



SECOND & LAFAYETTE PROPERTY

Response to request for information





10711 America Way
Suite 200
Fishers, IN 46038
317.815.5929
Fax 317.815.5930

July 13, 2015

Ms. Heather Pope
Director of Redevelopment
Columbus Redevelopment Authority
123 Washington Street
Columbus, IN 47201

RE: Second and Lafayette Property

Dear Ms. Pope,

Thank you for providing us with the opportunity to submit our qualifications for redevelopment of the Second and Lafayette property. We are excited about the prospect of partnering with the City of Columbus on this project. I am confident my team has the knowledge and creativity to create a high-quality development that fits with the stakeholders' desires for the future of this area of the City.

A proposal cannot by itself properly convey our expertise and ability to put together a project and see it through to completion. I encourage you to reach out to the city and town officials and employees where we have developed our portfolio and discuss our abilities with them. For a complete listing, please visit our website at www.RealAmericaLLC.com, or within the submission package. We have been honored and humbled most recently by Nashville and Shelbyville where we have existing apartments and the local governments reached out to us requesting we come back to develop additional projects in conjunction with their financial assistance. That is always the highest compliment we can receive – an invitation or approval to come back and do more.

In both communities, they were going for a certain look - with rustic Brown County stone in Nashville - and a building that would blend into historic downtown Shelbyville. We worked with both communities to achieve these goals within our budgets. We also encourage you to research Randall Lofts in Ft. Wayne so you can see the quality of work we have already done to help achieve the City's goals. We are confident we can continue this high quality development in Columbus. A tour of Randall Lofts by South Bend officials last spring resulted in a request for RealAmerica to rehabilitate the historic Hotel LaSalle in their downtown, a building that holds their top priority position for redevelopment.

As you review our proposal, feel free to contact any member of my team or me at (317) 815-5929.

Sincerely,

Ronda Shrewsbury Weybright
President



www.RealAmericaLLC.com

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Development Profile





Development Profile

RealAmerica, a WBE-certified company, was created 20 years ago in 1995. Our original purpose was to develop and construct apartment housing through the use of Low-Income Housing Tax Credits. Building on that experience, RealAmerica expanded into other real estate development including market rate apartments, self-storage, business office, and mixed-use developments as high-quality opportunities have arisen. While many of the projects we develop and construct are done for our own portfolio, we provide consulting, development, design, construction, and management services to both for profit and non-profit entities wishing to offer quality housing and buildings for their clients. With our expertise, every step of the development process is overseen from site selection and zoning, to design and construction, and on through to property management.

The officers and key employees of RealAmerica have extensive experience in real estate lending, development, design, construction, and property management with proven track records in seeing projects through to completion in a quality manner. Once projects are completed, we utilize the tremendous strengths of the highly trained and experienced individuals of our management team so all properties operate at their highest possible potential.



Our developments are found in some of the best sub-markets and communities. We believe quality rental housing is most needed where individuals, families and seniors actively seek to live – growth areas with good retail, schools, and employment opportunities.

RealAmerica carefully selects sites that incorporate the best features of the neighborhood within close proximity to community services, transportation, and employment opportunities. We are committed to offering the highest quality product that will complement these areas. RealAmerica supports this commitment by offering the most competitive rental rates to serve the needs of these target markets and the larger communities.

RealAmerica offers design services for multi-family housing and commercial buildings. We have extensive experience in multi-family residential and commercial design, real estate development, historic preservation/adaptive reuse and construction. We bring high energy to making all sites a beautiful addition to any community! Along with traditional design services, RealAmerica offers site selection assistance, feasibility studies accessibility surveys, historic preservation services, expanded construction administration services and as-built drawing production.

Integrity, Value and Client Satisfaction are attributes brought to every project RealAmerica constructs. Our skilled and knowledgeable staff brings expertise in all areas of construction and works to bring each project to completion on time and on budget. Every step of the construction process matters, and we demand the best from our people and subcontractors. Our diverse portfolio of inspired and innovative construction projects includes:

- * Multifamily
- * Mixed Use
- * Commercial
- * Affordable Housing
- * Business Office
- * Retail
- * Historic Renovations



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Meet our Team



RealAmerica Team

Ronda Weybright
President and Owner



Ronda has worked in the real estate industry since 1988 and founded RealAmerica in 1995. She leads the senior management team through strategic initiatives to obtain financial results. Ronda is a principal in all of the company-owned partnerships and oversees the strategic direction of each of the company's divisions, including Development, Design, Construction, and Property Management. She is a graduate of Indiana University School of Business with a Bachelor of Science degree in Finance. Ronda serves on the Boards of the Indiana Affordable Housing Council (IAHC), OneZone, and Fairbanks Hospital, and she is an active member of the Young Presidents' Organization (YPO) and YPO International.

Ryan Kelly, CPA
Chief Financial Officer

Ryan is a graduate of Ball State University with a bachelor's degree in Accounting. He spent nine years in public accounting with the CPA firms of DOZ in Indianapolis and Whiting & Company in Muncie, Indiana. His practice focused primarily on audit and tax services for construction companies and real estate entities. Ryan specialized in properties financed by the U.S. Department of Housing and Urban Development (HUD), Low Income Housing Tax Credit (LIHTC), and Rural Development (RD). He belongs to the Indiana CPA Society and the American Institute of Certified Public Accountants. He was appointed to the Indiana CPA Society Leadership Cabinet and serves the community in a variety of ways including his service as Treasurer for Rebuilding Together of Delaware County.





