



**335 W. Madison St
Gardner, KS 66030**

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wheatlandinvestmentsgroup.com

Background

Wheatland Investments Group, LLC based out of Johnson County, KS, has been developing for over 35 years.

David and Suzanne Rhodes founded Wheatland Investments Group with the focus on Real Estate Development, Property Management, and Affordable Housing for Seniors and Families.

With experience in single family, multi family, commercial real estate, and historic preservation development, the team brings a tremendous amount of knowledge to the industry.

Principals

- ▶ David R. Rhodes
- ▶ Suzanne M. Rhodes
- ▶ Kelsey M. Herr
- ▶ Devin D. Rhodes

Experience

Shawnee Drive Commercial

- Developed into dentist office

Mur-Len Development Company

- Sold to Kohl's, Wal-Mart, Hy-Vee, Texaco, Commerce Bank and Taco Bell

Willowood Estates

- Residential subdivision

Wheatland Estates

- Residential subdivision

Quivira Sixty

- Land development sold for subdivision

RKF Investment, LLC

- Land holding company

Experience Continued

Affordable Housing

Senior Apartment Homes

- Bethel Estates of Gardner, L.P.
- Bethel Estates of Gardner Phase II, L.P.
- Bethel Estates of Gardner Phase III, L.P.
- Bethel Estates of Lawrence, L.P.
- The Estates of Lampasas, L.P.

Family Apartment Homes

- Bethel Estates of Neodesha, L.P.

Single Family Homes

- Willow Brooke Estates, L.P.

Bethel Estates – Senior Community



Willow Brooke Estates – Single Family Homes



Bethel Estates of Gardner Senior Apartments Willow Brooke Estates Homes



Misconceptions of Affordable Housing Development

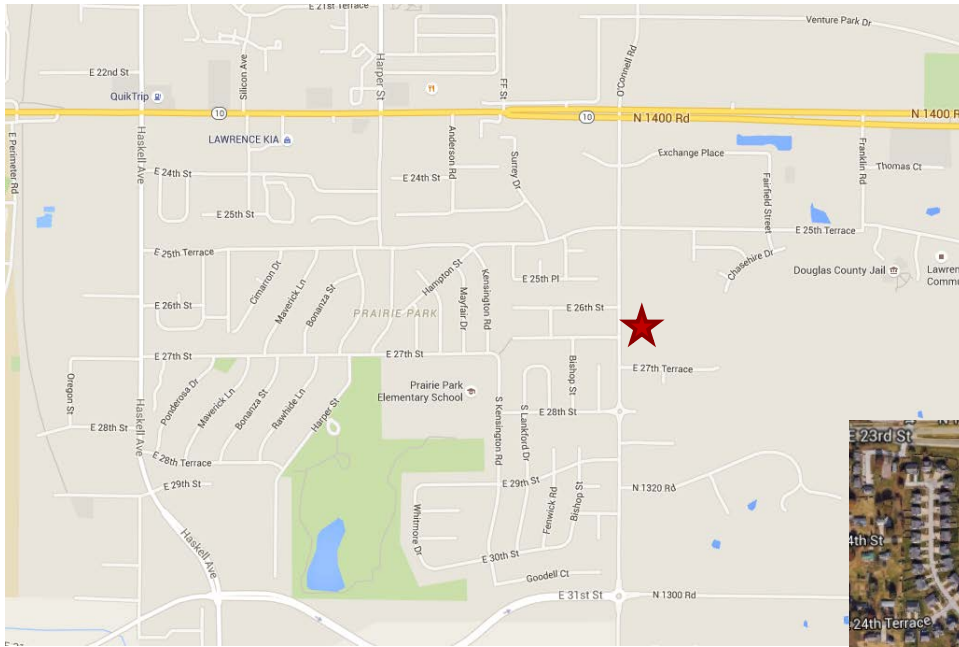
Concerns exist that Affordable Housing Residents will create:

- A rise in crime in their area
- Unmaintained homes
- Residents that are not screened and anyone can move in
- Lower Home Values in surrounding developments
- Unwanted residents in the area

Affordable Living Facts

- Crime Rates appear to be lower in Affordable Housing complexes. There is a higher density of people to help watch and discourage crime.
- All units are built to blend into the community not stand out. All ground level, energy efficient, design standards approved by the City. We own our properties for 30 or more years. We take pride in our work.
- The overwhelming support and desire for more homes from the community has resulted in multiple phased developments.

