



## YARDI MATRIX AFFORDABLE HOUSING

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### Product Overview

With Yardi Matrix Affordable Housing, accessing essential data for fully affordable multifamily investments has never been easier. Say goodbye to time-consuming research and limited availability of records – our comprehensive platform provides the insights you need when you need them.

Our coverage encompasses 175 markets with over 26,000 affordable properties and 3.36 million units including the entire new supply pipeline, from prospective to planned to under construction.

[View market coverage maps](#)

# Detailed Property Intelligence - Affordable

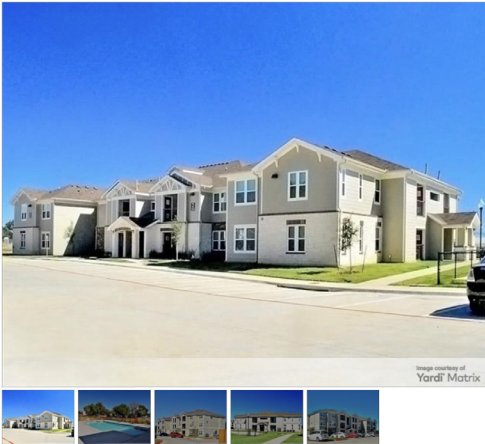
Easily view detailed property records and pierce the LLC for actual ownership contact information of the general partner.

Additionally, Matrix provides patented improvement and location ratings, unit mix, unit size, rent per unit, rent per square foot, occupancy and current property manager information for more than 26,000 properties and over 3.36 million units.

**Windy Ridge**

Property Details | Parcel Data <sup>beta</sup> | Matrix Expert | Related Reports | Competitive Environment | Download Brochure | Notes | Add to Property Group | Report a Problem

Property Unit Breakdown | Property Sales | Occupancy History | Rental Rate History | Property Characteristics | Area Information | Area Map



FULLY AFFORDABLE Private Sector | Agency Securitization

Number of Units: 120  
 Address: 10910 Ranch Road 620 North, Austin, TX 78726  
 Website: [View](#) ← Property-level website links  
 Additional Website: [View](#)  
 Market: Austin  
 Submarket: 6 - Anderson Mill  
 Phone: (512) 973-9900  
 Improvements Rating: B ← Patented proprietary rating system  
 Location Rating: A-  
 Location Class: Suburban  
 Affordable Program: **Primary Affordability Type** Tax Credits, **Secondary Affordability Type** Section 8 Vouchers ← Primary & secondary affordable programs  
 Completion Year: 2016  
 Occupancy: 97.50%  
 Average AMI Percent: 53%  
**Owner** <sup>Groups</sup> Realtek Development, Troy McClure, (512) 555-1234, TMcClure@realtekdevelopment.com, 111 South Capital of Texas Hwy Bldg E #500 Austin, TX 78746  
**Manager** <sup>Groups</sup> Dominion, Selma Bouvier, (214) 555-1234, 2703 Northwest Blvd #300 Plymouth, MN 55441 ← Actual owner 100% of the time, no LLCs