Jeff Ryan
Vice President of Development

Jeff has worked in the real estate and economic development industry since 1999 and leads RealAmerica's development team with all facets of project development including: project feasibility, market research, site selection, land closings, tax credit package preparation, zoning and planning approvals, pro forma analysis, and equity and debt financing. He holds a Bachelor of Arts in Political Science from Indiana University and also studied Urban Development Planning.

Scott Pannicke, AIA, LEED AP
Vice President of Design & Construction

Scott obtained his Bachelor of Science degree in Architectural Studies from the University of Wisconsin – Milwaukee in 1991 and his Masters of Architecture in 1993. Scott holds a Construction Administration & Project Management Certificate from Purdue University as well. He is currently licensed to practice architecture in both Indiana and Colorado. He is NCARB Certified and is also a LEED Accredited Professional. Scott has worked in large and small architecture firms as well as managing his own firm. Scott has designed multifamily developments, commercial buildings, museums, industrial buildings as well as tenant improvement projects. His current position as Vice President of Design and Construction for RealAmerica includes overall management and oversight of all of design and construction for multifamily housing and commercial building projects.



Melanie Reusze
Vice President of Property Management

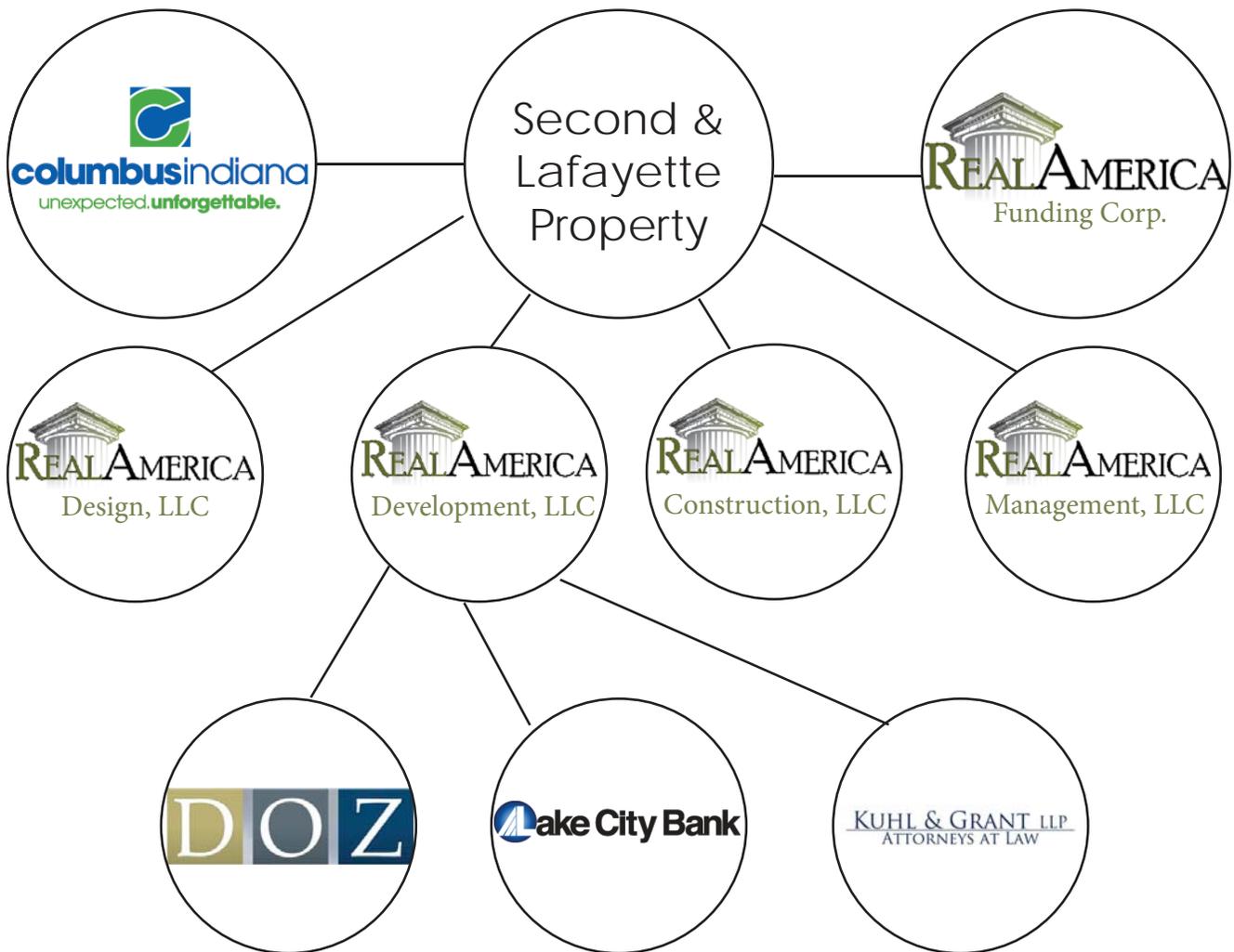


Melanie has worked in the real estate industry since 1995. She is an Indiana licensed Real Estate Principal Broker and has worked in various positions within the real estate industry including positions at the Indiana Housing and Community Development Authority and Ice Miller, LLP before joining RealAmerica in 2013. Melanie holds a Bachelor of Science degree from Indiana University in Public Finance and holds several certifications associated with the Low-Income Housing Tax Credit, housing development, and property management. She currently leads the Property Management Team at RealAmerica in all facets of managing market-rate and affordable rental housing, commercial real estate, and self-storage.



