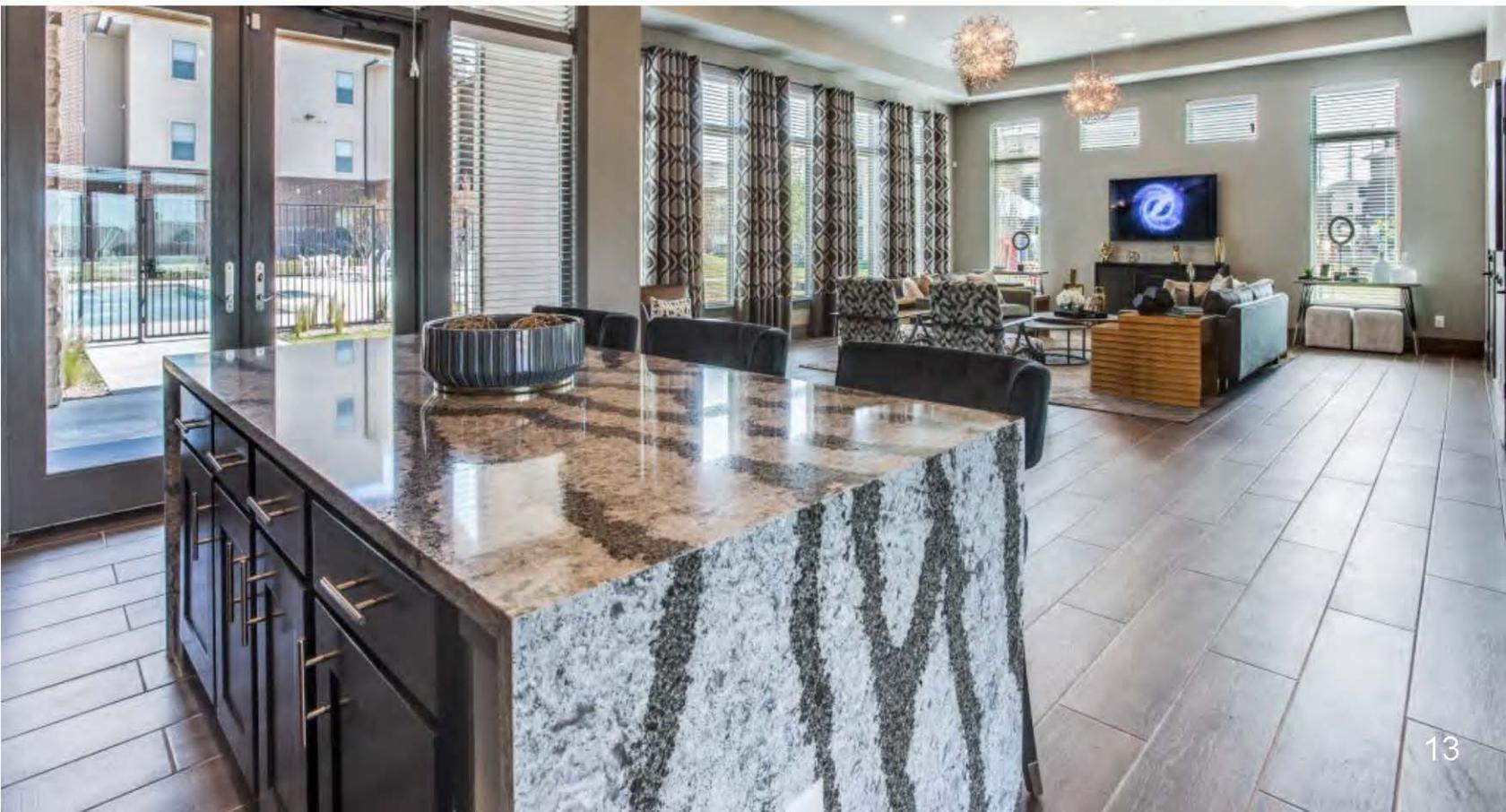


# Palladium Garland

950 W Interstate 30, Garland, Texas

# Completed

Completed: 2018  
Total Units: 140



# Palladium Anna

2020 Florence Way, Anna, Texas

Completed

Completed: 2018  
Total Units: 120



# Palladium Glenn Heights

2400 S. Hampton Road, Glenn Heights, Texas

## Completed

Completed: 2019  
Total Units: 270



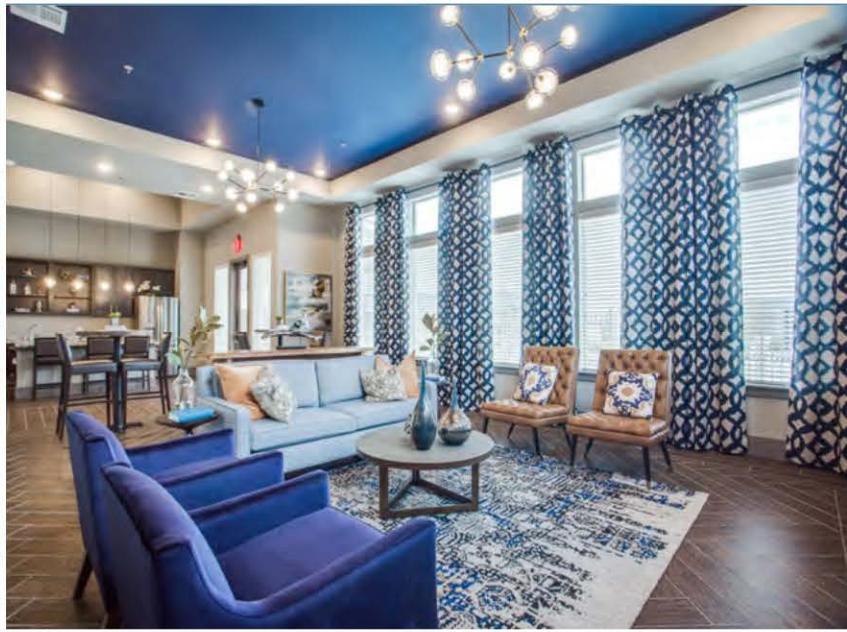
# Palladium Fort Worth

9520 Club Ridge Drive, Fort Worth, Texas

# Completed

Completed: 2019

Total Units: 150



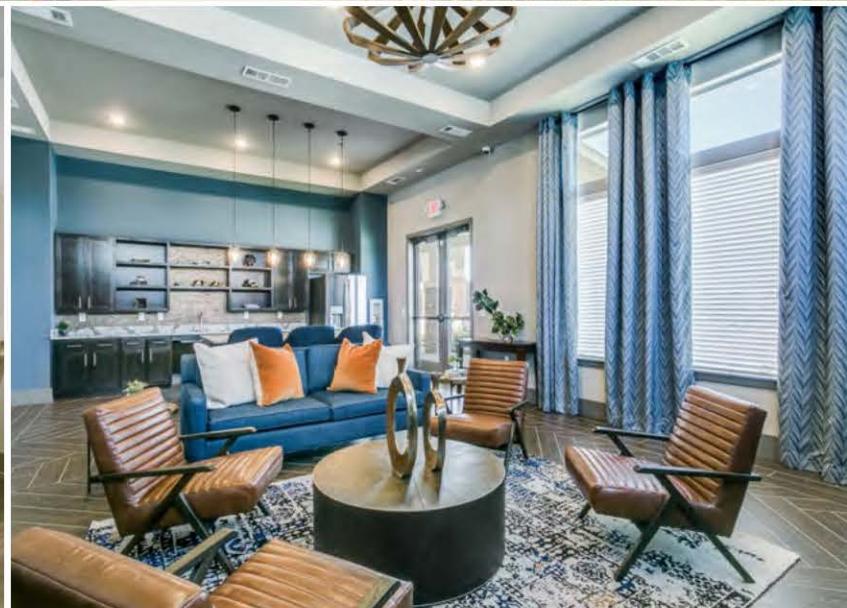
# Palladium Denton

1255 Poinsettia Boulevard, Denton, Texas

# Completed

Completed: 2019

Total Units: 150



# Palladium Farmersville

1803 W. Audie Murphy Pkwy, Farmersville, Texas

Completed

Completed: 2020  
Total Units: 80



# Palladium Crowley

301 W. FM 1187, Crowley, Texas

# Completed

Completed: 2020

Total Units: 120