## Property Unit Breakdown

Export Excel

Unit Type	Count	% of Total	Unit	Size (SqFt)	AMI Unit % Breakdown			AMI Unit Breakdown			Maximum Allowable Rent			Utility Allowance	Maximum Net Rent	Weighted Average	Maximum Allowable Rent Per SqFt			Maximum Net Rent Per SqFt			Actual Asked Rent	Fair Market Rent				
					30%	50%	60%	30%	50%	60%	30%	50%	60%				30%	50%	60%	30%	50%	60%			30%	50%	60%	
One Bedroom	24	20.00%	725	17,400	8%	42%	50%	2	10	12	\$708	\$1,181	\$1,417	\$56	\$652	\$1,125	\$1,361	\$1,204	\$0.98	\$1.63	\$1.06	\$0.90	\$1.55	\$1.88	\$1,309	\$1.81	\$1,635	\$2.26
Two Bedroom/Two Bath	24	20.00%	1,013	24,312	8%	42%	50%	2	10	12	\$850	\$1,417	\$1,701	\$83	\$767	\$1,334	\$1,618	\$1,429	\$0.84	\$1.40	\$1.08	\$0.78	\$1.32	\$1.60	\$1,061	\$1.54	\$1,924	\$1.90
Two Bedroom/Two Bath	40	33.33%	1,053	42,120	10%	40%	50%	4	16	20	\$850	\$1,417	\$1,701	\$83	\$767	\$1,334	\$1,618	\$1,419	\$0.81	\$1.35	\$1.02	\$0.73	\$1.27	\$1.54	\$1,061	\$1.48	\$1,924	\$1.83
Three Bedroom/Two Bath	32	26.67%	1,288	41,216	9%	41%	50%	3	13	16	\$982	\$1,638	\$1,965	\$100	\$82	\$1,538	\$1,865	\$1,640	\$0.76	\$1.27	\$1.53	\$0.68	\$1.19	\$1.45	\$1,194	\$1.63	\$2,470	\$1.92
<b>Total</b>	<b>120</b>	<b>100.00%</b>	<b>1,042</b>	<b>125,048</b>	<b>9%</b>	<b>41%</b>	<b>50%</b>	<b>11</b>	<b>49</b>	<b>60</b>	<b>\$860</b>	<b>\$1,427</b>	<b>\$1,715</b>	<b>\$82</b>	<b>\$777</b>	<b>\$1,345</b>	<b>\$1,632</b>	<b>\$1,437</b>	<b>\$0.83</b>	<b>\$1.40</b>	<b>\$1.07</b>	<b>\$0.75</b>	<b>\$1.32</b>	<b>\$1.60</b>	<b>\$1,053</b>	<b>\$1.59</b>	<b>\$2,012</b>	<b>\$1.93</b>

Family Size Adjustments >

Rent Year 2024

Actual asked rent source: Rent Cafe

Affordable Housing Methodology and Definitions

### Family Size Adjustments >

Assumption of how many persons live in a type of unit made per HUD guidelines:

- Studio = 1 person
- 1 bedroom = 1.5 persons
- 2 bedroom = 3 persons
- 3 bedroom = 4.5 persons
- 4 bedroom = 6 persons
- 5 bedroom = 7.5 persons
- 6 bedroom = 9 persons

Rent Year 2024

Actual asked rent source: Rent Cafe

Affordable Housing Methodology and Definitions

Detailed AMI% splits with maximum allowable and maximum net rents compared to actual asked & fair market values

## Affordable Characteristics

Year	REAC Score		
	2014	2018	2022
Score	99a	98b	97b

[About HUD REAC](#)

REAC score

### Tax Credits Information

Section 42 Low Income Housing Tax Credits - LIHTC

#### Phase I

Date Placed In Service: 02/2010

Compliance Expiration Date: 02/2025

Extended Use Expiration Date: 02/2067

75 units restricted under Section 42 out of 76 total units

Compliance & extended use expirations

# Affordable Segmentation

Search properties by primary and secondary affordability type, AMI% splits and compliance periods.

The screenshot displays the 'Property Type Advanced' search interface, which is divided into several columns of filters. Annotations with arrows point to specific sections:

- Property Rating:** An annotation 'Inventory segmentation by type of owner & program' points to the 'Property Asset Class' dropdown menu, which includes options like 'Discretionary (A+, A)', 'Upper Mid-Range (A-, B+)', 'Low Mid-Range (B, B-)', 'Workforce - Upper (C+, C)', 'Workforce - Lower (C-, D)', 'Fully Affordable - All', 'Fully Affordable - Private Sector', and 'Fully Affordable - Non-Profit'.
- Affordable Characteristics:** An annotation 'Inventory segmentation by type of owner & program' points to the 'Primary Affordability Type' section, which includes 'Tax Credits', 'Project-based Section 8', 'Other Affordable Program', 'Non-Governmental Organization (NGO)', and 'Public Housing Authority (PHA)'. The 'Secondary Affordability Type' section includes 'Project-based Section 8', 'Section 8 Vouchers', and 'Other Affordable Program'.
- AMI % Range:** An annotation 'Search by compliance period expiration' points to the 'AMI % Range' input fields.
- Household Restrictions:** An annotation 'Include or exclude age restricted properties' points to the 'Age Restricted Only' and 'Exclude Age Restricted' checkboxes.

