



Narrative Statement/Plan for Material Participation

DreamKey Partners (DKP), a long time LIHTC developer with significant experience, is pleased to be working with JM Cope on Eureka Mills. This project aligns with our mission and values of being committed to housing affordability.

DKP will share in 50% of the Development Fee and will be a 50% owner of the project. DKP will also act as the Managing Member of the entity that ultimately owns the property. DKP will hold a decision- making position in the deal and will “have a say” in many of the financial options including: debt provider and debt product utilized, federal and state equity provider, as well as structuring any soft debt that may be needed for the deal to be successful. Concerning operations of the property, DKP will receive 50% of the net cash flow.

DKP will continue to be a partner in the deal and maintain a Right of First Refusal to allow the property to remain affordable for its usable life.