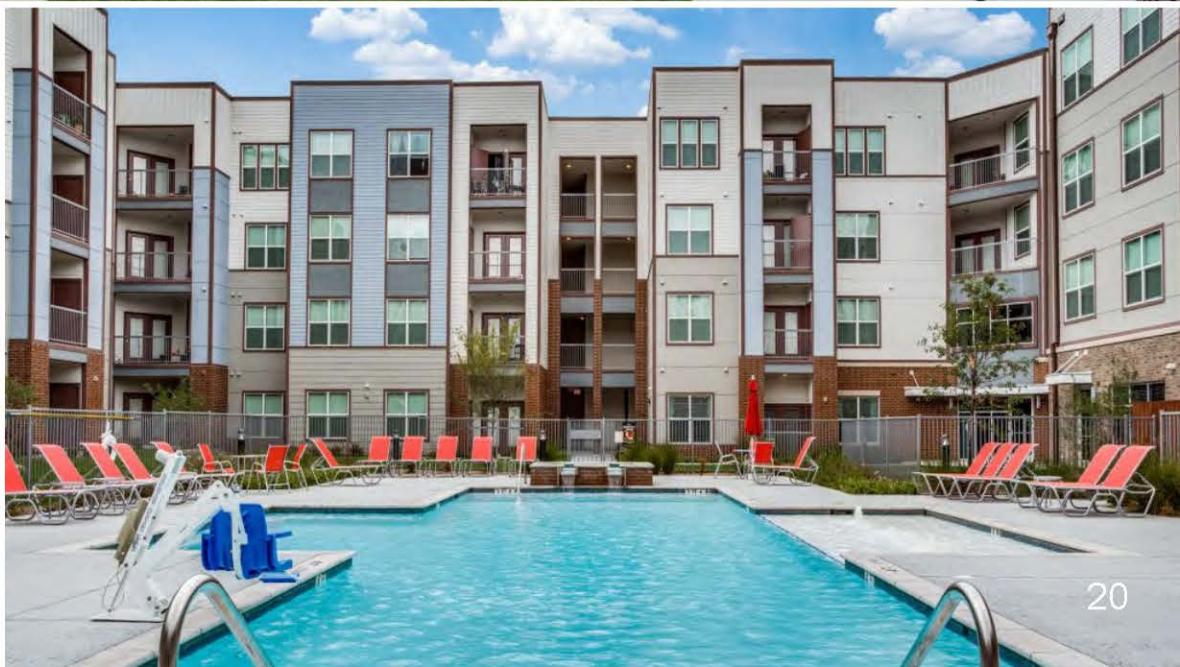


# Palladium RedBird

7202 Westmoreland Road, Dallas, Texas

Completed

Completion: September 2021  
Total Units: 300



# Palladium Venus

255 N FM 157, Venus, Texas

Completion: September 2021

Total Units: 120

Completed



# Palladium Port Aransas

2700 State Highway 361, Port Aransas, Texas

Completed

Completion: 2022  
Total Units: 183



# Palladium Garland Senior Living

402 Beltline Road, Garland, Texas

Completed

Completion: 2022

Total Units: 122



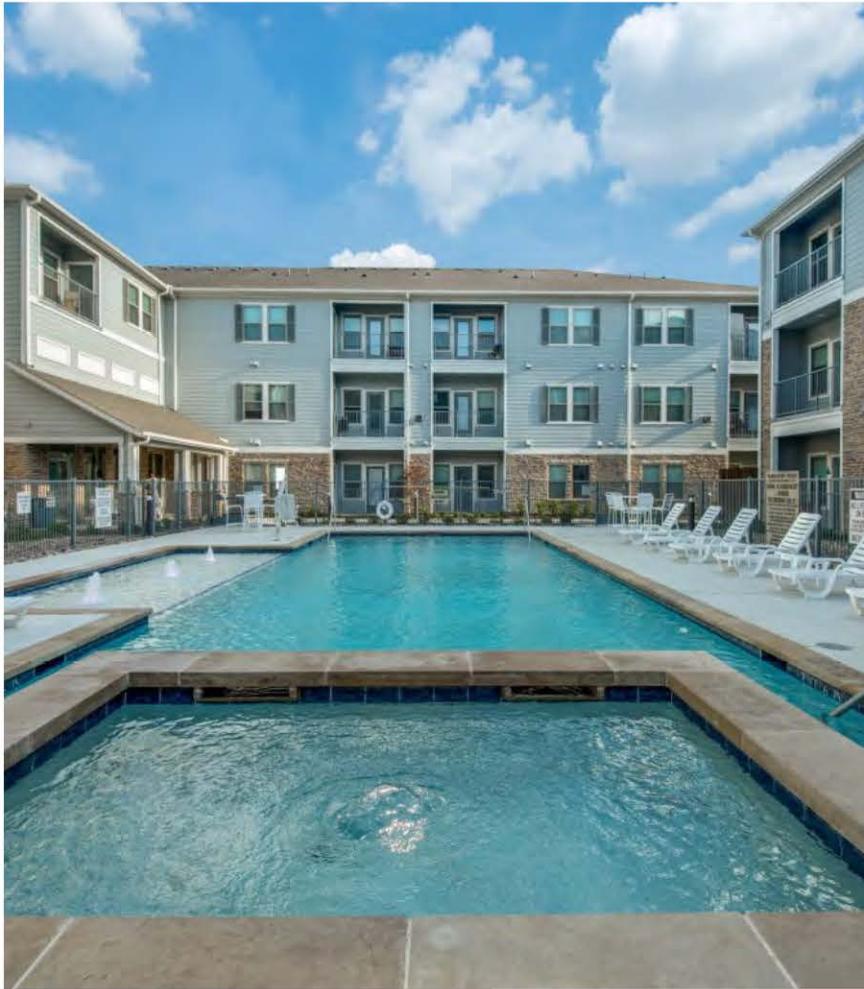
# Palladium Fain Street

1069 Kings Highway Fort Worth, Texas

Completed

Completion: 2022

Total Units: 90



# Palladium Dallas Stemmons

2440 Southwell Road, Dallas, Texas

Completed

Completion: 2022  
Total Units: 87



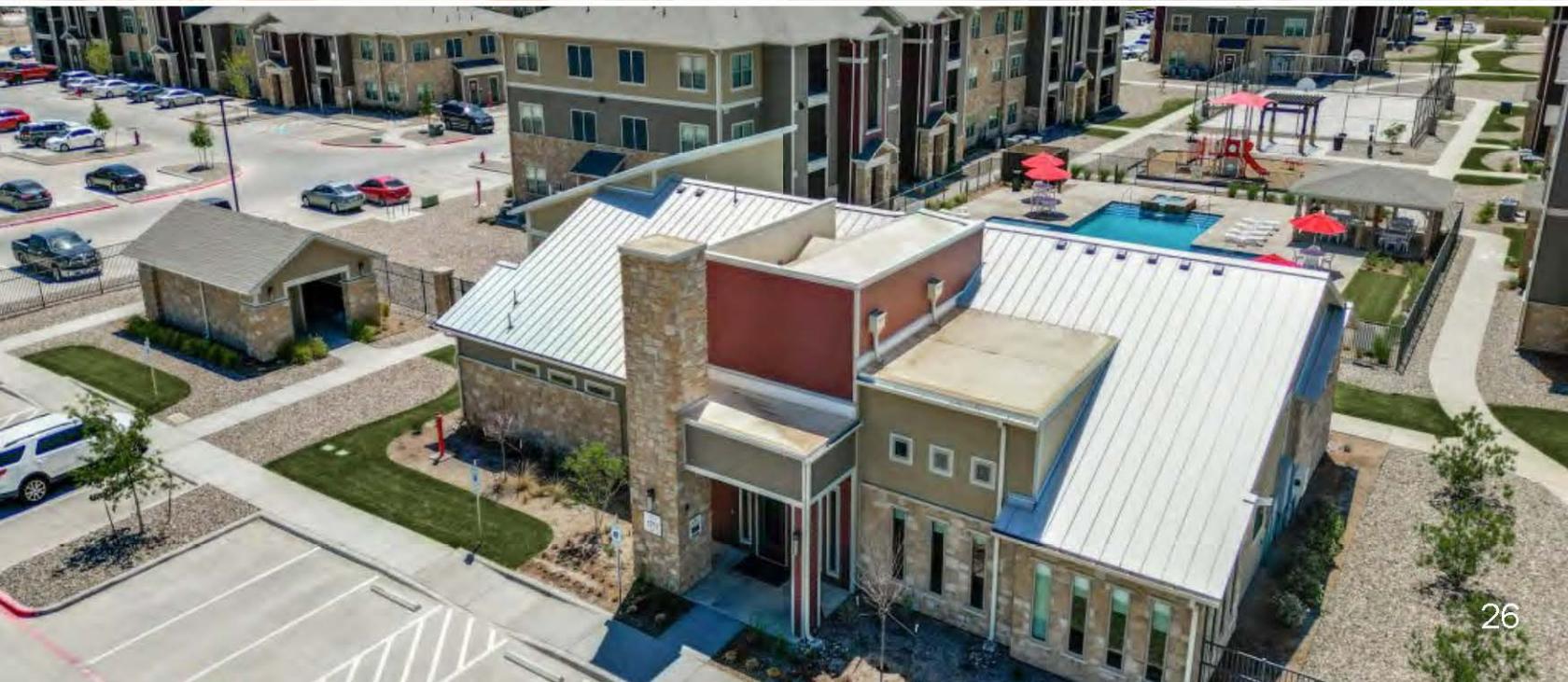
# Palladium Museum Place

1711 West Francis Avenue, Midland, Texas

Completed

Completion: 2022