Proposed Team Organization

RealAmerica proposes to work in partnership with the City of Columbus to successfully develop the Second & Lafayette Property site. RealAmerica is comprised of RealAmerica Development, LLC, RealAmerica Funding Corporation, RealAmerica Design, LLC, RealAmerica Construction, LLC, and RealAmerica Management, LLC. The team is diagrammed below.



The proposed project team is readily available and committed for the duration of the Second & Lafayette Property project.



Dauby O'Connor & Zaleski, LLC
Certified Public Accountants

Dauby O'Connor & Zaleski, LLC (DOZ) was established in 1987 to provide accounting, auditing, tax, and consulting services to investors, sponsors, owners, developers, and managers of affordable housing communities and related entities. In addition, DOZ frequently works with not-for-profit entities engaged in various community development endeavors.

Kuhl & Grant LLP
Attorneys at Law

Kuhl & Grant LLP was co-founded by partners Gareth Kuhl and Mark Grant in 2010, combining more than forty years of legal experience in the areas of Affordable Housing and Community Development, Real Estate and Business and Tax Law. They take pride in their ability to operate in "real time" by responding quickly and efficiently to their clients' needs and deadlines. They recognize that helping their clients build and maintain collaborative relationships with partners, public and private funders, governmental agencies, investors and stakeholders can be as fundamental to their success as the legal counsel which they provide. Their extensive experience enables them to provide innovative solutions to even the most complex projects. They serve as trusted advisors to real estate developers and owners, municipalities, public housing authorities, non-profit organizations, contractors, property managers, consultants, lenders and investors.



Lake City Bank
Financial Institution



At Lake City Bank, you'll find a level of personal service that reflects their commitment to the communities they call home. Simply put, they know how to take care of their clients. When you meet Lake City Bank team members, whether you encounter them calling on your business, working in one of their branches or answering the phone at their One Call Center, you will be working with people who believe that providing outstanding service to you is the most important thing that they will do that day. Lake City Bank has been around since 1872, and the name on the door has never changed. Their success since then reflects the focus they have on their clients and communities.

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Experience & References



Willow Manor Senior Apartments



Location:
Nashville, Indiana

Description of Development:
New Construction
Placed in Service- 2010
Construction Duration- 12 months
Residential- 65 units
68,000 Square Feet
97.12% average occupancy

Team Members:
Ronda Weybright
Ryan Kelly
Jeff Ryan
Scott Pannicke
Melanie Reusze

Governmental Contact:
Town of Nashville
Scott Rudd
Town Manager/Economic
Development Director
812-988-5526



Financing:
Owner Equity- \$500K-\$1M
Permanent Mortgage- \$1M-\$2M
Federal/City Funding- \$6M-\$7M
Total Project Cost- \$8M-\$10M



Hendricks Pointe Apartments



Location:
Shelbyville, Indiana

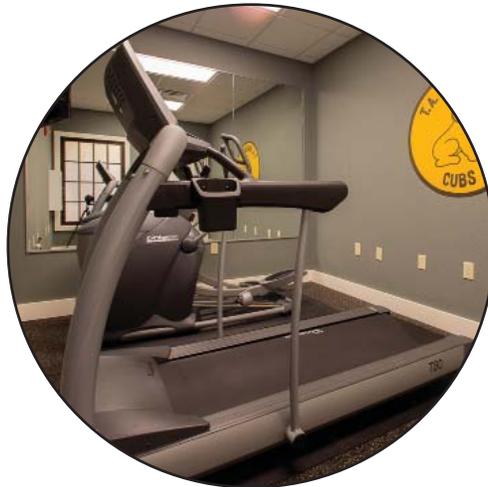
Description of Development:
Adaptive Reuse/New Construction
Placed in Service- 2013
Construction Duration- 12 months
Residential- 37 units
50,000 Square Feet
96.41% average occupancy
Tax Abatement- 10 years

Team Members:
Ronda Weybright
Ryan Kelly
Jeff Ryan
Scott Pannicke
Melanie Reusze

Governmental Contact:
City of Shelbyville
Tom DeBaun
Mayor
317-398-6624



Financing:
Owner Equity- \$100K-\$500K
Permanent Mortgage- \$50k-\$1M
Private Equity- \$6M-\$7M
Total Project Cost- \$7M-\$9M



Randall Lofts Apartments

Location:

Fort Wayne, Indiana

Description of Development:

