

GVD

REAL ESTATE DEVELOPMENT CONSTRUCTION

Who We Are

GVD Real Estate Development and Construction companies have extensive experience with HUD 221d4 new construction loans as well as HUD 223f refinancing. We are proficient in the HUD process and completing all required forms correctly and on time. We pride ourselves in keeping our projects on time and in budget. This has allowed GVD to become one of the preeminent multi family developers and builders in the industry.

We are here to help borrowers and contractors through the 221d4 process to secure all the benefits associated with HUD financing.

WHAT WE CAN DO FOR YOU

Project Development

GVD Real Estate Development has extensive experience in the HUD 221d(4) loan process and our goal is to help you gain all the benefits associated with HUD multifamily financing. Our team can guide you through the full development process including risk analysis, creating proformas, land acquisition and entitlements, securing HUD financing, design management, project implementation through construction and permanent financing.

Our Consulting Services include:

- Proforma and Risk Analysis
- Site concept and acquisition
- Engage City officials to negotiate incentives and permit fees
- Design Management – Architects, Engineers, Etc.
- HUD Concept Meeting Preparation and Attendance
- HUD Pre-Application Submission
- HUD Firm Commitment Submission

WHAT WE CAN DO FOR YOU

Multi-Family Construction

With nearly 30 years' experience in the construction industry GVD Construction has garnered a reputation for delivering a quality product, excellent workmanship, and timely construction. GVD Construction has been focused solely on multi-family construction for the past 10 years, but has a wide-range of experience having completed multiple commercial and residential projects including industrial warehouses, retail centers, and office buildings as well as multiple single family projects. GVD Construction is a certified HUD contractor and can navigate you through the HUD 221d(4) construction process from pre-app submission, firm commitment submission, draw submission, coordinating with borrowers, contractors, lenders, architects and management companies to initial closing and cost certification through to final endorsement.

Our Consulting Services include:

- Prepare and submit Contractor's Requisition (HUD 92448), Advance of Mortgage Proceeds (HUD 92403), Change Orders (HUD 92437), Permission to Occupy (HUD 92485), and all other HUD form requirements
 - Cost Certification
 - Final Endorsement Closing
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Hyde Park Apartment Homes Denison, Texas

This 128-unit complex was developed and constructed by GVD using HUD 221d4 financing. Construction was completed July 2020.



Cedar Springs Apartment Homes Corsicana, Texas

GVD Real Estate Development developed this project utilizing HUD 221d4 financing and it is currently being constructed by GVD Construction. This 148-unit property has an estimated completion date of May 2021.



Stonebridge Apartment Homes Lufkin, Texas

This 168-unit complex was developed and is being constructed by GVD using HUD 221d4 financing. Construction began Q4 2020 and is anticipated to be completed the second quarter of 2022.

Cross Timbers Apartment Homes Greenville, Texas

GVD Real Estate Development is developing this project using HUD 221d4 financing. It is estimated to close and begin construction Q2 2021 with estimated completion Q1 2023. This will be a 216-unit property





Willow Creek Apartment Homes Palestine, Texas

This 136-unit project was completed April 2020 and was developed and constructed by GVD. While conventional financing was used on this project, it is currently in the process of refinancing with a HUD 223f loan.



Pine Creek Apartment Homes Paris, Texas

GVD developed and constructed this 136-unit property completed in Q1 2019 using conventional financing. The project was refinanced with a HUD 223f loan in 2020.

CURRENTLY IN DEVELOPMENT

- 128 units located in Jacksonville, Texas
- 96 units to be constructed as a Phase II to Hyde Park Apartment Homes in Denison, Texas
- 216 units in Wichita Falls, Texas
- 128 units in Athens, Texas
- 128 units in Kilgore, Texas



PREVIOUS EXPERIENCE

- **The Bridges on Travis** - Sherman, TX; 226 units – conventional financing 2018 construction – sold 2018
- **Cypress Creek Apartments** – Mt. Pleasant, TX; 120 units – conventional financing 2016 construction; refinanced Fannie Mae 2018 – currently own
- **Timber Creek Apartments** – Sulphur Springs, TX; 88 units – conventional financing 2013 construction; currently refinancing through HUD 223f
- **The Corners Apartments** – Sulphur Springs, TX; 44 units - conventional financing; 2008 construction; refinanced Fannie Mae 2017; currently own
- **Highland Park Village Apartments** – Sherman, TX; 104 units – conventional financing; extensive value add rehab 2018 – sold 2018
- **Ridgeview Apartments** – Sherman, TX; 140 units – conventional financing; extensive value add rehab 2013-2015 – sold 2017
- **Spanish Villa Apartments** – Sulphur Springs, TX; 128 units – conventional financing; extensive value add rehab – sold 2014
- **Brittany Square Apartments** – Sulphur Springs, TX; 2 units – conventional financing; extensive value add rehab – sold 2014