Total Units: 240



# The District in Little Elm

300 Lakefront Dr, Little Elm, Texas

Completed

Completion: 2023

Total Units: 324



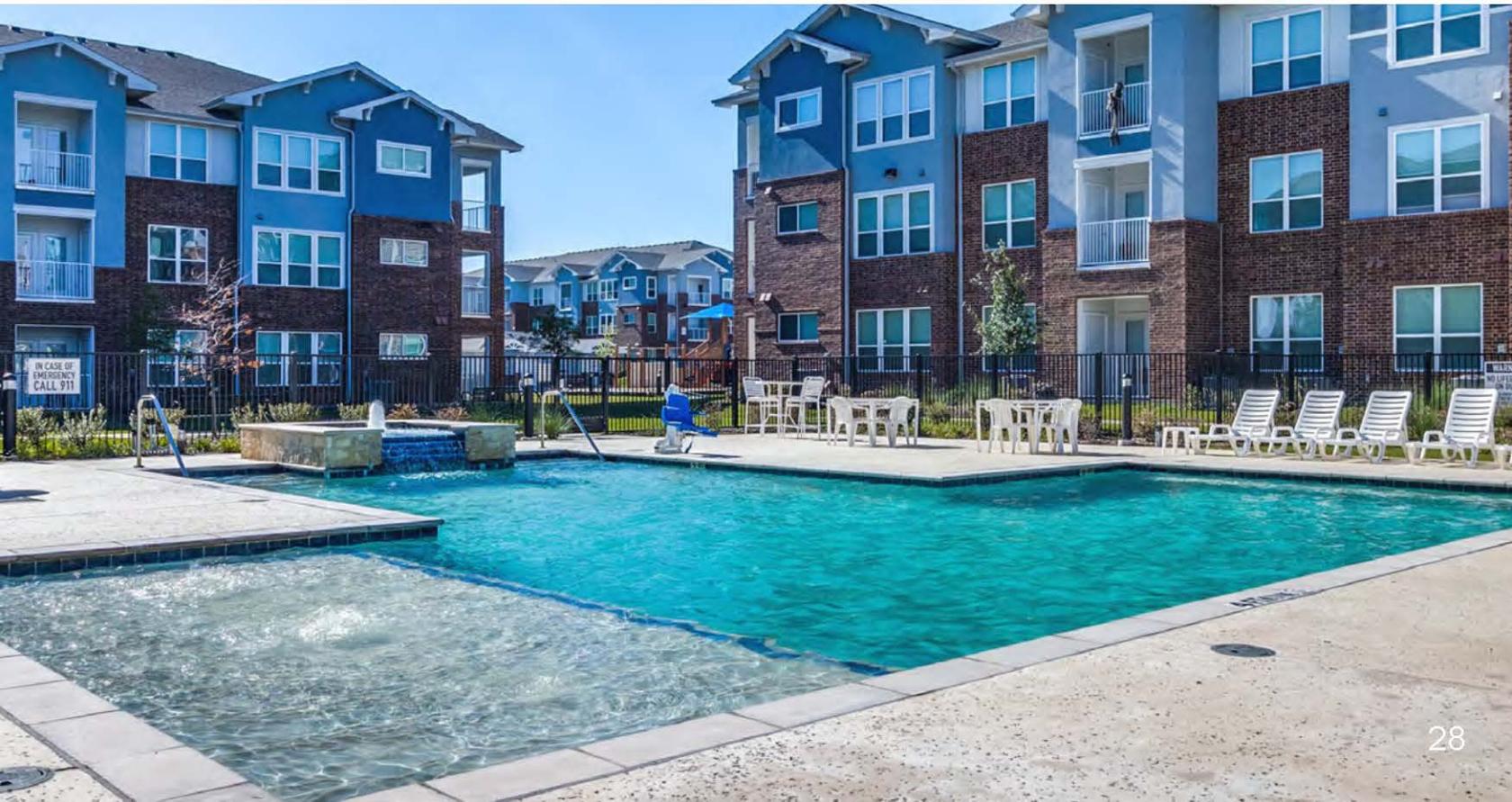
# Palladium Simpson Stuart

3440 Simpson Stuart Road, Dallas, TX

Completed

Completion: 2023

Total Units: 270



# Embree Eastside by Palladium

536 Davidson Dr, Garland, Texas

Completed

Completion: 2023  
Total Units: 107



# Palladium East Foster Crossing

425 East Foster Crossing, Anna, Texas

Completion: 2024

Total Units: 239

Completed



# Palladium East Berry Street

2350 East Berry Street, Fort Worth, Texas

Completion: 2024

Total Units: 240

Completed



**Palladium Oak Grove**  
1000 Oak Grove Road, Fort Worth, Texas  
Completion: 2024  
Total Units: 240

**Completed**



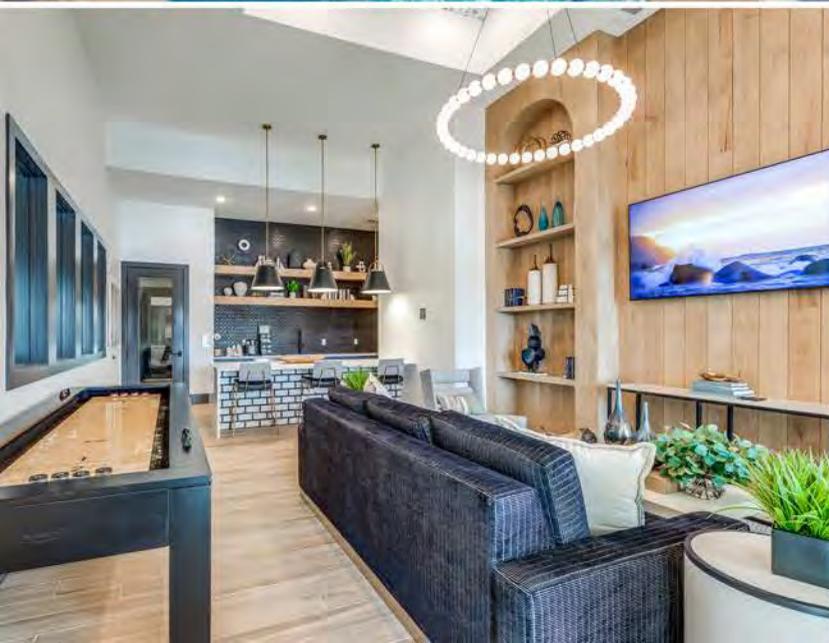
# Palladium McKinney

2656 Virginia Parkway, McKinney, Texas

Completion: 2025