Historic Rehabilitation/Adaptive Reuse
Mixed Use

Placed in Service- 2014

Construction Duration- 15 months

Residential- 44 units, 35,000 Square Feet

Commercial- 10,000 Square Feet

Restaurant, Salon, Dance Studio, Office

98.42% average occupancy

Tax Abatement- 10 years

Master Lease Structure

Team Members:

Ronda Weybright

Ryan Kelly

Jeff Ryan

Scott Pannicke

Melanie Reusze

Governmental Contact:

City of Fort Wayne

Heather Presley-Cowen

Deputy Director of Housing &

Neighborhood Services

260-427-2158

Karl Bandemer

Deputy Mayor

260-427-2668

Financing:

NSP Funds- \$500K-\$1M

Historic Tax Credit Equity- \$1M-\$1.5M

Investor Equity- \$5M-\$6M

Owner Equity- \$500K-1M

Total Project Cost- \$8M-\$10M



Heron Corporate Housing



Location:
Warsaw, Indiana

Description of Development:
New Construction
Placed in Service- 2015
Construction Duration- 12 months
Short Term Residential- 39 units
Furnished and Unfurnished
47,000 Square Feet
100% average occupancy

Team Members:
Ronda Weybright
Ryan Kelly
Jeff Ryan
Scott Pannicke
Melanie Reusze

Governmental Contact:
City of Warsaw
Jeremy Skinner
City Planner
574-372-9550



Financing:
Owner Equity- \$500K-\$1M
Permanent Mortgage- \$3M-\$4M
Total Project Cost- \$3M-\$5M



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Financial Capabilities



Portfolio

Since its inception, RealAmerica has been involved in a number of successful apartment and commercial developments. Even with an unspoken company motto of 'quality over quantity', as of 2015, RealAmerica has developed 25 housing communities, totaling over 1,900 units and over \$100,000,000 in development costs. With a proven track record of keeping construction costs on budget and delivering buildings on schedule each project has been deemed an accomplishment by all parties involved.

APARTMENT DEVELOPMENTS

<u>Development</u>	<u>Units</u>	<u>Location</u>
Hawthorn Hills Apartments (under construction)	57	Nashville, Indiana
North Harrison Senior Apartments (under construction)	42	Shelbyville, Indiana
The LaSalle (under construction)	67	South Bend, Indiana
Superior Lofts (in development)	72	Fort Wayne, Indiana
Heron Corporate Housing	39	Warsaw, Indiana
Randall Lofts	44	Fort Wayne, Indiana
Hendricks Pointe Apartments	37	Shelbyville, Indiana
Clary Crossing Senior Villas	72	Greenwood, Indian
Forest Hills of Brown County	72	Nashville, Indiana
Willow Manor Senior Apartments	65	Nashville, Indiana
East Main Apartments	80	Danville, Indiana
Clary Crossing Apartments	120	Greenwood, Indiana
Maysville Landing Apartments	80	Fort Wayne, Indiana
Heron Preserve Apartments II	35	Warsaw, Indiana
Stellhorn Apartments	80	Fort Wayne, Indiana
Heron Preserve Apartments	64	Warsaw, Indiana
Tillwater Pointe Apartments	96	Fort Wayne, Indiana
Hamilton Pointe Apartments	104	Fort Wayne, Indiana
Hauenstein Hills II Apartments	56	Huntington, Indiana
Pike Lake Pointe Apartments	64	Warsaw, Indiana
Chestnut Hills Apartments	88	Fort Wayne, Indiana
North Shapleigh Apartments DBA Time Corners	96	Fort Wayne, Indiana
Pine Grove Apartments	58	Bluffton, Indiana
Newburyport Apartments	48	Fort Wayne, Indiana
Hauenstein Hills Apartments	48	Huntington, Indiana
North Ridge Apartments	40	Columbia City, Indiana
Orchard Place Apartments	80	Fort Wayne, Indiana
Carmel Ridge Apartments	48	Auburn, Indiana

COMMERCIAL DEVELOPMENTS

<u>Development</u>	<u>Uses</u>	<u>Square Footage</u>	<u>Location</u>
Randall Lofts Commercial	Various	10,000	Fort Wayne, Indiana
RealMedical	Medical Office	11,900	Indianapolis, Indiana
Pro-Med Office	Office	30,000	Carmel, Indiana
Chestnut Office	Office	20,000	Fort Wayne, Indiana
StorAmerica 146th Street	Self Storage	100,000	Carmel, Indiana
StorAmerica Bridgewater	Self Storage	67,600	Fort Wayne, Indiana
Prairie View Park Owners Association	Office/Retail	44,000	Fishers, Indiana



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/17/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER City Securities Insurance, LLC 8900 Keystone Crossing Suite 300 Indianapolis IN 46240	CONTACT NAME: Melissa Mauger PHONE (A/C, No, Ext): (317)844-0273 E-MAIL ADDRESS: mmauger@citysecurities.com	FAX (A/C, No): (317)972-7142
	INSURER(S) AFFORDING COVERAGE	
INSURED RealAmerica Construction, LLC RealAmerica Development, LLC RealAmerica Management, LLC 10711 America Way, Ste 200 Fishers IN 46038	INSURER A: Cincinnati Indemnity Company NAIC # 23280	
	INSURER B: Accident Fund Ins Co of America NAIC # 10166	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** 15/16 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			EPP0015902	1/1/2015	1/1/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			EPP0015902	1/1/2015	1/1/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			EPP0015902	1/1/2015	1/1/2016	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WCV6062238	1/1/2015	1/1/2016	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	EMPLOYEE DISHONESTY (FIDELITY)			EPP0015902	1/1/2015	1/1/2016	PER OCCURRENCE 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
RealAmerica Design, LLC is also included as a named insured.

