

# DANCO

THE DANCO GROUP OF COMPANIES

## PAYSON PINES

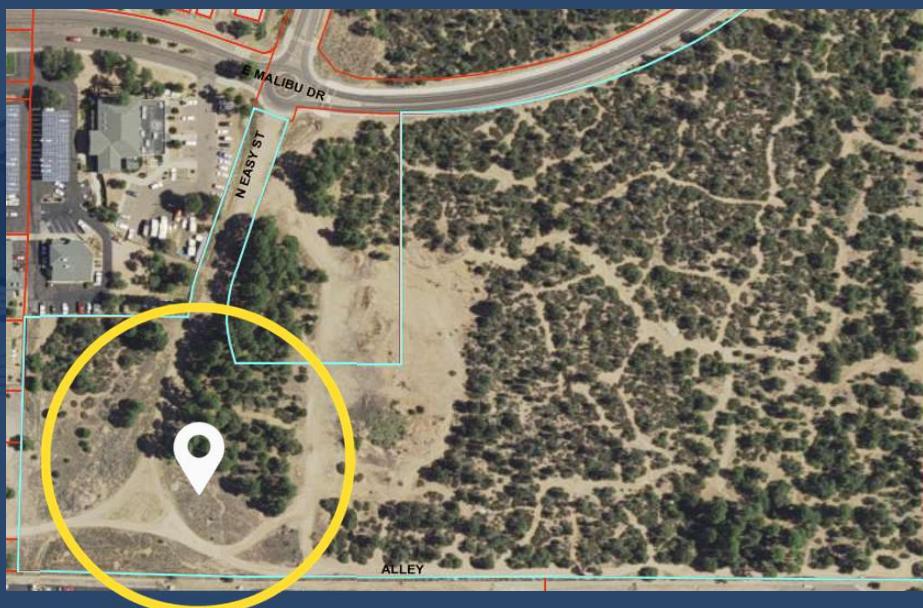
MULTIFAMILY AFFORDABLE HOUSING

PAYSON, AZ

1

### PROJECT LOCATION

DANCO



#### GENERAL DETAILS

##### Location

- E. Malibu Dr. & N. Manzan Dr.