# Competitive Analysis

Easily compare your subject property to its competitive set, whether looking to compare conventional assets or other affordable properties. Filters include property age, property size, property asset class as well as affordable characteristics.

Valor on Eighth

Property Details Parcel Data <sup>beta</sup> Matrix Expert Related Reports Competitive Environment Download Brochure Notes Add to Property Group Report a Problem

List Tiles **Map** Summary Sales Loans Rents Occupancy Export Add to Group

10 Properties, 2,997 Units

**Subject Property** Valor on Eighth - 50 Units, Impr.: B, Loc.: B

**Custom Geography** 1.00 Mile radius, around: 1001 E 8th St UNIT 103, Tempe, AZ 85281, USA(33.4199, -111.9232)

**Property Completion Year** Between '2010' And '2023'

**Property Asset Class** Upper Mid-Range, Low Mid-Range

Refine Search Remove Items

Valor on Eighth

Property Details Parcel Data <sup>beta</sup> Matrix Expert Related Reports Competitive Environment Download Brochure Notes Add to Property Group Report a Problem

List Tiles Map Summary Sales Loans **Rents** Occupancy Export Add to Group

**Property Rent Comps**

Report View Per Unit Rent Type Actual Rent Rent Period 2024-08 Rank Comps By Rent Refresh

**Live-Work**

Property	Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property		Type	Per Unit
Canvas	2021	A-	B-	263	6	1010	\$2,130	\$2.11
<b>Valor on Eighth</b>	<b>2018</b>	<b>B</b>	<b>B</b>	<b>50</b>	<b>5</b>	<b>1852</b>	<b>\$945</b>	<b>\$0.51</b>
<b>Totals/Averages</b>				<b>313</b>	<b>11</b>	<b>1,393</b>	<b>\$1,591.36</b>	<b>\$1.07</b>

**One Bedroom**

Property	Completed	Rating		Unit Count		Unit Size	Actual Rent	
		Year	Impr.	Loc.	Property		Type	Per Unit
Union Tempe	2018	B	A-	407	54	639	\$2,145	\$3.36
Atmosphere	2021	A-	A-	252	28	428	\$2,145	\$5.01
Carmin, The	2017	A-	B	384	10	514	\$2,116	\$4.12
Union Tempe	2018	B	A-	407	75	517	\$2,114	\$4.09
Carmin, The	2017	A-	B	384	1	507	\$2,106	\$4.15
Carmin, The	2017	A-	B	384	9	452	\$1,913	\$4.23
District on Apache, The	2013	B+	B	279	20	596	\$1,905	\$3.20
Atmosphere	2021	A-	A-	252	28	462	\$1,901	\$4.11
Vertex	2015	A-	B	213	16	639	\$1,900	\$2.97
Atmosphere	2021	A-	A-	252	16	407	\$1,845	\$4.53
Apollo	2020	A-	B	327	75	558	\$1,840	\$3.30
Canvas	2021	A-	B-	263	4	541	\$1,800	\$3.33
Carmin, The	2017	A-	B	384	53	518	\$1,799	\$3.47

10 Properties, 2,997 Units

**Subject Property** Valor on Eighth - 50 Units, Impr.: B, Loc.: B

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**Property Completion Year** Between '2010' And '2023'

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Refine Search Remove Items

# Matrix Expert

Utilizing aggregated and anonymized revenue and expense data from other Yardi platforms, we provide detailed comps for subject properties.

