



Andy Beshear
GOVERNOR

FINANCE AND ADMINISTRATION CABINET
OFFICE OF THE CONTROLLER
OFFICE OF FINANCIAL MANAGEMENT

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Holly M. Johnson
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L. Joe McDaniel
CONTROLLER

December 16, 2025

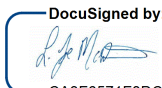
M. B. Denham Jr.
Board Chair
Kentucky Housing Corporation
1231 Louisville Road
Frankfort, KY 40601-6191

Dear Board Chair Denham:

This letter will advise that the Office of Financial Management ("OFM") of the Finance and Administration Cabinet has reviewed and is hereby approving the issuance of the Kentucky Housing Corporation Conduit Multifamily Housing Revenue Bonds (Wabuck Western Kentucky Portfolio Project), Series 2025 in a principal amount of \$40,300,000 ("Bonds"). The Bonds, by their terms, provide that payment of principal and interest thereon are not an obligation of the Commonwealth of Kentucky or its departments or agencies.

Pursuant to OAG 83-453, OFM has restricted its review and approval process to reviewing certain documents incidental to the issue and to obtaining assurance that the documents include language which provides that the Bonds and interest thereon shall not be deemed to constitute a debt, liability or obligation of the Kentucky Housing Corporation ("KHC") or the Commonwealth of Kentucky or any political subdivision thereof. OFM notes that the project was presented to the Capital Projects and Bond Oversight Committee ("CPBO") at the June 24, 2025, meeting. KHC board approved the authorizing resolution on September 30, 2025. The attached includes a finalized listing of costs related to the issuance of the Bonds pursuant to KRS 45.816.

Sincerely,

DocuSigned by:

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L. Joe McDaniel
Controller

Attachments

FINAL BOND ISSUE REPORT

BOND ISSUE

Name of Bond Issue:	<p>1. Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Wabuck Western Kentucky Portfolio – Smiley Terrace) Series 2025</p> <p>2. Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Wabuck Western Kentucky Portfolio – Garrison Gardens) Series 2025</p> <p>3. Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Wabuck Western Kentucky Portfolio – Lifeworks) Series 2025</p> <p>4. Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Wabuck Western Kentucky Portfolio – Cannon, Harper and Tracey) Series 2025</p>
Purpose of Issue:	<p>The bonds will be used to finance the acquisition, construction, rehabilitation and equipping of the Wabuck Western Kentucky Portfolio, consisting of four bond issues with an aggregate of six multifamily residential rental facilities containing an aggregate of three hundred and twelve (312) total units, located at scattered sites throughout the Commonwealth at the locations depicted in <u>Exhibit A</u>. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on June 2, 2025, following the delivery of notice to the public at least seven days prior to such hearing.</p>
Name of Project:	Wabuck Western Kentucky Portfolio
Date of Sale:	December 16, 2025
Date of Issuance:	December 16, 2025
Ratings:	Private Placement
Net Proceeds:	\$40,300,000
Cost of Issuance:	See <u>Exhibit B</u> attached (COI will be paid from owner's equity)
Bond Discount:	\$0
Debt Service Reserve Fund:	\$0, but an estimated \$1,177,881 operating reserve will be funded from owner's equity.
Total Project Cost:	\$81,320,067
Cost Per Unit:	\$260,641.24 (estimated)
Terms of Issue:	<p>Net interest rate: 7.10%</p> <p>Term: December 16, 2028</p> <p>Average debt service: \$2,861,300 (interest only)</p> <p>Gross debt service: \$48,883,900</p>
First Call Date:	November 1, 2027

Premium at First Call:	No premium
Method of Sale:	Private Placement
Bond Counsel:	Dinsmore & Shohl LLP
Underwriter Counsel:	N/A
Financial Advisor:	N/A
Bond Purchaser:	U.S. Bank, National Association
Trustee:	N/A

Exhibit A

	<u>Borrower Name</u>	<u>Project Location</u>	<u>Bond Amount</u>
Issue 1.	Smiley Terrace, LLLP (56 units)	Approx. 1295 Glass Avenue, Hopkinsville, KY 42240	<u>\$8,800,000</u> \$8,800,000
Issue 2.	Garrison Gardens, LLP (120 units)	1221 Crewdson Drive, Bowling Green, KY 42101 &	<u>\$18,000,000</u> \$18,000,000
	Issue 3:		
Issue 3.	Lifeworks Annex of Bowling Green, LLLP (8 units)	1176 Adams Street, Bowling Green, KY 42101	<u>\$1,300,000</u> \$1,300,000
Issue 4.	Canon Court LLC (40 units)	Approx. 13500 Nortonville Road, Dawson Springs, KY 42408	\$5,300,000
	Harper Village LLC (32 units)	Approx. 445 Browning Street, Madisonville, KY 42431	\$4,800,000
	Tracey Terrace LLC(56 units)	1525 Cuba Road, Mayfield, KY 42066	<u>\$7,400,000</u> \$17,500,000
		<u>TOTAL:</u>	<u>\$40,300,000</u>