Total Units: 175

Completed



# Palladium Crestway

5355 Crestway Road, San Antonio, Texas

Completion: Fall 2025

Total Units: 271

Under Construction



**Palladium Houston Ella**  
13420 Ella Boulevard, Houston, Texas  
Completion: Summer 2025  
Total Units: 146

Under Construction



# Palladium Park Row Katy Living

19250 Park Row Drive, Houston, Texas

Completion: Winter 2025

Total Units: 321

Under Construction



# Palladium San Antonio

4750 West Military Drive, San Antonio, Texas

Completion: Summer 2026

Total Units: 288

# Under Construction



# Palladium Carver Living

2200 Bruton Road, Mesquite, Texas

Completion: Summer 2026

Total Units: 288

Under Construction



# Palladium City Skyline

4900 E. Lancaster Avenue, Fort Worth, Texas

Completion: 2026

Total Units: 243

Under Construction



# Palladium Canyon Park

14034 Old FM 471, San Antonio, Texas

Completion: 2026

Total Units: 321

Under Construction



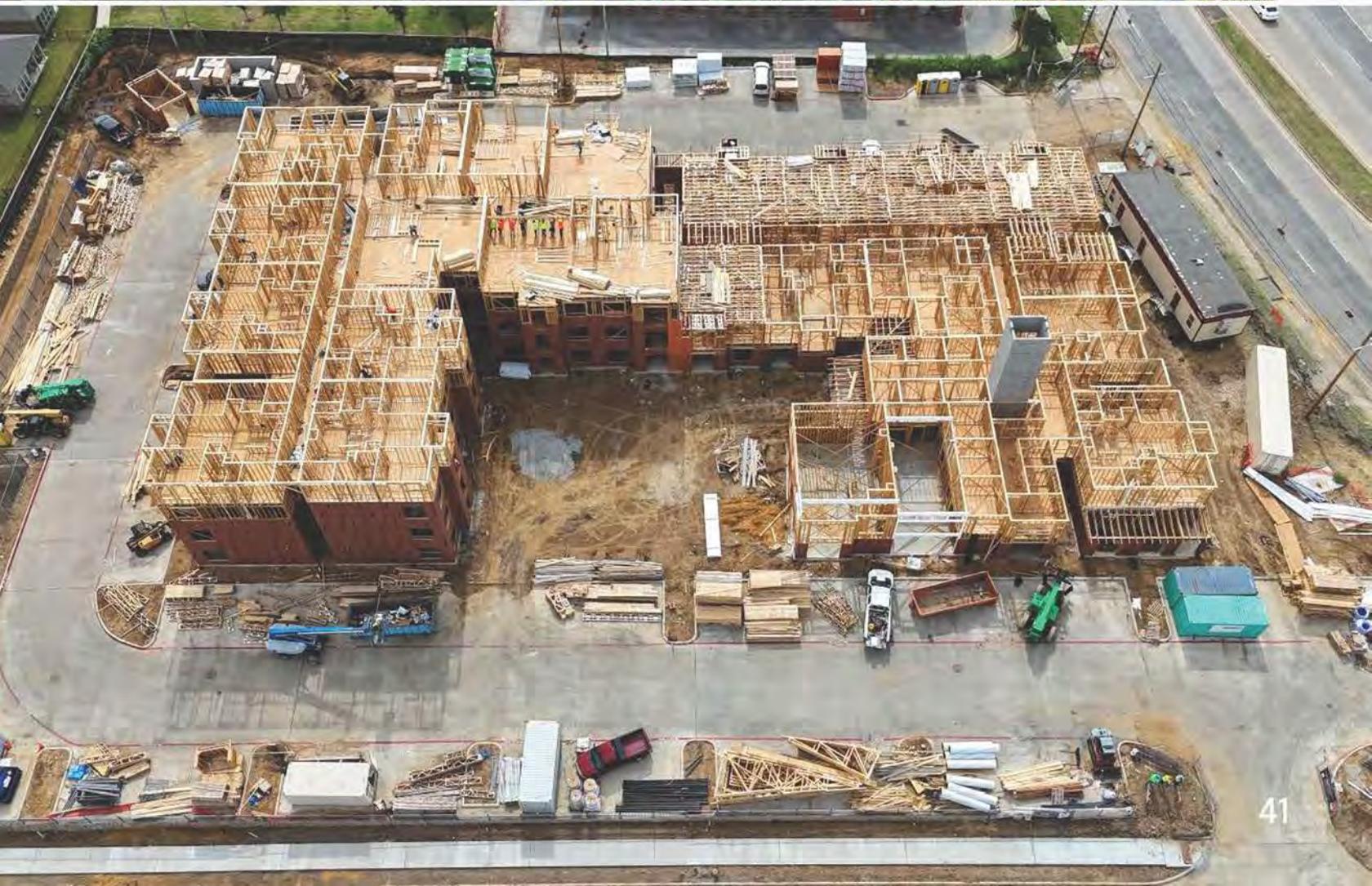
# Palladium Lewisville

305 E. Round Grove Road, Lewisville, Texas

Completion: 2026

Total Units: 90

# Under Construction



# Palladium Buckner Station

Buckner Road & Elam Road, Dallas, Texas

Under Construction

Completion: Summer 2027

Total Units: 304

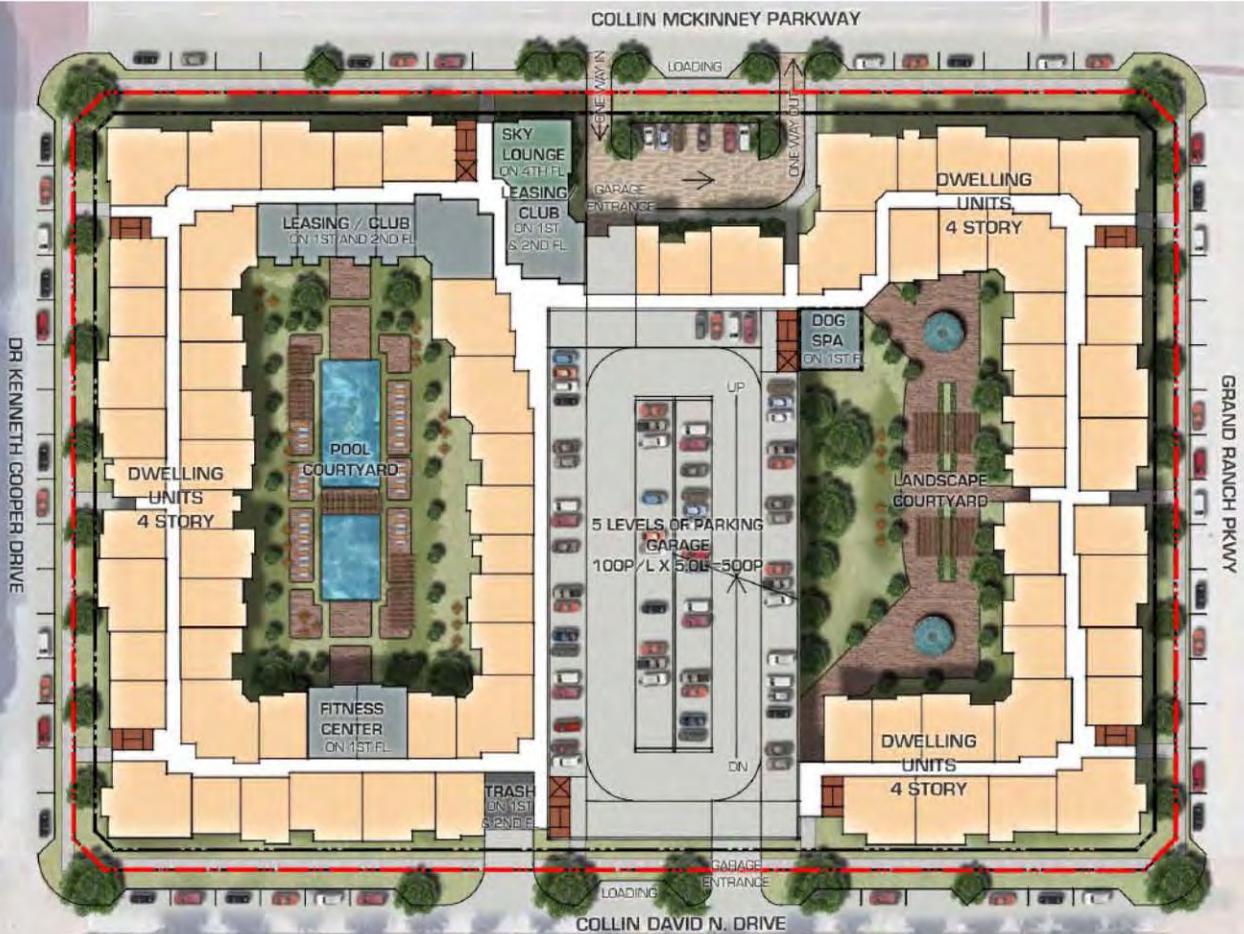


# Palladium Craig Ranch

7909 Collin McKinney Parkway, McKinney, Texas

# In Development

Completion: TBD  
Total Units: 327



# Palladium 2910 Motley Senior Living

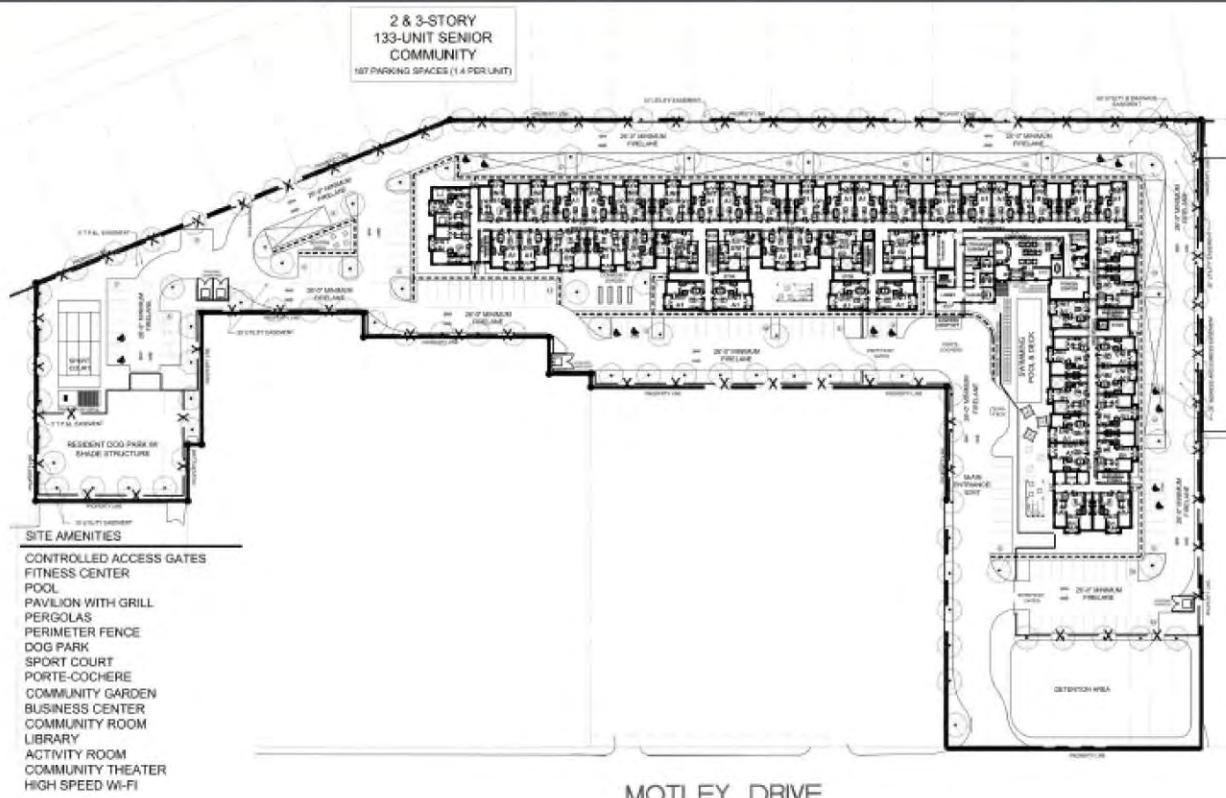
2910 Motley Drive, Mesquite, Texas

In Development

Completion: TBD  
 Total Units: 133



**FRONT VIEW / 2910 MOTLEY SENIOR LIVING**  
 SCALE: NTS

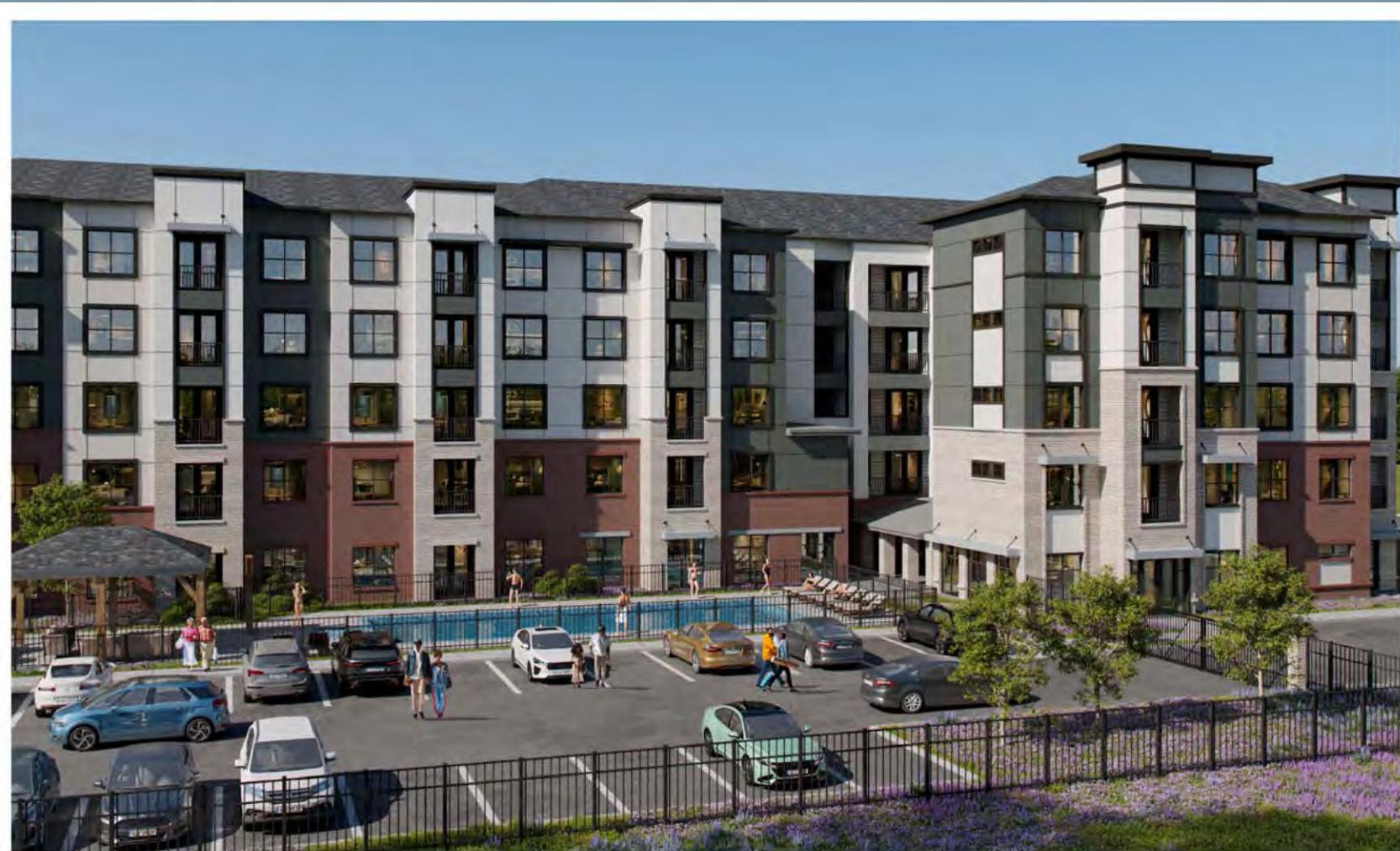


# Palladium Mesquite

940 Military Parkway, Mesquite, Texas

In Development

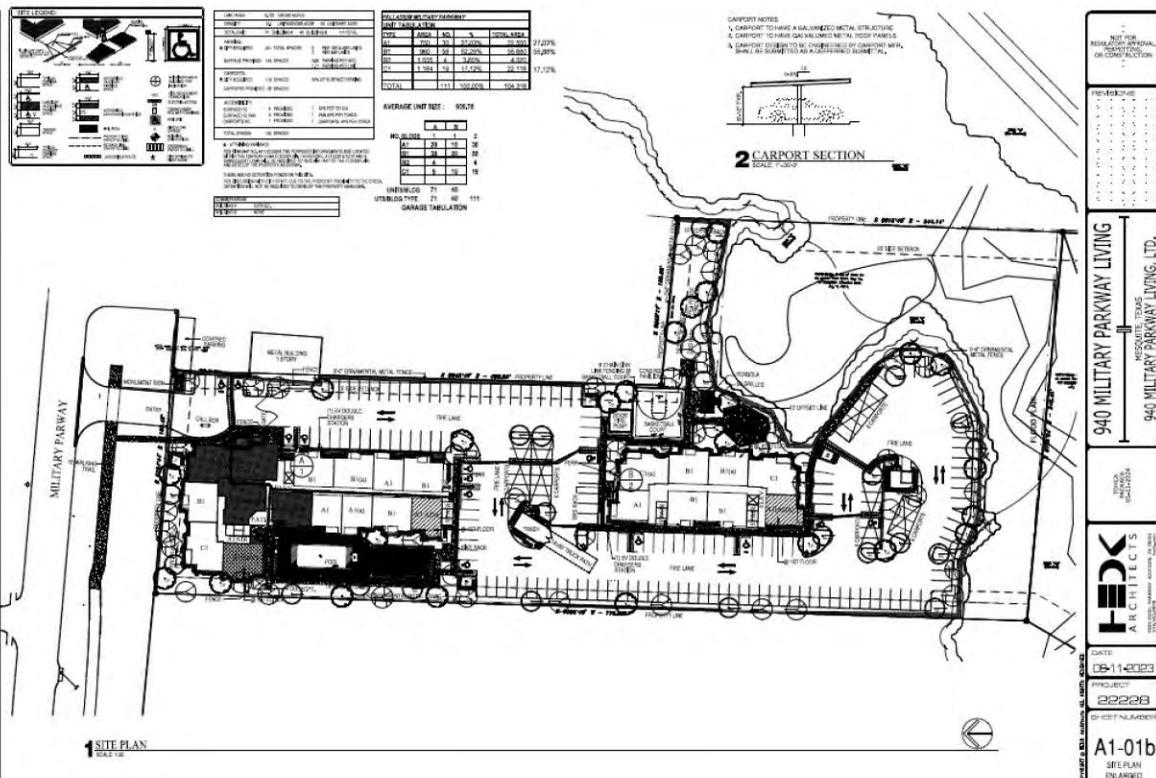
Completion: TBD  