This cutting-edge service allows users to build full profit and loss statements including expense data to calculate standardized cap rates.

### Income and Expenses

12-month period ending July 2024

#### Income

Income Assumptions	Value / Unit	Year Change (%)
Occupancy (%)	90.0	+ 0.1%
Rental Income / Occupied Unit	\$16,273.12	+ 9.7%
Recoverable Expenses / Occupied Unit	\$393.58	+ 9.2%
Other Income / Occupied Unit	\$622.09	+ 33.9%
<b>Total Income / Occupied Unit</b>	<b>\$17,288.78</b>	<b>+ 10.3%</b>

Operating Income	Value / Unit	Year Change (%)
Rental Income	\$14,658.59	+ 9.9%
Recoverable Expenses	\$354.54	+ 9.3%
Other Income	\$560.42	+ 34.0%
<b>Total Income</b>	<b>\$15,573.55</b>	<b>+ 10.4%</b>

#### Expenses

Operating Expenses	Value / Unit	Year Change (%)
Payroll	\$1,853.04	+ 6.3%
Repairs & Maintenance	\$511.19	+ 8.5%
Leasing	\$849.38	+ 4.3%
General	\$492.47	+ 8.1%
Marketing & Advertising	\$194.59	+ 24.1%
Repairs & Maintenance	\$1,249.80	+ 20.2%
Cleaning	\$171.18	+ 4.1%
Roads & Grounds	\$191.52	+ 19.3%
General	\$887.10	+ 23.7%
Administrative	\$599.90	+ 9.1%
Security	\$147.18	+ 20.0%
General	\$452.72	+ 5.7%
Management Fees	\$545.40	+ 7.8%
Utilities	\$1,353.53	+ 6.4%
Electric	\$242.83	+ 12.9%
Gas	\$26.71	+ 8.4%
Water/Sewer	\$1,083.98	+ 5.2%
Real Estate & Other Taxes	\$742.14	+ 0.8%
Insurance	\$702.17	+ 21.2%
Other Operating Expenses	\$81.61	-
<b>Total Operating Expense</b>	<b>\$7,322.18</b>	<b>+ 9.8%</b>
<b>Net Operating Income</b>	<b>\$8,251.37</b>	<b>+ 10.9%</b>

#### Cap Rate

Metrics	Value / Unit
Net Operating Income	\$8,251.37
Property Value *	\$
<b>Cap Rate</b>	

#### Property Use

Dedicated Student Housing

#### Custom Geography

School Market: None

3.00 Mile radius, around 740 South 36th Street San Diego, CA 92113 (32.6987, -117.1174)

Radius around Subject: 3 Miles

#### Saved Groups

Group: None

#### Property Characteristics

Property Size (Units): to

Property Completion Year: to [Reset](#)

#### Property Rating

Property Asset Class

- Discretionary (A+, A)
- Upper Mid-Range (A-, B+)
- Low Mid-Range (B, B-)
- Workforce - Upper (C+, C)
- Workforce - Lower (C-, D)
- Fully Affordable - All
- Fully Affordable - Private Sector**
- Fully Affordable - Non-Profit

Loc. Rating: A+ Impr. Rating: A+

Rental Status:  Market Rate Only

#### More Property Details

##### Affordable Characteristics

Primary Affordability Type:

Secondary Affordability Type:

AMI % Range: to

Date Placed in Service: to [Reset](#)

Compliance Period Expiration: to [Reset](#)

Extended Use Expiration: to [Reset](#)

Age Restricted Only:

Exclude Age Restricted:

[Search](#) [Close](#) [Reset](#)

Category	Percentage	Value
Rental Income	94%	\$14,658.59
Other Income	4%	\$560.42
Recoverable Expenses	2%	\$354.54