CERTIFICATE HOLDER SAMPLE SAMPLE SAMPLE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Chris Phillips/MAM <i>Christopher A. Phillips</i>



302 E. Dupont Road • Fort Wayne, Indiana 46825 • (260) 490-1374

July 13, 2015

City of Columbus, Indiana
Columbus Redevelopment Commission
Director of Redevelopment
123 Washington Street
Columbus, IN 47201

Re: Downtown Columbus, IN
Second & Lafayette Property

To Whom It May Concern:

RealAmerica Development is a Fishers, Indiana-based developer, owner and property manager with over 20 years of experience in multi-family apartment properties. They have developed 25 housing communities in Indiana totaling over 1,900 units and over \$100,000,000 in investment value.

Although the specific project RealAmerica Development proposes for the Second & Lafayette Property site will require further review, underwriting and approval by Lake City Bank, RealAmerica Development and its management team are competent and capable from a development, management and ownership standpoint to accomplish their project.

RealAmerica Development's experience and growth, illustrated by its portfolio of properties under management, provides them with the talent and resources necessary to complete a quality asset that will benefit the City of Columbus and the surrounding region.

Lake City Bank is proud to call RealAmerica Development a client of the bank with loans, deposits and other non-credit services.

Please contact me if you would like to discuss any information provided here or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey L. Kubly', written over a horizontal line.

Jeffrey L. Kubly

Senior Vice President
Commercial Banking Regional Manager

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Additional Information





STATE OF INDIANA

Michael R. Pence, Governor

DEPARTMENT OF ADMINISTRATION
Minority and Women's Enterprises Division

Indiana Government Center South
402 West Washington Street, Room W469
Indianapolis, IN 46204
(317) 232 - 3061

October 2, 2013

Ronda Shrewsbury Weybright
RealAmerica Development, LLC
111 N. Rangeline Road
Carmel, IN 46032

Subject: Application for WBE certification

Dear Ms. Weybright:

Congratulations! The Indiana Department of Administration, Minority and Women's Business Enterprises Division is pleased to inform you that RealAmerica Development, LLC is hereby certified as a Women's Business Enterprise (WBE).

Your company provides a commercially useful function in the areas listed below. Only work performed in these areas will be counted towards Women's Business participation:

UNSPSC CODES(S)

<i>Code</i>	<i>Description</i>
70171500	Development
93142000	Urban Development

**Parent codes assigned are for all related products.*

On September 13, 2010, the Governor's Commission on Minority and Women's Business Enterprises approved the department's effort to streamline its recertification process. Instead of conducting an onsite visit to each company seeking recertification, the department now has the discretion to waive the visit after a thorough review of the company's file and recertification documents. We have approved your recertification and it is valid through **October 31, 2016**. Please note that IDOA continues to reserve the right to conduct a site visit or phone interview at any time to certified companies.

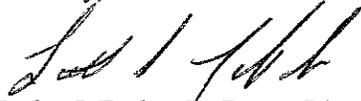
Although your certification is valid for a three-year period, you are required to submit an annual **Affidavit of Continued Eligibility (ACE)** form, located at http://www.in.gov/idoa/files/ACE_Form.pdf. ***We do not send reminder letters, so it is your responsibility to timely submit the ACE form.*** Please remember you must notify us immediately if any changes occur. Failure to notify us of changes or to provide the ACE form annually will result in revocation of your certification. Changes include, but are not limited to, changes in location, contact information, ownership or control.

We encourage you to visit IDOA's procurement website, <http://www.in.gov/idoa/2493.htm>, and update your Business Registration Profile. It is important that you review and update your profile regularly, because state purchasing agents and prime contractors may use this information to contact you for business opportunities. For questions regarding your registration profile, you may contact our office at 317-232-3061.

Please note that your Bidder Registration Number (BRN) also serves as your certification number.

While this letter serves as notification of certification, it does not serve to prove continued eligibility.
Please visit <http://www.in.gov/idoa/minority/Certifications.xls> to verify certification status.

Sincerely,

A handwritten signature in black ink, appearing to read "Luther J. Taylor, Jr.", written in a cursive style.

Luther J. Taylor, Jr., Deputy Director of Certification and Operations
Indiana Department of Administration
Minority and Women's Business Enterprises Division

LJT:niw



STATE OF INDIANA

Michael R. Pence, Governor

DEPARTMENT OF ADMINISTRATION
Minority and Women's Business Enterprises Division

Indiana Government Center South
402 West Washington Street, Room W478
Indianapolis, IN 46204
(317) 232 - 3061

August 7, 2014

Ronda Shrewsbury Weybright
RealAmerica Management, LLC
10711 America Way
Suite 200
Fishers, IN 46038

Subject: Application for WBE certification

Dear Ms. Shrewsbury Weybright:

Congratulations! The Indiana Department of Administration, Minority and Women's Business Enterprises Division is pleased to inform you that is RealAmerica Management, LLC hereby certified as a Women's Business Enterprise (WBE).