##### Parcel Number

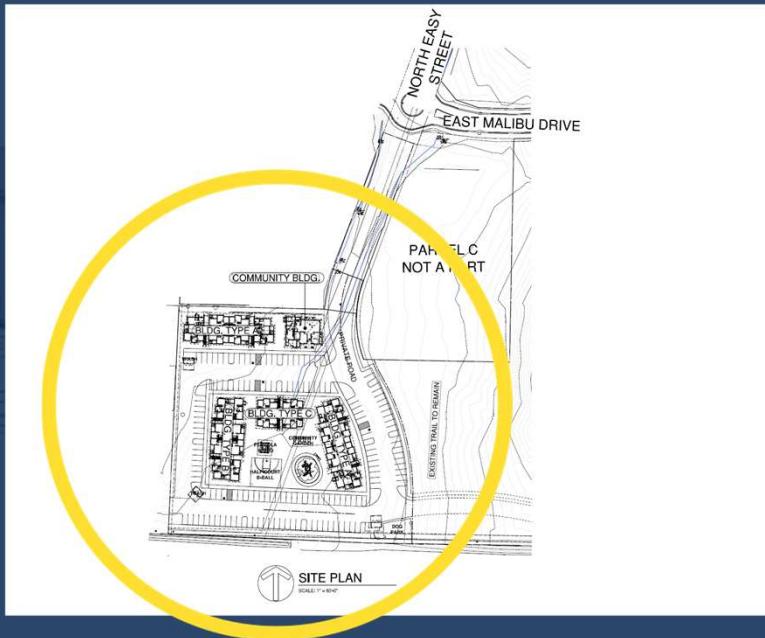
- 304-02-015X

2

1

# PROJECT SITE PLAN

**DANCO**



## Proposed Unit Mix

### Unit Mix Summary

- (12) 1 Bedroom Units
- (36) 2 Bedroom Units
- (18) 3 Bedroom Units

*Total: (66) units*

### Parking Summary

*Total: (137) spaces*

### Total Site Size

*Total: +/- 3 acres*

3

# ENLARGED PROJECT SITE PLAN

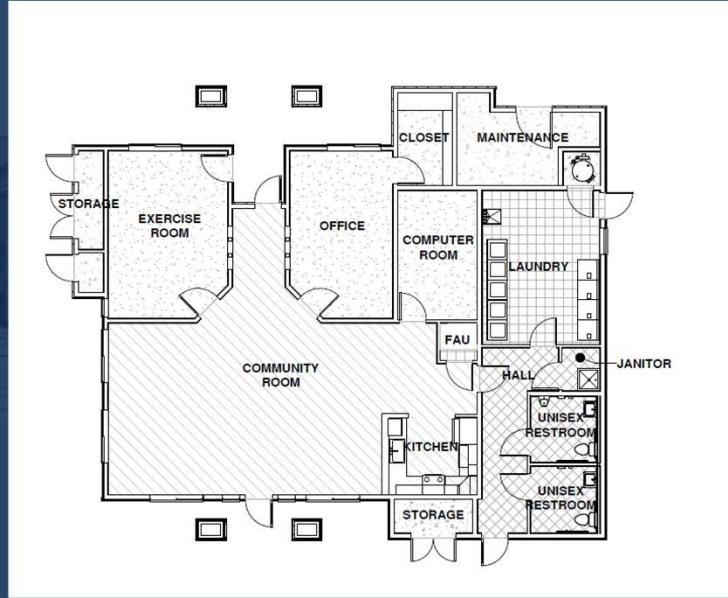
**DANCO**



4

# COMMUNITY BUILDING FLOOR PLAN

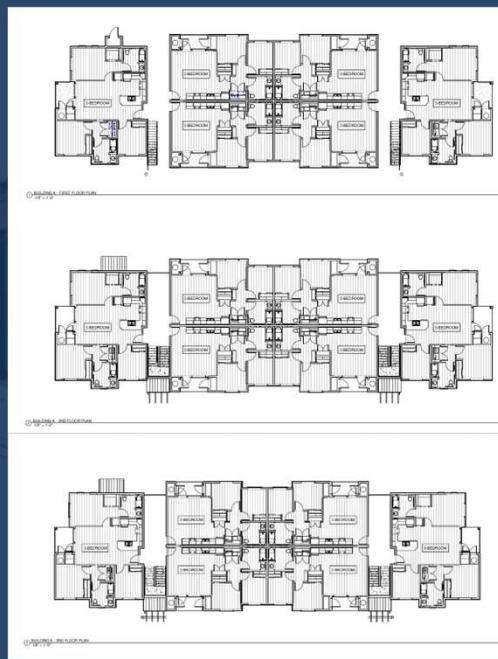
**DANCO**



5

# BUILDING A FLOOR PLANS

**DANCO**



#### FLOOR PLAN DETAILS

- 2 building (A)'s total
- 12 – (2) bedroom units &
- 6 - (3) bedroom units
- 6,509 sq ft total

6

## BUILDING B FLOOR PLANS

**DANCO**



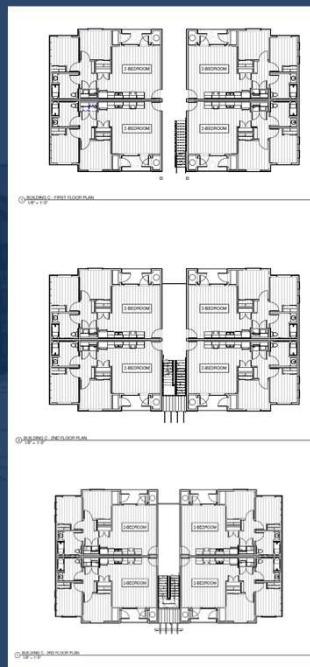
### FLOOR PLAN DETAILS

- 1 building (B) total
- 12 – (1) bedroom units & 6 - (3) bedroom units
- 6,597 sq ft total

7

## BUILDING C FLOOR PLANS

**DANCO**



### FLOOR PLAN DETAILS

- 1 building (C) total
- 12 – (2) bedroom units
- 3,427 sq ft total

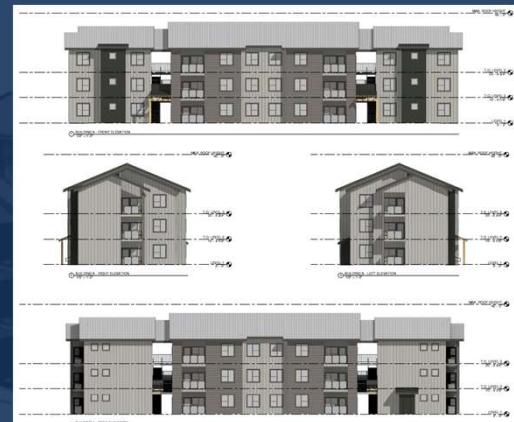
8

## PROJECT RENDERINGS

**DANCO**

9

## PROJECT ELEVATIONS

**DANCO**COMMUNITY  
BUILDING

BUILDING A

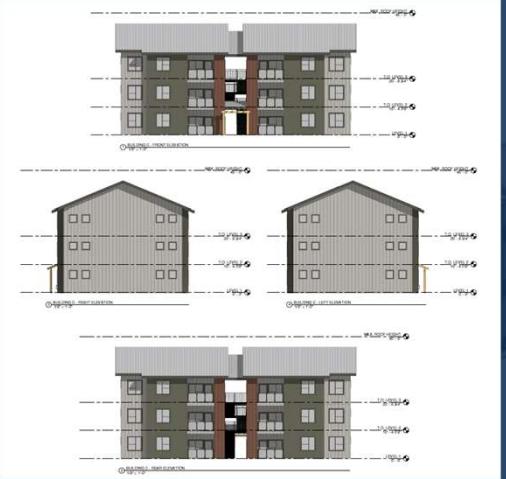
10

## PROJECT ELEVATIONS

**DANCO**



**BUILDING B**



**BUILDING C**

11

## Ground Lease Background & Info

**DANCO**

**Lease background:**

Danco has been working closely with the Town of Payson throughout this project's entirety. In March of 2024 Danco was putting our application packet together for the 2024 LIHTC (low-income housing tax credit) application cycle and in order to make our project more competitive we approached the town about entering into a possible a ground lease on the small 3-5 acre portion at the bottom of the site. The Town countered our offer – stating they wanted to purchase the entire 22-acre parcel and would offer us the ground lease option on that 3-5 acre parcel, if awarded tax credits. That agreement is set to expire in March of 2026, and we are requesting an extension through June 30, 2026.

12