Category	Percentage	Value
Payroll	25%	\$1,853.04
Utilities	18%	\$1,353.53
Repairs & Maintenance	17%	\$1,249.80
Real Estate & Other Taxes	10%	\$742.14
Insurance	10%	\$702.17
Administrative	8%	\$599.90
Management Fee	7%	\$545.40
Marketing & Advertising	3%	\$194.59
Other Operating Expenses	1%	\$81.61

# Loan Information

Using public records and direct contact with subject properties, Yardi Matrix tracks loan information for acquisition and refinancing opportunities across all loan types, including recent transaction data, purchase price, loan amounts, maturities, lenders, borrowers, and loan terms. A new addition to our multifamily database is estimated debt service coverage ratios (DSCR) and loan-to-value (LTV) ratios, calculated using Matrix Expert operating expense data and rent and occupancy data.

The screenshot displays the 'Property Loans' interface, which is organized into several columns of filters and data entry fields. The columns include:

- Geographic Area:** Region (Any Region), Market, County (Not Available), City (Not Available), Map Boundary (Saved Boundaries, Define boundary).
- Property Characteristics:** Property Size (Units), Property Completion Year, Development Type, Rental Status (Conventional, Partially Affordable, Fully Affordable), Distress Status, SFR BTR, Property Rating (Property Asset Class, Impr. Rating).
- Loan Characteristics:** Loan Amount (MM), Loan Duration (Years), Origination Date, Maturity Date, Loan Type, Loan Status (Current Loans), Interest Rate, Interest Type, Est. Debt-Service Coverage Ratio (DSCR), Est. Loan-to-Value Ratio (LTV%), Include Est. DSCR and Est. LTV%, Age Restricted Only, Exclude Age Restricted.
- Loan Provider:** Loan Provider Type, Loan Provider Name, Originator (Enter Originator Name), Current Lender.
- Affordable Characteristics:** Primary Affordability Type (Tax Credits, Project-based Section 8, Other Affordable Program, Non-Governmental Organization (NGO), Public Housing Authority (PHA)), Secondary Affordability Type (Project-based Section 8, Section 8 Vouchers, Other Affordable Program).
- AMI % Range:** AMI % Range, Date Placed in Service, Compliance Period Expiration, Extended Use Expiration.

Annotations on the right side of the interface:

- An arrow points to the 'Loan Provider' section with the text: "All loan provider types".
- An arrow points to the 'AMI % Range' section with the text: "Full debt stacks & compliance period expirations".

# End-to-End Supply Pipeline

Pipeline stages plus lease ups, and monthly rent and absorption rates. We also forecast new supply deliveries out five years.

### Development Pipeline Properties ?

#### Geographic Area

Region: Any Region

Market: Any Market

Submarket: Not Available

City: Not Available

Map Boundary: Saved Boundaries

[Define boundary](#)

#### Property Characteristics

Property Status: Planned Prospective Under Construction

Rental Status:  Conventional  Partially Affordable  Fully Affordable

Property Has Started Leasing:

Co-Living:

SFR BTR:

Forecasted Completion Date: [ ] to [ ] [Reset](#)

Start of Rent-Up: [ ] to [ ] [Reset](#)

#### Company Characteristics

Owner: Enter a Company Name

Manager: Enter a Company Name

#### Affordable Characteristics

Primary Affordability Type: Tax Credits Project-based Section 8 Other Affordable Program Non-Governmental Organization (NGO) Public Housing Authority (PHA)

Secondary Affordability Type: Project-based Section 8 Section 8 Vouchers Other Affordable Program