Your company provides a commercially useful function in the areas listed below. Only work performed in these areas will be counted towards Women's Business participation:

UNSPSC CODES(S)

<i>Code</i>	<i>Description</i>
80161601	Property management services

This certification is valid through July 31, 2017.

Although your certification is valid for a three-year period, you are required to submit an annual Affidavit of Continued Eligibility (ACE) form, located at http://www.in.gov/idoa/files/ACE_Form.pdf. Please remember you must notify us immediately if any changes occur. Failure to notify us of changes or to provide the ACE form annually will result in revocation of your certification. Changes include, but are not limited to, changes in location, contact information, ownership or control.

We encourage you to visit IDOA's procurement website, <http://www.in.gov/idoa/2463.htm>, and update your Business Registration Profile. It is important that you review and update your profile regularly, because state purchasing agents and prime contractors may use this information to contact you for business opportunities. For questions regarding your registration profile, you may contact our office at 317-232-3061.

While this letter serves as notification of certification, it does not serve to prove continued eligibility. Please visit <http://www.in.gov/idoa/minority/Certifications.xls> to verify certification status. Please contact our office at (317) 232-3061 if you have any other questions.

We ask that you please contact Luther Taylor, Deputy Director of Certification and Operations, at (317) 234-3424 or ltaylor@idoa.in.gov if you have any questions or concerns about your letter.

Sincerely,

Terrie F. Daniel, Deputy Commissioner
Indiana Department of Administration
Minority and Women's Business Enterprises Division

TFD:ljt:aiw



STATE OF INDIANA

Michael R. Pence, Governor

DEPARTMENT OF ADMINISTRATION
Minority and Women's Business Enterprises Division

Indiana Government Center South
402 West Washington Street, Room W478
Indianapolis, IN 46204
(317) 232 - 3061

June 26, 2015

Ronda Shrewsbury Weybright
Real America Design, LLC
10711 America Way, Suite 200
Fishers, In 46038

Subject: Application for WBE certification

Dear Mrs. Shrewsbury Weybright:

Congratulations! The Indiana Department of Administration, Minority and Women's Business Enterprises Division is pleased to inform you Real America Design, LLC., is hereby certified as a Women Business Enterprise (WBE).

Your company provides a commercially useful function in the areas listed below. Only work performed in these areas will be counted towards Women Business participation:

UNSPSC CODE(S)

<i>Code</i>	<i>Description</i>
81101508	Architectural Engineering

This certification is valid through 6/30/2018.

Although your certification is valid for a three-year period, you are required to submit an annual **Affidavit of Continued Eligibility (ACE)** form, located at http://www.in.gov/idoa/files/ACE_Form.pdf. Please remember you must notify us immediately if any changes occur. Failure to notify us of changes or to provide the ACE form annually will result in revocation of your certification. Changes include, but are not limited to, changes in location, contact information, ownership or control.

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RE: Real America Design, LLC

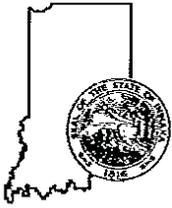
We ask that you please contact Luther Taylor, Deputy Director of Certification and Operations, at (317) 234-3424 or ltaylor@idoa.in.gov if you have any questions or concerns about your letter.

Sincerely,



Terrie F. Daniel, Deputy Commissioner
Indiana Department of Administration
Minority and Women's Business Enterprises Division

TFD/ls/Eb



STATE OF INDIANA

Michael R. Pence, Governor

DEPARTMENT OF ADMINISTRATION
Minority and Women's Business Enterprises Division

Indiana Government Center South
402 West Washington Street, Room W478
Indianapolis, IN 46204
(317) 232 - 3061

June 26, 2015

Ronda Shrewsbury Weybright
Real America Construction, LLC
10711 America Way, Suite 200
Fishers, In 46038

Subject: Application for WBE certification

Dear Mrs. Shrewsbury Weybright:

Congratulations! The Indiana Department of Administration, Minority and Women's Business Enterprises Division is pleased to inform you Real America Construction, LLC., is hereby certified as a Women Business Enterprise (WBE).

Your company provides a commercially useful function in the areas listed below. Only work performed in these areas will be counted towards Women Business participation:

UNSPSC CODE(S)

<i>Code</i>	<i>Description</i>
72111111	General Residential Construction Contractor
72111101	New apartment building construction service

This certification is valid through 6/30/2018.

Although your certification is valid for a three-year period, you are required to submit an annual **Affidavit of Continued Eligibility (ACE)** form, located at http://www.in.gov/idoa/files/ACE_Form.pdf. Please remember you must notify us immediately if any changes occur. Failure to notify us of changes or to provide the ACE form annually will result in revocation of your certification. Changes include, but are not limited to, changes in location, contact information, ownership or control.

