



COMPANY OVERVIEW

J. Fisher Companies ("JF") is a vertically integrated real estate development company based in Centerville, Utah.

Started in **2005**, JF has grown from a land entitlement group and homebuilder into a regional commercial and multifamily developer.

Since inception, JF has closed more than **\$2.0B** in transactions and invested over **\$350MM** of developer equity.

JF, with over **100 employees**, has a range of development expertise, including deal sourcing, entitlements, diligence, engineering, design, construction, financing, and management.



HOUSING FOCUS

JF has been developing multifamily housing in the Intermountain West for over a decade, including townhomes, suburban apartments, and urban infill.

In 2014, JF made a commitment to provide high-quality affordable housing and public-private partnerships as a major part of the company's overall platform.

We specialize in LIHTC projects at 60% area median income ("AMI") and workforce housing.

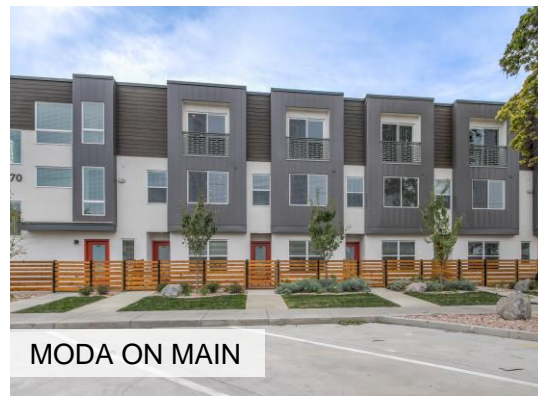
To date, JF has delivered over:

- **1,400** affordable units
- **\$350MM+** of affordable development
- **\$125MM+** LIHTC equity closed

JF AFFORDABLE	Location	Unit		Dev Budget
MODA Granary	SLC	134	\$	23,175,000
MODA Meadowbrook	Millcreek	145	\$	31,000,000
MODA Union	Midvale	206	\$	44,200,000
MODA Glenwood	Millcreek	176	\$	39,600,000
MODA Franklin	Boise	205	\$	46,200,000
MODA Shoreline	North Salt Lake	240	\$	66,500,000
Q25	Ogden	176	\$	56,200,000
EngineHouse	Park City	123	\$	50,800,000
Total Affordable		1,405	\$	357,675,000



MODA GLENWOOD



MODA ON MAIN



MODA SEGO



MODA PEAK



VISTA



MODA SPRING RUN



MODA UNION



MODA MEADOWBROOK



MODA NEWHOUSE



MODA PARKWAY



MODA S-LINE



MODA WINDSOR

GAP FINANCING

In 2021, Turner Center for Housing Innovation published a report titled *The Complexity of Financing Low-Income Housing Tax Credit Housing*. The report concluded, on average, projects need 3.5 different funding sources.

Our most recent project in Park City had seven (7) different sources of funding to secure financial feasibility. Partners like Olene Walker Housing Loan Fund are essential to the success of affordable housing projects in Utah.

ENGINEHOUSE	Capital Stack	
Tax-Exempt (PAB) Loan	\$	27,000,000
Taxable Loan	\$	950,000
Federal Tax Credits	\$	14,810,063
State Tax Credits	\$	3,899,610
Olene Walker	\$	967,252
Deferred Developer Fee	\$	2,339,239
GP Loan	\$	866,244
Total Sources	\$	50,832,407



THANK YOU



APPENDIX





PUBLIC PRIVATE PARTNERSHIP

*Public Private Partnership is a
cornerstone of our business model.*

We have a deep understanding and respect for the communities where we focus.

Our approach is to work with municipalities and institutions to bring a solution-oriented approach to problem solving housing issues.

Previous and on-going PPP relationships include Salt Lake City, Ogden, Boise, Park City, and others.

COMPANY ORG CHART