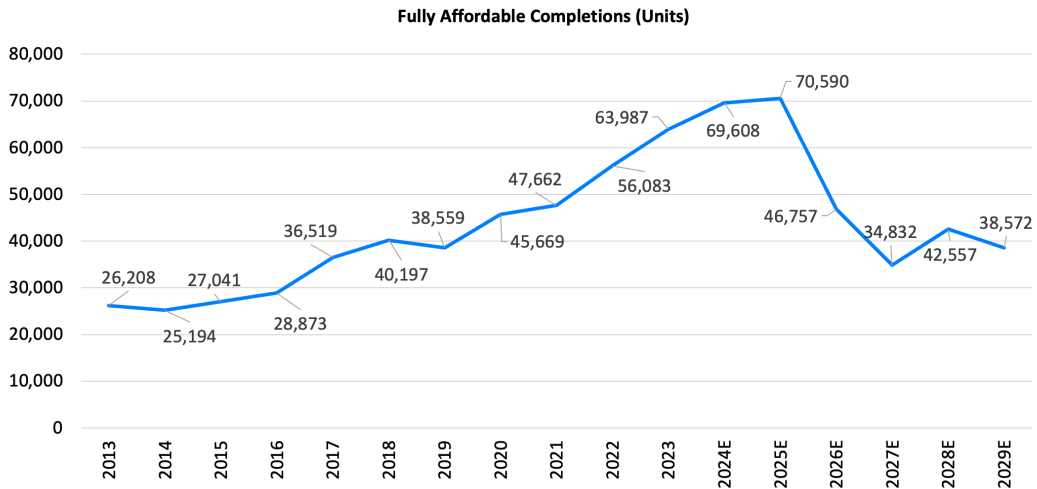
AMI % Range: [ ] to [ ]

Date Placed in Service: [ ] to [ ] [Reset](#)

Compliance Period Expiration: [ ] to [ ] [Reset](#)

Extended Use Expiration: [ ] to [ ] [Reset](#)

Deliveries for Fully Affordable Units Are Projected to Peak Next Year Before Significantly Dropping in the Years to Come, Unless Something Changes



# Market & Submarket Composition

Utilize our patented location improvement ratings, various asset class, development statuses and more to see the current composition of a market or submarket. Also, you can search map layers for QCT and DDA.

**Property Type Advanced**

Refine Search Remove Items Report Tiles Map Summary Export Add to Group

Region: Mid-Atlantic  
 Property Asset Class: Fully Affordable - Private Sector, Fully Affordable - Non-Profit, Fully Affordable  
 Primary Affordability Type: Tax Credits, Project-based Section 8, Other Affordable Program, Non-Governmental Organization (NGO), Public Housing Authority (PHA)

Map Layers: 826 Highland Dwellings, 827 Worthington Woods, 828 Mayfair Mansions, 829 Barry Farm, 830 Summerland Heights, 831 Waypoint, The, 832 Cool Lane Commons, 833 SeVerna, The, 834 Forrest Pines Senior, 835 Grand at New Port, The, 836 County Center Crossing, 837 Clinton Manor, 838 Atlantic at Charter Colony, 839 Lor... Woods

Primary Affordability Types: Not Rated Tax Credits Project-based Section 8 Other Affordable Program Non-Governmental Organization (NGO) Public Housing Authority (PHA)

**Quick Search**

List Tiles Map Summary Sales Loans Rents Occupancy Matrix Expert Export Add to Group

Get more insights into Austin with our free MarketPoint report. Download report

Map Layers: Median Household Income, Median Age, Share Of Population Renting, Opportunity Zone, Qualified Census Tracts (QCT), Critical Development Areas (CDA)

Property Characteristics: Property Name or Address, Search Prior Names, Property Size (Units), Property Completion Year, Property Status

Property Rating: Property Asset Class: Discretionary (A+, A), Upper Mid-Range (A-, B+), Low Mid-Range (B, B-), Workforce - Upper (C+, C), Workforce - Lower (C-, D), Fully Affordable - All, Fully Affordable - Private Sector, Fully Affordable - Non-Profit

Loc. Rating: A+, A, A-, B+, B  
 Impr. Rating: A+, A, A-, B+, B

Location Class: Location Class

Search Close Reset





## About Yardi

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Yardi develops and supports industry-leading investment and property management software for all types and sizes of real estate companies. Established in 1984, Yardi is based in Santa Barbara, Calif., and serves clients worldwide.

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