We encourage you to visit IDOA's procurement website, <http://www.in.gov/idoa/2463.htm>, and update your Business Registration Profile. It is important that you review and update your profile regularly, because state purchasing agents and prime contractors may use this information to contact you for business opportunities. For questions regarding your registration profile, you may contact our office at 317-232-3061.

While this letter serves as notification of certification, it does not serve to prove continued eligibility. Please visit <http://www.in.gov/idoa/minority/Certifications.xls> to verify certification status. Please contact our office at (317) 232-3061 if you have any other questions.

RE: Real America Construction, LLC

We ask that you please contact Luther Taylor, Deputy Director of Certification and Operations, at (317) 234-3424 or ltaylor@idoa.in.gov if you have any questions or concerns about your letter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Terrie F. Daniel".

Terrie F. Daniel, Deputy Commissioner
Indiana Department of Administration
Minority and Women's Business Enterprises Division

TFD/fs/Eb



16 Public Square, Suite A
Shelbyville, IN 46176
Telephone: 317-398-8903
www.shelbydevelopment.com

October 16, 2014

Mrs. Ronda Shrewsbury Weybright
RealAmerica Development, LLC
10711 America Way
Ste 200
Fishers, IN 46038

RE: North Harrison Senior Apartments – Shelbyville, Indiana

Dear Mrs. Weybright,

I am pleased to provide this letter to express my support for the North Harrison Senior Apartments project proposed for the Harrison Street downtown site. The buildings currently on the premises have been vacant and dilapidated for a number of years and an eye sore to the community. Redeveloping this area will bring life and vitality back this part of downtown and encourage continued work of revitalization.

I understand that RealAmerica Development, LLC plans to utilize Rental Housing Tax Credits which will make it possible for your company to maintain affordable rent levels for future residents of the North Harrison Senior Apartments. Senior housing of this type is in great demand, not only in our community, but throughout the country.

I welcome this much needed project by RealAmerica to our community and look forward to watching the progress and completion of North Harrison Senior Apartments.

Sincerely,

A handwritten signature in black ink that reads "Dan Theobald". The signature is written in a cursive style.

Dan Theobald, Executive Director
Shelby County Development Corporation

DT/dt



STATE OF INDIANA
HOUSE OF REPRESENTATIVES

THIRD FLOOR STATE HOUSE
INDIANAPOLIS, INDIANA 46204

Sean R. Eberhart
2744 E. Michigan Road
Shelbyville, IN 46176
Statehouse: (800) 382-9841
E-mail: H57@in.gov

COMMITTEES:
Natural Resources: Chairman
Courts and Criminal Code
Environmental Affairs
Public Policy

October 20, 2014

Mrs. Ronda Shrewsbury Weybright
RealAmerica Development, LLC
10711 America Way
Ste 200
Fishers, IN 46038

RE: N Harrison Senior Apartments

Dear Mrs. Weybright:

As a State Representative and resident of the City of Shelbyville, I am supportive of your initiative to provide affordable housing to our senior residents. The demand for clean, safe and affordable independent living is still in need as many citizens are no longer able to live in their homes due to health and financial reasons.

The downtown location of the proposed North Harrison Senior Apartments will provide easy access to shopping, medical and social needs for the residents. The services provided through the *SeniorLiving* Program will assist the residents with physical, social and spiritual needs. In addition, the new construction will replace dilapidated buildings that have become dangerous and an eye sore. The "Main Street" architectural design will enhance the work that is already taking place around the square.

We wish you well on your application for funding and look forward to watching this much needed housing become a reality for our community.

Sincerely,

A handwritten signature in cursive script that reads "Sean R. Eberhart".

Sean R. Eberhart
State Representative
House District 57

TODD YOUNG

INDIANA'S 9TH DISTRICT

WASHINGTON, DC OFFICE

1007 LONGWORTH HOB
WASHINGTON, DC 20515
PHONE: (202) 225-5315



Congress of the United States
House of Representatives
Washington, DC 20515

COMMITTEE ON
WAYS AND MEANS
SUBCOMMITTEES ON
SELECT REVENUE MEASURES
AND
HUMAN RESOURCES

October 27

Mr. Jacob Sipe
Executive Director
Indiana Housing and Community Development Authority
30 South Meridian St., Suite 1000
Indianapolis, IN 46204

Dear Mr. Sipe:

I am writing to express my support for the Rental Housing Tax Credits proposal as presented by RealAmerica Development. If awarded, the funds would be utilized to build a 56-unit development in Nashville to benefit residents aged 55 and over.

The continued aging of the population in the 9th congressional district requires additional senior housing at an affordable rate. The Hawthorne Hills Senior Apartments would help to alleviate that requirement.

I ask that this request be given full and fair consideration, within applicable laws and regulations, for RealAmerica Development's Rental Housing Tax Credits proposal. If I can provide you with any additional information, please contact my grants coordinator, Hal Turner at 812-336-3000. Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Young", written in a cursive style.