Total Units: 111



## 940 MILITARY PARKWAY LIVING PERSPECTIVE

Mesquite, Texas

22228 / 06.29.2023  
Palladium USA



# Palladium Cockrell Hill Senior Living

3606 S Cockrell Hill Road, Dallas, Texas

# In Development

Completion: TBD  
Total Units: 120



### SITE DATA

5.37 ACRES  
120 UNITS  
22 UNITS PER ACRE

- SITE AMENITIES**
- CONTROLLED ACCESS GATE
  - COURTESY PATROL SERVICE
  - FITNESS CENTER
  - SWIMMING POOL
  - PERIMETER FENCE
  - COVERED PATIO
  - PAVILION W/ GRILLS
  - BUSINESS CENTER
  - HIGH-SPEED WIFI
  - PORTE COCHERE
  - PICKLE BALL COURT
  - THEATER ROOM
  - GAME/CRAFT ROOM
  - WASHER/DRYER
  - LIBRARY
  - RAISED PLANTER BED

### PARKING TABULATION

**PARKING REQUIRED:**  
1.0 PER DWELLING UNIT  
TOTAL SPACES 120

**PARKING PROVIDED:**

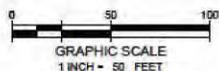
PARKING	164
HANDICAP	12
TOTAL SPACES	176
CLUBHOUSE:	
PARKING	5
HANDICAP	2
TOTAL SPACES	7

