

**ROLLING HILLS APARTMENTS  
ST PAUL, MINNESOTA**

THE DEAL			
Total project cost, ~\$14.8 million			
<b>Rolling Hills Apartments Total Project Cost: ~\$14.8 million</b>	Healthy Futures Fund National Equity Fund Morgan Stanley	Low Income Housing Tax Credit (LIHTC) equity investment	\$9.5 million
	Park Midway Bank	Loan	\$3 million
	St. Paul Housing and Redevelopment Authority	Loan	\$1 million
	Minnesota Family Housing Fund	0% Interest loan	\$200,000
	Minnesota Housing Finance Agency	Housing Infrastructure Bond	\$300,000
	Developer	Deferred developer fee	\$796,000

OTHER CATALYTIC CAPITAL			
<b>Exam Room &amp; Additional Health-Related Programs</b>	Healthy Futures Fund*	Grant	\$105,000

\*This HFF grant separately catalyzed the building of a clinic exam room and funded other health-related improvements and programs. See the case study narrative for more information.

