

CLIENT: TAHL PROPP EQUITIES
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Tahl Propp Equities Completes 35-Year Preservation of Low Income Affordable Housing Under Mayor’s Plan at MS Houses in East Harlem

**Enters into 35-year Regulatory Agreement with HPD;
Refinances and Renovates 131-Unit Building on East 129th Street;
Completes Individual Unit and Building-wide Renovations and Upgrades**

NEW YORK (XXX) – Tahl Propp Equities (“TPE”), a privately-held, community-based real estate investment firm that owns, manages and has in development more than 3,000 units of affordable housing in East and West Harlem, has entered into a 35-year Regulatory Agreement with HPD and a 20-year Project Based Section 8 HAP contract for HUD for MS Houses, a 131-unit project-based Section 8 building at 107-123 East 129th Street, between Lexington and Park Avenues, in East Harlem. Under the HPD Agreement, 100 percent of the units will be rented to low-income residents for the next 35 years. In addition, TPE has closed on mortgage financing for the property and completed pre-closing capital improvements and public area repair program. Prior to closing the transaction, renovations to the 109,000-square-foot, multi-family property included individual apartment kitchen repairs in select units, violation removal, public area repair and improvement, and a new roof, among other work.

As part of the refinancing, TPE has earmarked \$1.369 million dollars to improvements over the next several years, which include upgrading the trash compactor system, façade repairs as needed, the installation of new boilers and heating plant, replacement of electrical panels, installation of new elevators and common area upgrades,

such as renovations to the laundry room, replacement of public area flooring, and additional individual apartment repairs and upgrades.

“MS Houses is another step in our five-year plan to preserve and develop more than 2,500 units of long-term, low-income affordable housing in Harlem,” says Joseph A. Tahl, President of Tahl Propp Equities. “Since last November, we have completed the preservation of three of our East Harlem apartment buildings bringing us that much closer to our goal.”

By December 2014, Tahl Propp Equities had completed 30-year preservation and capital improvements programs at **AK Houses**, 112-126 East 128th Streets, and its sister building **1775 Houses**, 107-129 East 126th Streets. Both buildings underwent identical commitments to 20 years of Project Based Section 8 HAP contracts with HUD, and a 30-year Regulatory Agreement with HPD under Article 11. In addition, Tahl Propp completed more than \$3.6 million in capital improvements projects in both buildings.

Adds Rodney Propp, Chairman of Tahl Propp Equities, “Preservation is a critical strategy in our affordable housing model because it ensures there will be a sufficient supply of secure low-income multi-family properties in the future. Our Company’s goals are in concert with the Mayor’s and we are enthusiastic about his far-reaching plans to preserve and develop 200,000 units of affordable housing over the next 10 years. ”

Financed by the US Department of Housing and Urban Development, the fixed-Federal Housing Authority-insured loan was arranged by Centerline Capital Group and consists of \$29,795,500 for MS Houses, which is 98 percent occupied.

About Tahl Propp Equities

Tahl Propp Equities (“TPE”), is a privately-held, community-based real estate investment firm that owns, manages and has in development more than 3,000 units of affordable housing in East and West Harlem. Founded in 1997, the firm and its affiliates presently own more than 4 million square feet of prime office, residential and retail properties, primarily in Manhattan.

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