Todd Young
Member of Congress

TY/ht

RICHARD G. LUGAR
INDIANA

306 HART SENATE OFFICE BUILDING
WASHINGTON, DC 20510
202-224-4814

<http://lugar.senate.gov>

COMMITTEES:
FOREIGN RELATIONS, RANKING MEMBER
AGRICULTURE, NUTRITION, AND FORESTRY

United States Senate

WASHINGTON, DC 20510-1401

October 3, 2012

Ms. Ronda Shrewsberry, President
Real America Development, LLC
111 North Rangeline Road
Carmel, Indiana 46032

Dear Ms. Shrewsberry:

I am writing in support of your application to be submitted to the Indiana Housing and Community Development Authority (IHCDA) for low income rental housing tax credits to construct 44 new 1 and 2 bedroom loft apartments in the Randall building located in Fort Wayne, Indiana.

I am sensitive to the limited availability and keen competition for these credits throughout Indiana. However, I am encouraged by this project to take a landmark historic building and renovate it to serve the important mixed income needs of this Fort Wayne neighborhood. In addition, the retail business space located on the first floor of the structure will continue to be available to local small business owners. These quality one and two bedroom housing units will positively impact the Allen County housing demand and general economy. The tax credits will allow you to offer affordable rental rates along with a number of amenities and energy saving features.

It is with these thoughts in mind that I indicate my support for this application for these important tax credits. I look forward to the announcement of awards for this program from the IHCDA. Thank you for consideration of my letter of support.

Sincerely,



Richard G. Lugar
United States Senator

RGL/lar

August 28, 2012

Mrs. Ronda Shrewsbury Weybright
RealAmerica Development LLC
111 N. Rangeline Rd.
Carmel, Indiana 46032

Re: Randall Lofts

Dear Mrs. Weybright:

On behalf of the Fort Wayne-Allen County Economic Development Alliance and the Fort Wayne Downtown Development Trust, I wish to extend our support for your proposal to develop the former Wayne Hardware Building into 44 1 and 2 bedroom lofts in downtown Fort Wayne.

As downtown Fort Wayne continues to develop the need for apartments has become more critical. The development of Wayne Hardware Building will help to meet an existing and growing need for downtown living.

In addition, the reuse of this building will allow the community to preserve one of its historic buildings while at the same time fulfilling a critical need. This building is strategically located to existing local businesses, medical facilities, higher educational facilities and entertainment which should help to contribute to its success.

Please do not hesitate to contact us if there is anything else we can do to assist you.

Sincerely,



Karl I. Bandemer
Vice President



PO Box 13151
Fort Wayne, IN 46867-3151
www.westcentralneighborhood.org

Where History, Art, and Friends Meet

August 28, 2012

RE: Letter of Support – Randall Building and RealAmerica project

Dear Ms. Weybright:

As president of the West Central Neighborhood Association, I am writing on behalf of our board members and general association members to provide our support for the upcoming project to renovate the Randall Building located within the boundaries of the West Central Neighborhood Association.

We, in West Central, have watched over the years as the Randall Building has sat empty with sporadic occupancy – usually first-floor commercial tenants. While commercial tenants can be integral to the success of such a large structure, the mixture of apartments and businesses increases the chances of that success by bringing the building to its full potential.

With the upper floors continuously empty, the potential for this historic building has not materialized until the RealAmerica Development project was brought to the attention of our West Central Board of Directors and association members.

West Central is an active Association with members who care deeply about the historical foundation of our neighborhood as well as the goal of improving its character and its assets. The Randall Building is one of those historical assets which will now have the opportunity to be brought back to its full potential.

While we realize the project is in its early phases, the general information received provides an excellent summary of the project. We are excited to learn of this project and are fully supportive of your efforts to renovate the Randall Building.

Sincerely,

Charlotte A. Weybright, President
West Central Neighborhood Association
260-420-9425 (home)
260-348-2871 (cell)



March 7, 2014

Ronda Shrewsbury Weybright
RealAmerica Development & Management
10711 America Way, Ste. 200
Fishers, IN 46038

RE: Warsaw Corporate Housing

Dear Ronda,

Recently, your development staff met with me to share your plans and receive input on the proposed corporate housing for Warsaw.

Due to Biomet's corporate headquarters and largest single location being located in Warsaw, we have a considerable amount of new hires, assignees, and expatriates consisting of executives, managers, and professionals. In addition, we have consultants, co-ops and interns who also need short term housing throughout the year. Our co-op program, alone, brings in over 30 students a year. The need for housing ranges from three weeks to one year depending on the employee's work. The current rental housing market in the Warsaw community is very limited making it difficult at times to find appropriate short term housing for our employees.

We're excited to hear of RealAmerica's plans for the addition of 39 apartments designated for short term corporate housing. This will be a benefit to our community, Kosciusko County businesses, Biomet, and the other orthopedic companies in Warsaw. We're supportive of this housing initiative and look forward to its completion.

Sincerely,

A handwritten signature in blue ink that reads "Jack Heeter".

Jack Heeter
Vice President, Human Resources
Biomet, Inc.

Mailing Address:
P.O. Box 587
Warsaw, IN 46581-0587
Toll Free: 800.348.9500
Office: 574.267.6639
Main Fax: 574.267.8137
www.biomet.com

Shipping Address:
56 East Bell Drive
Warsaw, IN 46582