OVERALL PARKING SPACES: 183

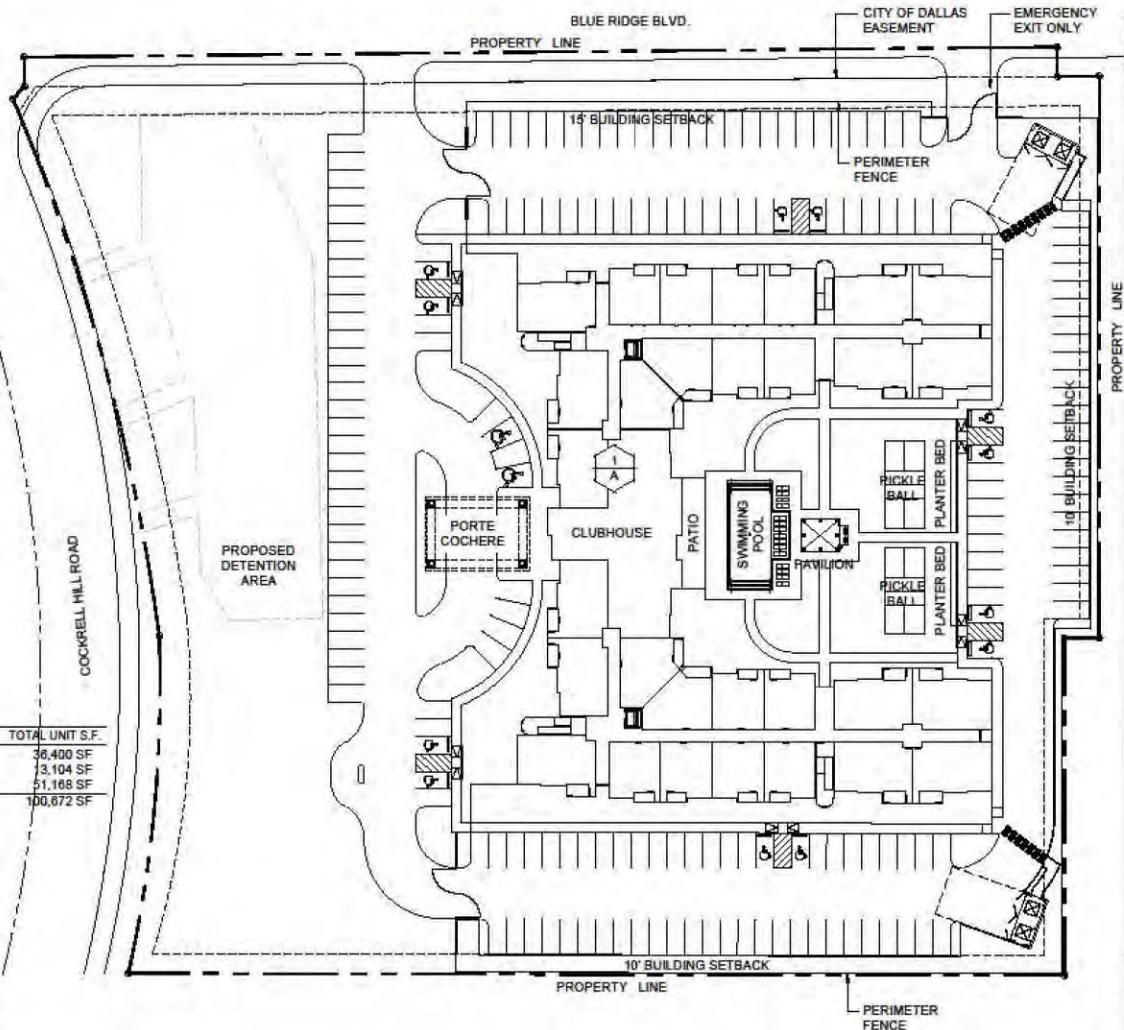
### UNIT TABULATION

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL UNIT S.F.
A1 ONE BEDROOM, ONE BATH	52	700 SF	36,400 SF
A2 ONE BEDROOM, ONE BATH	16	819 SF	13,104 SF
B1 TWO BEDROOM, TWO BATH	52	984 SF	51,168 SF
TOTAL	120		100,672 SF

PROPOSED 4 STORY BUILDING



**SITE PLAN**  
SCALE: 1" = 50'-0"

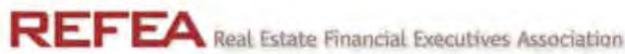


PALLADIUM COCKRELL HILL  
DALLAS, TEXAS

A1.0  
SITE PLAN

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# Trade Association Memberships



## Industry Awards:

- **NALHFA, Home Excellence Award; Palladium USA International, Inc.  
Palladium RedBird Apartments**
- **NCDA, Audrey Nelson National Community Development Award;  
Palladium USA International, Inc.  
Palladium RedBird Apartments**
- **NAHB Pillars - Best New Loft Community Winner; Palladium USA  
International, Inc.  
Canal Side Lofts Apartments**
- **HBA of Dallas, McSam Award - Best Multifamily Rental Community  
Winner; Palladium USA International, Inc.  
Grand Treviso Apartments**
- **NAHB Pillars - Most Creative Financing Winner; Palladium USA  
International, Inc.  
Grand Treviso Apartments**
- **Multifamily Executive - Best High Rise Multifamily Development  
Winner; Palladium USA International, Inc.  
Grand Treviso Apartments**
- **NAHB Pillars - Best High Rise Finalist; Palladium USA  
International, Inc.  
Grand Treviso Apartments**
- **NAHB Pillars - Best High Rise Finalist; Palladium USA International,  
Inc.  
Verona Apartment Homes**
- **KIWANIS of Venus - 2022 Newcomer Business of the Year; Palladium  
USA International, Inc.**

## Industry Awards:

- **NAHB Pillars, Best Leasing Center Winner; Grand Venetian Apartments**
- **Plano Award Program, Best of Plano Award; Cottages at Tulane**
- **MHN Real Estate Research, Top Multifamily Development Firms; Palladium USA, Inc. Ranked 40th**
- **MHN Real Estate Research, 2022 Top Commercial Development Firms, Palladium USA, Inc. Ranked 24th**
- **Multifamily Executive - Best High Rise Multifamily Development Winner; Palladium USA International, Inc. Grand Treviso Apartments**
- **Southeast Fort Worth, Inc., “Devoyd “Dee” Jennings Founder Emeritus Honor; Palladium USA, Inc.**
- **AT&T Connected Communities, Outstanding Community Award, Palladium RedBird**
- **2025 Gold Nugget Awards; Palladium Buckner Station; Best On-the-Boards Affordable Housing Community**



February 5, 2025

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA #25115 NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Palladium Denton West Living located at NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207. The proposed development site is within our service area.

The North Texas Fair Housing Center (NTFHC) is a 501(c)(3) non-profit organization that provides fair housing advocacy, counseling and education services to residents of Denton County. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed Palladium Denton West Living would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If I can be of further help in this matter, please let me know. I can be reached at [fespinoza@northtexasfairhousing.org](mailto:fespinoza@northtexasfairhousing.org). Thank you for your consideration.

Sincerely,

*Frances Espinoza*

Frances Espinoza  
Executive Director  
*North Texas Fair Housing Center*

Enclosures:

1. Proof of tax-exempt status
2. Brochure



February 1, 2025

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA # 25115, NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Palladium Denton West Living located at NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207. The proposed development site is within our service area.

The National Shared Housing Resource Center is a non-profit organization that provides advocacy, counseling and education services to social service agencies throughout the country. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist agencies and programs interested in affordable housing. The proposed Palladium Denton West Living would help fill some of that need. For additional information on our services, please visit [www.nationalsharedhousing.org](http://www.nationalsharedhousing.org).

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Maria Machado". The signature is written in a cursive, flowing style.

Maria Machado  
Executive Director  
National Shared Housing Resource Center



## DENTON COUNTY MHMR CENTER

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February 17, 2025

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA #25115 3300 Fallmeadow St, Denton, TX,  
Denton County, Texas, 76207

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Denton West located at 3300 Fallmeadow St, Denton County, Texas 76207. The proposed development site is within our service area.

Denton County MHMR Center is a non-profit organization that provides Mental Health Services, Substance Use Services, and Intellectual and Developmental Disability Services to residents of Denton County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed Denton West would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If you have any questions, please feel free to contact me.

Sincerely,

*Pamela Gutierrez*

Pamela Gutierrez  
*Executive Director*  
Office: 940-565-5260  
Cell: 940-592-9992

Enclosures:

1. Proof of tax-exempt status
2. Brochure



February 3, 2025

Mr. Cody Campbell  
Director of Multifamily Programs  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

RE: Support Letter for 2025 9% Applications – TDHCA #25115 NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas, 76207

Mr. Campbell,

Please accept this letter of support for the 2025 Housing Tax Credit application Palladium Denton West Living located at NEQ of Fallmeadow Street and Gardenview Street, Denton, Denton County, Texas 76207. The proposed development site is within our service area.

The United Way of Denton County is a non-profit organization that provides advocacy, counseling and education services to residents of Denton County. We have tax-exempt status and we are not a government entity. Our goal is to improve neighborhoods and communities for everyone. We assist people every day that are in desperate need of affordable housing. The proposed Palladium Denton West Living would help fill some of that need. Attached I have provided a brochure about our organization and its services.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in purple ink, appearing to read "Gary Henderson", with a long, sweeping underline.

