

11 Broadway / 15 Dunham Place

Brooklyn, NY 11211

Developer:
L+M Development Partners, Inc.

Architect:
Greenberg Farrow

Tax Credits; New Market Tax Credits

General Contractor:
Congress Builders (L+M Affiliate)

Property Manager:
C&C Apartment Management

Total project cost: \$97M

Residential Investor:
L+M Affiliate

Summary:
80 market rate rentals; 80
affordable rentals at 40-130% of
AMI

Start date:
Commercial: 10/1/2010
Residential: 3/1/2011

Residential Lender:
NYC Housing Development
Corporation

Completion date:
Commercial: Retail Opening Fall 2013
Residential: 12/5/2012

**Commercial Investor and Senior
Lender:**
Goldman Sachs (NMTC)

Amenities: fitness room, tenant
lounge, landscaped terrace, bike
storage, private storage, 90-car
garage;

CDE:
Citibank;
United Fund Advisors

Sources of funding:
Construction loan; Tax exempt
bonds; 4% Low Income Housing

