

# DANCO

THE DANCO GROUP OF COMPANIES

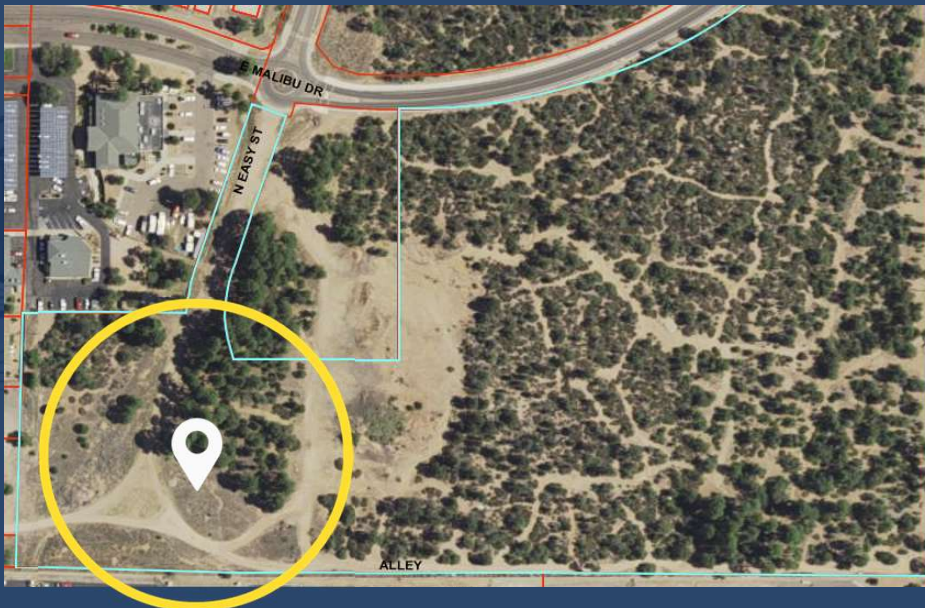
## PAYSON PINES

MULTIFAMILY AFFORDABLE HOUSING

PAYSON, AZ

1

### PROJECT LOCATION

**DANCO**

#### GENERAL DETAILS

##### Location

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

##### Parcel Number

- 304-02-015X

2

## 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

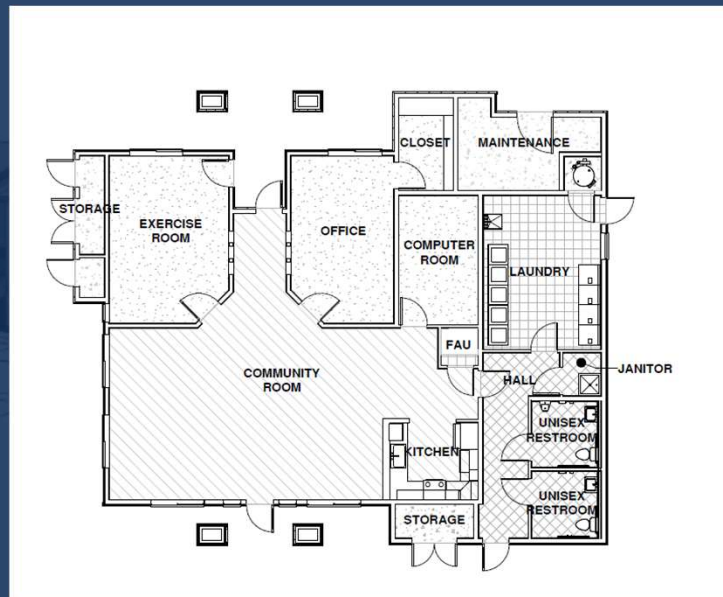
## ENLARGED PROJECT SITE PLAN

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4

# COMMUNITY BUILDING FLOOR PLAN

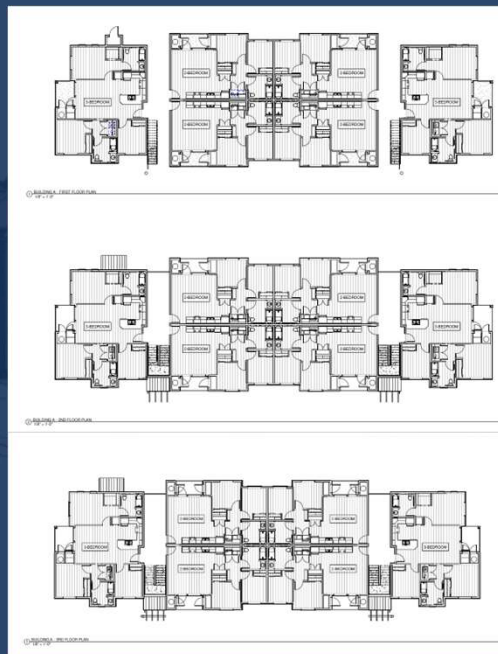
**DANCO**



5

## BUILDING A FLOOR PLANS

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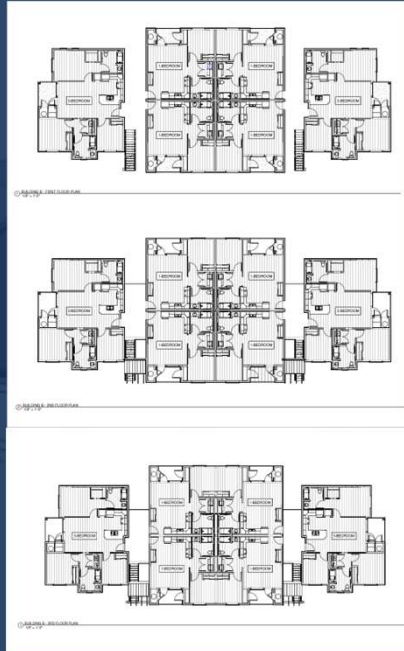
### FLOOR PLAN DETAILS

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

6