Gary Henderson  
President and CEO  
*United Way of Denton County*

Enclosures:

1. Proof of tax-exempt status
2. Brochure

United Way of Denton County | 1314 Teasley Lane | Denton, TX 76205

(940) 566-5851 | [www.unitedwaydenton.org](http://www.unitedwaydenton.org)

**Palladium Denton West Living - HUD - TDHCA**  
**Denton, Denton County, Texas**  
**2026 - 9% HTC; TDHCA #TBD (25115), HUD #TBD**

15 YEAR OPERATING PROFORMA	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
<b>Income</b>																
Gross Potential Revenue	2,213,184	2,257,448	2,302,597	2,348,649	2,395,622	2,443,534	2,492,405	2,542,253	2,593,098	2,644,960	2,697,859	2,751,816	2,806,852	2,862,989	2,920,249	
Other Income	36,003	36,723	37,458	38,207	38,971	39,750	40,545	41,356	42,183	43,027	43,888	44,765	45,661	46,574	47,505	
Interest Earnings on DSRF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Gross Potential Revenue	2,249,187	2,294,171	2,340,054	2,386,855	2,434,592	2,483,284	2,532,950	2,583,609	2,635,281	2,687,987	2,741,747	2,796,581	2,852,513	2,909,563	2,967,755	
Less: Vacancy 7.50%	168,689	172,063	175,504	179,014	182,594	186,246	189,971	193,771	197,646	201,599	205,631	209,744	213,938	218,217	222,582	
<b>TOTAL REVENUE</b>	<b>2,080,498</b>	<b>2,122,108</b>	<b>2,164,550</b>	<b>2,207,841</b>	<b>2,251,998</b>	<b>2,297,038</b>	<b>2,342,979</b>	<b>2,389,838</b>	<b>2,437,635</b>	<b>2,486,388</b>	<b>2,536,116</b>	<b>2,586,838</b>	<b>2,638,575</b>	<b>2,691,346</b>	<b>2,745,173</b>	
<b>Expenses</b>																
General and Administrative Expenses	84,766	87,309	89,928	92,626	95,405	98,267	101,215	104,251	107,379	110,600	113,918	117,336	120,856	124,482	128,216	
Management Fee	104,025	106,105	108,228	110,392	112,600	114,852	117,149	119,492	121,882	124,319	126,806	129,342	131,929	134,567	137,259	
Payroll, Payroll Taxes, Employee Benefits	178,361	183,712	189,223	194,900	200,747	206,769	212,972	219,362	225,942	232,721	239,702	246,893	254,300	261,929	269,787	
Repairs and Maintenance	106,226	109,413	112,695	116,076	119,558	123,145	126,839	130,645	134,564	138,601	142,759	147,042	151,453	155,996	160,676	
Electric and Gas Utilities	23,820	24,535	25,271	26,029	26,810	27,614	28,442	29,296	30,174	31,080	32,012	32,972	33,962	34,980	36,030	
Water, Sewer and Trash Utilities	56,366	58,057	59,798	61,592	63,440	65,343	67,304	69,323	71,402	73,544	75,751	78,023	80,364	82,775	85,258	
Annual Property Insurance Premiums	84,000	86,520	89,116	91,789	94,543	97,379	100,300	103,309	106,409	109,601	112,889	116,276	119,764	123,357	127,058	
Property Taxes	150,000	154,500	159,135	163,909	168,826	173,891	179,108	184,481	190,016	195,716	201,587	207,635	213,864	220,280	226,888	
Reserves	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317	41,527	42,773	44,056	45,378	
Other Expenses	3,120	3,214	3,310	3,409	3,512	3,617	3,725	3,837	3,952	4,071	4,193	4,319	4,448	4,582	4,719	
<b>TOTAL EXPENSES</b>	<b>820,684</b>	<b>844,264</b>	<b>868,531</b>	<b>893,504</b>	<b>919,206</b>	<b>945,656</b>	<b>972,877</b>	<b>1,000,892</b>	<b>1,029,724</b>	<b>1,059,396</b>	<b>1,089,935</b>	<b>1,121,365</b>	<b>1,153,713</b>	<b>1,187,005</b>	<b>1,221,269</b>	
<b>NET OPERATING INCOME</b>	<b>1,259,814</b>	<b>1,277,844</b>	<b>1,296,019</b>	<b>1,314,337</b>	<b>1,332,792</b>	<b>1,351,382</b>	<b>1,370,102</b>	<b>1,388,947</b>	<b>1,407,912</b>	<b>1,426,991</b>	<b>1,446,180</b>	<b>1,465,473</b>	<b>1,484,862</b>	<b>1,504,341</b>	<b>1,523,904</b>	
<b>Debt Service</b>																
Tax-Exempt Bonds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Coverage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Taxable debt	1,095,483	1,095,182	1,094,864	1,094,529	1,094,174	1,093,800	1,093,404	1,092,987	1,092,545	1,092,079	1,091,586	1,091,066	1,090,516	1,089,935	1,089,321	
Coverage	1.150	1.17	1.18	1.20	1.22	1.24	1.25	1.27	1.29	1.31	1.32	1.34	1.36	1.38	1.40	
TDHCA MFDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Debt Coverage - HOME Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL DEBT SERVICE</b>	<b>1,095,483</b>	<b>1,095,182</b>	<b>1,094,864</b>	<b>1,094,529</b>	<b>1,094,174</b>	<b>1,093,800</b>	<b>1,093,404</b>	<b>1,092,987</b>	<b>1,092,545</b>	<b>1,092,079</b>	<b>1,091,586</b>	<b>1,091,066</b>	<b>1,090,516</b>	<b>1,089,935</b>	<b>1,089,321</b>	
All In Debt Service Coverage Ratio	1.150009	1.17	1.18	1.20	1.22	1.24	1.25	1.27	1.29	1.31	1.32	1.34	1.36	1.38	1.40	
<b>Total</b>																
<b>CASH FLOW</b>	<b>164,332</b>	<b>182,662</b>	<b>201,155</b>	<b>219,808</b>	<b>238,618</b>	<b>257,582</b>	<b>276,697</b>	<b>295,960</b>	<b>315,366</b>	<b>334,913</b>	<b>354,594</b>	<b>374,407</b>	<b>394,346</b>	<b>414,406</b>	<b>434,582</b>	<b>4,459,429</b>
Release of HUD Working Capital Reserve	340,252	340,252	-	-	-	-	-	-	-	-	-	-	-	-	-	680,504
Syndicator Asset Management Fee Estimated	(8,175)	(8,420)	(8,673)	(8,933)	(9,201)	(9,477)	(9,761)	(10,054)	(10,356)	(10,667)	(10,987)	(11,316)	(11,656)	(12,005)	(12,365)	(152,046)
<b>Net Cash Flow</b>	<b>496,409</b>	<b>514,494</b>	<b>192,482</b>	<b>210,875</b>	<b>229,417</b>	<b>248,105</b>	<b>266,936</b>	<b>285,906</b>	<b>305,011</b>	<b>324,246</b>	<b>343,608</b>	<b>363,091</b>	<b>382,690</b>	<b>402,401</b>	<b>422,217</b>	<b>4,987,887</b>
Deferred Developer Fee (+ interest) \$1,587,839 0%	496,409	514,494	192,482	210,875	173,580	-	-	-	-	-	-	-	-	-	-	1,587,839
<b>DISTRIBUTABLE NET CASH FLOW</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,837</b>	<b>248,105</b>	<b>266,936</b>	<b>285,906</b>	<b>305,011</b>	<b>324,246</b>	<b>343,608</b>	<b>363,091</b>	<b>382,690</b>	<b>402,401</b>	<b>422,217</b>	<b>3,400,047</b>
<b>CASH FLOW FOR SOFT DEBT PAYMENT 0%</b>																
No Soft Funding Cash Flow Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Future - Cash Flow Principal Pmts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Future - Cash Flow Principal Pmts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
<b>Total Soft Debt Cash Flow Payments</b>	<b>-</b>	<b>0</b>														
<b>Cash Flow Balance to Partners Per the below</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,837</b>	<b>248,105</b>	<b>266,936</b>	<b>285,906</b>	<b>305,011</b>	<b>324,246</b>	<b>343,608</b>	<b>363,091</b>	<b>382,690</b>	<b>402,401</b>	<b>422,217</b>	<b>3,400,047</b>
Cash Flow to Limited Partner (Equity Syndicator) 10%	-	-	-	-	5,584	24,811	26,694	28,591	30,501	32,425	34,361	36,309	38,269	40,240	42,222	340,005
Deferred Dev. Fee/Cash Flow - Palladium 100% 90%	496,409	514,494	192,482	210,875	223,833	223,295	240,242	257,315	274,509	291,821	309,247	326,782	344,421	362,161	379,995	4,647,882
Deferred Dev. Fee/Cash Flow - H. Authority 0% 0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Deferred Dev. Fee/Cash Flow - HUB 0% 0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Balance to Pay 100% 100%	496,409	514,494	192,482	210,875	229,417	248,105	266,936	285,906	305,011	324,246	343,608	363,091	382,690	402,401	422,217	4,987,887
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0