

Mattapan Station Transit-Oriented Development

Massachusetts Bay Transportation Authority



Mattapan Station: Parcel Overview



Mattapan Station: Development Summary

	POAH/Nuestra	Trinity/CSNDC
Total Rent Paid/Fee-Simple Sale Price	\$4,885,970 (99-year lease)	\$2,000,000 (fee-simple sale)
NPV of Bid	\$2,954,307.08* (5% discount rate)	\$2,000,000
Residential Units	135	267
Affordable Residential Units	69	195
GSF Retail/Commercial	12,000	8,000
MBTA Parking Requirement Met	Yes (50 spaces)	Yes (50 spaces)
Total Parking Spaces	173	203
Jobs – full/part time	25-41 (full-time), 6 (part-time)	15-19 (full-time)

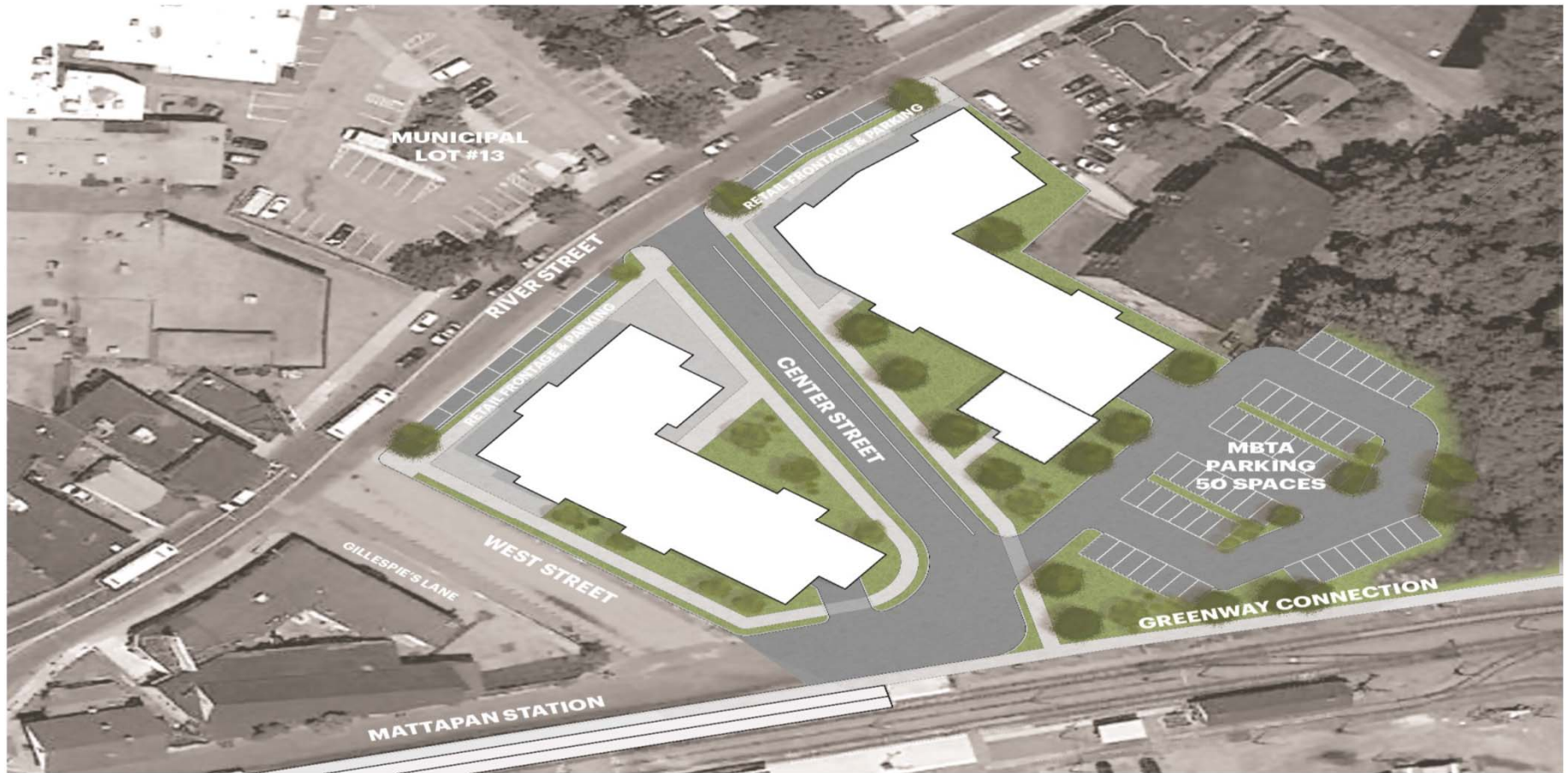
*POAH/Nuestra will make rent payments for first 20 years of the 99-year lease.

Mattapan Station: POAH's Projected Payments

Discount Rate: 5%	
NPV: \$2,954,307.08	
Year	POAH/Nuestra Annual Rent Payments*
2017	\$210,000
2018	\$213,150
2019	\$216,347
2020	\$219,592
2021	\$222,886
2022	\$226,230
2023	\$229,623
2024	\$233,067
2025	\$236,563
2026	\$240,112
2027	\$243,714
2028	\$247,369
2029	\$251,080
2030	\$254,846
2031	\$258,669
2032	\$262,549
2033	\$266,487
2034	\$270,484
2035	\$274,542
2036	\$278,660
TOTALS	\$4,855,970

*POAH/Nuestra's annual rent payments begin in 2017 at \$210,000 and increase annually by 1.5%.

POAH/Nuestra Project Rendering



POAH/Nuestra Project Rendering