## BUILDING B FLOOR PLANS

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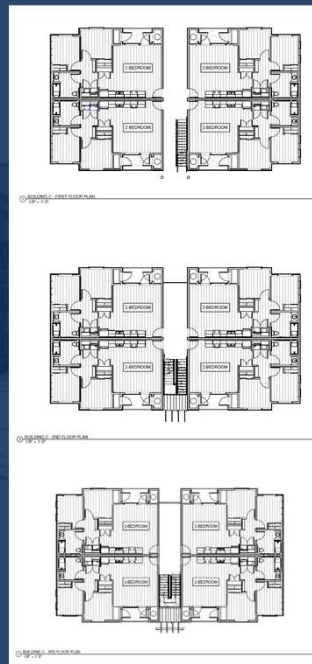
### FLOOR PLAN DETAILS

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

7

## BUILDING C FLOOR PLANS

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### FLOOR PLAN DETAILS

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

8



## PROJECT RENDERINGS

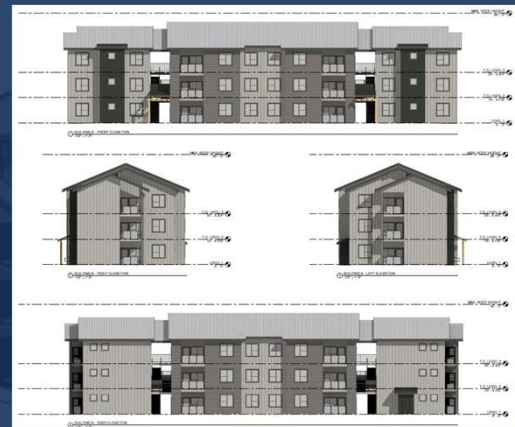
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9

## PROJECT ELEVATIONS

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COMMUNITY  
BUILDING

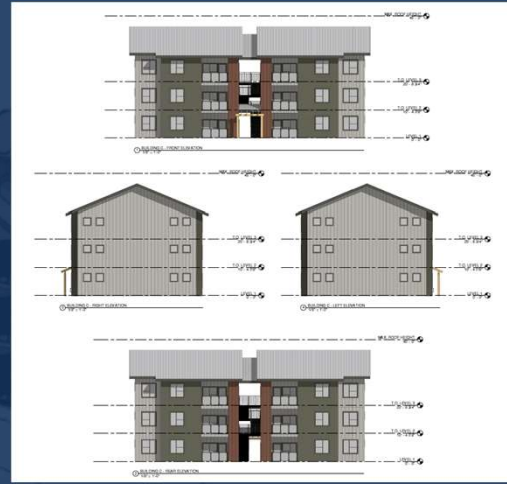
BUILDING A

10

## PROJECT ELEVATIONS

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BUILDING B



BUILDING C

11

## Ground Lease Background & Info

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### **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