



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2025B-C Round

PROJECT NAME: Promenade at the Square

SITE LOCATION: 3919 Lafayette Road
Indianapolis, IN 46254

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Sojos Realty, LLC

OWNER: Promenade Square Indianapolis, LP

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	45
60% of AMI	69
50% of AMI:	15
40% of AMI:	15
30% of AMI	0
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	60
Two bedrooms:	56
Three bedrooms:	28
Four bedrooms:	0
Total units:	144

TOTAL PROJECTED COSTS:	\$45,934,947.00
4% CREDITS REQUESTED:	\$2,196,431.00
4% CREDITS RECOMMENDED:	\$2,196,431.00
AWHTC REQUESTED:	\$190,441.00
AWHTC RECOMMENDED:	\$190,441.00
BONDS REQUESTED:	\$23,290,000.00
BONDS RECOMMENDED:	\$23,290,000.00
DEVELOPMENT FUND REQUESTED:	\$500,000.00
DEVELOPMENT FUND RECOMMENDED:	\$500,000.00

APPLICANT NUMBER:

BIN NUMBER: 2025B-C-013

FINAL SCORE: IN-25-03800

REGION: Central

Award date: March 19, 2025

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