



Updated April 2025

2025 Close Outs



Deal	Total Development Costs	Construction Completion	Perm Conversion
Pioneer Plaza	\$47,050,608	January 2025	April 2025
Mohawk Manor	\$30,329,097	May 2025	October 2025
Seminole Hills	\$39,599,404	July 2025	November 2025
36N Phase 1	\$33,799,629	August 2025	March 2026
	\$150,775,738		

2025 Pipeline Summary



Deal	Total Development Costs	Equity Investor	Architect	GC	LIHTC Submission	Projected Closing
Hewgley Terrace	\$2,500,000	NA	NA	NA	NA	November 2025
South Haven	\$500,000	NA	NA	NA	NA	September 2025
36N Phase 2	\$30,400,000	RBC	WRT	Key	1/9/2025	June 2025
36N Phase 3	\$35,675,000	RBC	WRT	Key	6/19/2025	November 2025
36N Phase 4	\$21,204,000	RBC	WRT	Key	6/19/2025	February 2026
The Hilltop	\$32,820,000	RBC	KSQ	CMS	1/9/2025	October 2025
Total	\$123,099,000					

2025 Potential JV Deals



Deal	Estimated Investment	Location	# of Units
Parkview	\$101,250,000	West Tulsa	225
9th and Main	\$56,011,902	Downtown	180
42Union	\$34,250,542	West Tulsa	76
Undisclosed	\$46,052,631	Undisclosed	100

Deal Pipeline 2025/2026

2025

2026

Q1

Pioneer Plaza

- Construction Completion

The Hilltop

- 4% LIHTC Application

36N Ph 2

- 9% LIHTC Application

Hewgley Terrace

- RAD Section 18 Blend

Q2

Pioneer Plaza

- Final Endorsement

Mohawk Manor and Seminole Hills

- Construction Completion

36N Ph 3

- 4% LIHTC Application

36N Ph 4

- 9% LIHTC Application

Q3

36N Ph 1

- Construction Completion

36N Ph 2

- Closing

South Haven

- Section 18 Disposition and Sale

Q4

Mohawk Manor and Seminole Hills

- Perm Conversion

The Hilltop

- Closing

Hewgley Terrace

- RAD Closing

36N Ph 3

- Closing

Q1

36N Ph 4

- Closing

	4%	9%	Total
Closings	1	2	3
Const Comp.	3	1	4
Other			2

Statewide Affordable Project Analysis



Developer	Projects	Units	Total AHTC Funding
Tulsa Housing Authority	12	1544	\$100,490,064
LW Development	12	1429	\$190,417,799
Belmont Development	13	1083	\$26,716,889
Express Development	12	499	\$40,818,102
Thomas Gorman	9	715	\$10,630,340
Arzon Development	7	260	\$3,557,640
Excel Development	6	142	\$2,728,520
Wilhoit Properties	4	448	\$31,991,115

Tulsa Affordable Project Analysis



Developer	Projects	Units	Total AHTC Funding
Tulsa Housing Authority	12	1544	\$100,490,064
Maco Companies	3	165	\$2,496,330
Life Senior Services	2	92	\$980,737
Thomas Gorman	2	145	\$1,375,964
Omni Group	2	384	\$49,500,000
Wilhoit Properties	1	192	\$3,023,600
Other (10)	10	862	\$37,940,062