Exhibit B
Project Sources

	Tracey Terrace	Canon Court	Harper Village	Smiley Terrace	Garrison Gardens	Lifeworks Annex	West KY Recovery
	Mayfield	Dawson Springs	Madisonville	Hopkinsville	Bowling Green	Bowling Green	
	56 Units	40 Units	32 Units	56 Units	120 Units	8 Units	312 Units
Sources:							
Field and Main Bank			\$600,000.00				\$600,000.00
First and Farmers National Bank				\$2,900,000.00			\$2,900,000.00
Franklin Bank and Trust					\$4,900,000.00		\$4,900,000.00
The Cecilian Bank						\$150,000.00	\$150,000.00
TCAP	\$1,750,000.00	\$1,750,000.00					\$1,750,000.00
HOME				\$4,200,000.00	\$6,800,000.00		\$11,000,000.00
AHTF				\$1,000,000.00			\$1,000,000.00
NHTF	\$1,500,000.00	\$1,200,000.00					\$1,500,000.00
RHTF			\$4,500,000.00				\$4,500,000.00
CDBG	\$6,000,000.00	\$5,500,000.00	\$750,000.00		\$5,200,000.00	\$650,000.00	\$12,600,000.00
City of Bowling Green - CLFRF Deferred					\$840,000.00		\$840,000.00
US Bank - Tax Exempt Bonds Equity Bridge Financing	\$7,400,000.00	\$5,300,000.00	\$4,800,000.00	\$8,800,000.00	\$18,000,000.00	\$1,300,000.00	\$40,300,000.00
US Bank - Tax Exempt Bonds Equity Bridge Financing	-\$7,400,000.00	-\$5,300,000.00	-\$4,800,000.00	-\$8,800,000.00	-\$18,000,000.00	-\$1,300,000.00	-\$40,300,000.00
Donated Materials				\$210,000.00	\$340,000.00		\$550,000.00
Deferred Developer Fee	\$400,000.00	\$100,000.00	\$375,000.00	\$500,000.00	\$800,000.00	\$50,000.00	\$2,125,000.00
GP Contribution	\$700,000.00	\$450,000.00	\$200,000.00	\$1,650,000.00	\$2,800,000.00	\$514,000.00	\$5,864,000.00
Tax Credit Equity	\$5,969,594.00	\$3,291,683.00	\$2,918,848.00	\$6,961,230.00	\$14,351,589.00	\$839,806.00	\$31,041,067.00
Total:	\$16,319,594.00	\$12,291,683.00	\$9,343,848.00	\$17,421,230.00	\$36,031,589.00	\$2,203,806.00	\$81,320,067.00

Cost of Issuance Fees Paid:

	Tracey Terrace	Canon Court	Harper Village	Smiley Terrace	Garrison Gardens	Lifeworks Annex	West KY Recovery
	Mayfield	Dawson Springs	Madisonville	Hopkinsville	Bowling Green	Bowling Green	
	56 Units	40 Units	32 Units	56 Units	120 Units	8 Units	312 Units
US Bank Loan Origination Fee	\$88,000.00	\$63,000.00	\$50,000.00	\$88,000.00	\$188,500.00	\$5,000.00	\$482,500.00
KHC Portfolio Application Fee	\$167.00	\$166.67	\$166.00	\$167.00	\$167.00	\$166.00	\$999.67
KHC Application Fee	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$21,000.00
KHC Tax Credit Reservation Fee	\$71,930.00	\$39,663.00	\$35,170.00	\$82,786.63	\$169,548.00	\$10,180.90	\$409,278.53
KHC Market Study Review Fee	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$7,200.00
KHC Construction Inspection Fee	\$12,588.00	\$6,941.00	\$6,155.00	\$14,487.66	\$29,670.90	\$1,781.94	\$71,624.50
KHC Bond Upfront Issuer Fee	\$52,800.00	\$37,800.00	\$30,000.00	\$52,800.00	\$113,100.00	\$7,800.00	\$294,300.00
KHC Bond Annual Issuer Fee	\$11,000.00	\$7,875.00	\$6,250.00	\$11,000.00	\$23,562.50	\$1,625.00	\$61,312.50
KHC Bond Counsel Fee	\$4,490.00	\$3,214.00	\$2,551.00	\$4,490.00	\$9,592.00	\$663.00	\$25,000.00
KHC Bond Administrative Fee	\$800.00	\$600.00	\$500.00	\$1,100.00	\$1,900.00	\$100.00	\$5,000.00
TEFRA Publication	\$897.44	\$641.03	\$512.82	\$897.44	\$1,923.08	\$128.21	\$5,000.00
Bond Counsel	31,500	\$24,500.00	\$17,500.00	\$35,000.00	\$61,250.00	\$5,250.00	\$175,000.00
Bond Purchaser Counsel	\$40,000.00	\$32,000.00	\$28,000.00	\$100,000.00	\$100,000.00	\$5,000.00	\$305,000.00
Total:	\$318,872.44	\$221,100.70	\$181,504.82	\$395,428.73	\$703,913.48	\$42,395.05	\$1,863,215.20