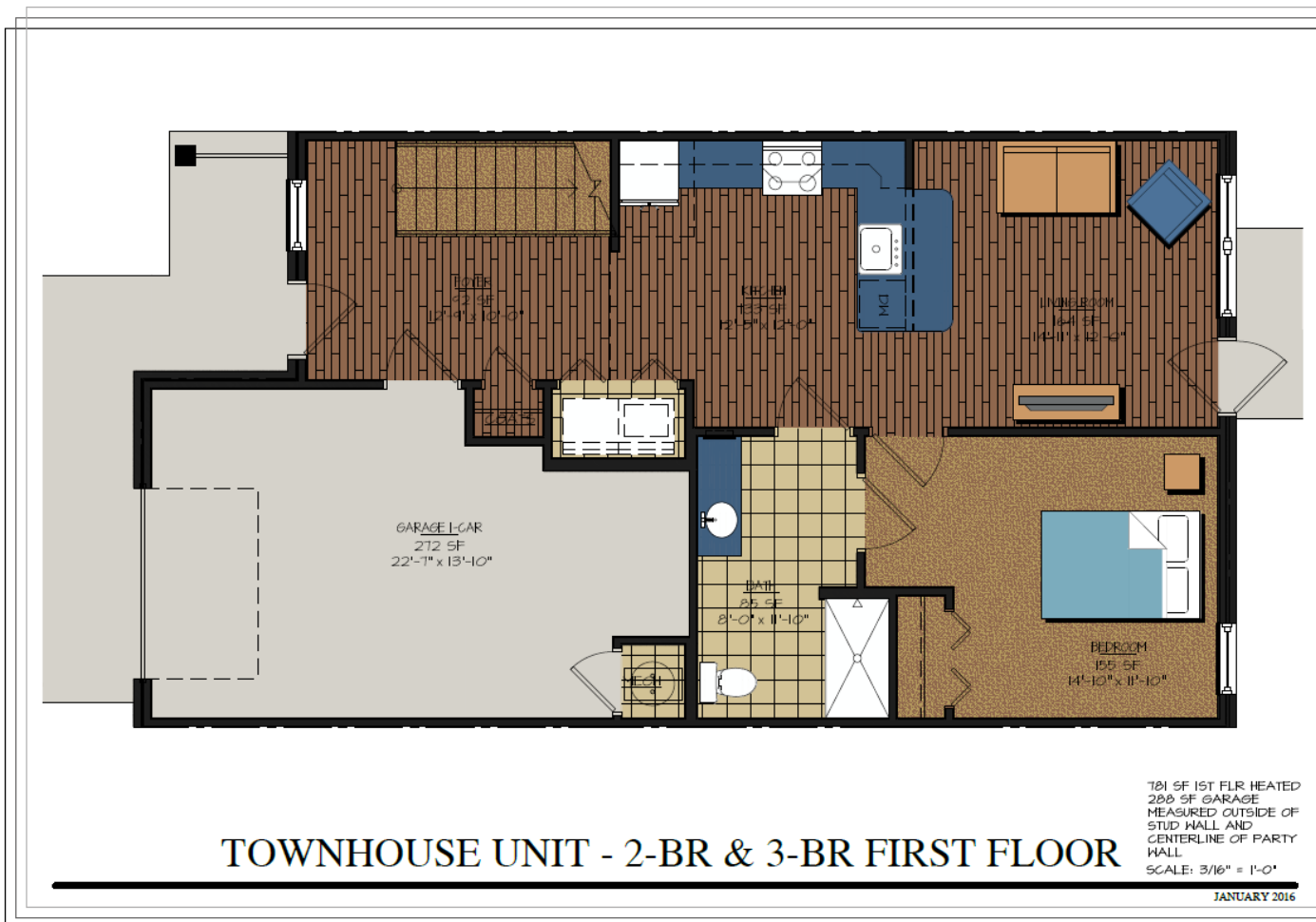
The Estates of Lawrence – Site Location



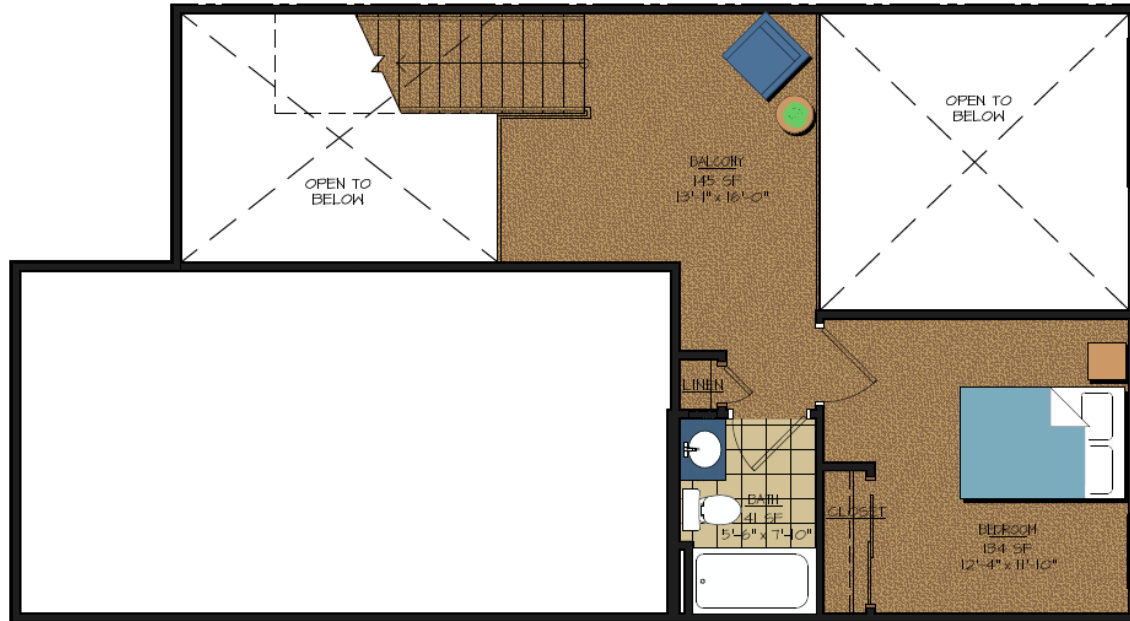
The Estates of Lawrence

- ▶ Provides affordable housing community for the general population
- ▶ Funding for this community will consist of a conventional loan as well as Federal Tax Credits purchased through a syndicator
- ▶ Required length of ownership is 30 years, however we have never sold any of our tax credit developments
- ▶ Rental rates are determined based on the income limits of the potential tenants 50%, 60% of Area Median Income (AMI)
- ▶ Seeking a resolution of support for a community up to 32 units

The Estates of Lawrence – Floor Plan



The Estates of Lawrence – Floor Plan



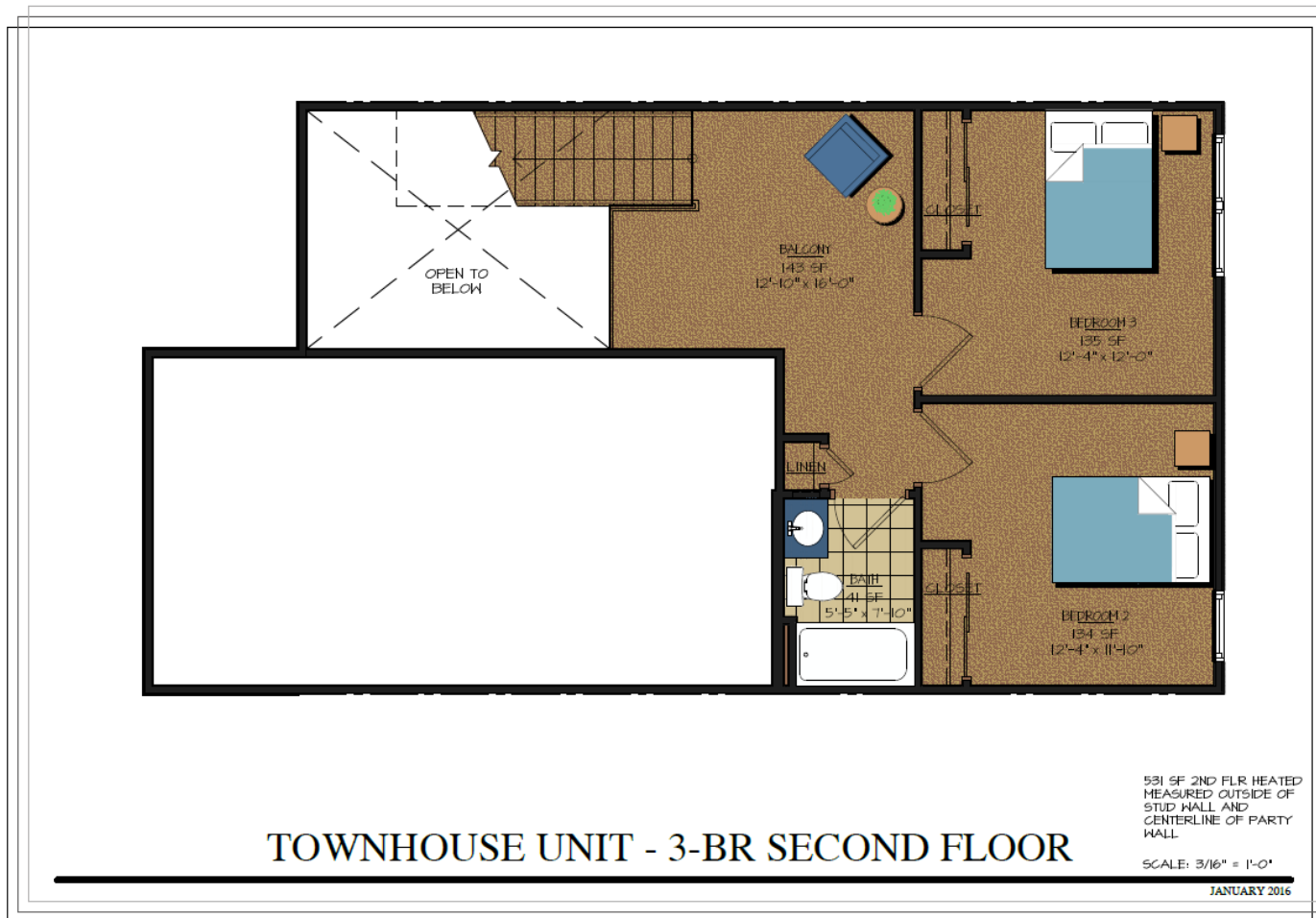
TOWNHOUSE UNIT - 2-BR SECOND FLOOR

312 SF 2ND FLR HEATED
MEASURED OUTSIDE OF
STUD HALL AND
CENTERLINE OF PARTY
WALL

SCALE: 3/16" = 1'-0"

JANUARY 2016

The Estates of Lawrence – Floor Plan



The Estates of Lawrence – Draft Elevations



