



Redefining City Living
MT. HOPE AVENUE

Erie Harbor is a one of a kind apartment and townhome community that is both modern and energy efficient! Anchored on the east bank of the river, this unique rental residence offers 131 stylish, trendsetting apartments and townhomes in an incredible location. Erie Harbor is surrounded by park land on three sides and many apartments offer incredible river and city views. Located in the vibrant South Wedge neighborhood of Rochester, residents enjoy easy access to the Genesee Riverway Trail, and are just minutes from work, school or entertainment. Complimentary clubhouse amenities include a professionally equipped fitness center and great room with river front roof top terrace. Apartments are highly energy efficient with an on demand tankless water heater and low-e windows. Rent includes fast Fiber-optic internet and cable service.

Erie Harbor has been developed by Conifer Realty, with financial support from the City of Rochester, New York State Homes and Community Renewal, and M&T Bank. The community offers a combination of one and two bedroom apartments, two bedroom flats, and two and three bedroom townhomes. Occupancy began in the fall of 2011 in the 22-two bedroom flats, the 36-two bedroom and the 6-three bedroom townhome style units. These buildings are three stories tall with the exception of seven units which boast a unique fourth floor mezzanine. The 67-apartment style units are located in the four story "Midrise" building made up of 32-one bedroom and 35-two bedroom apartments and includes a parking garage, elevator, rooftop terrace and laundry facility which opened this summer.

Unit Size	Rent Range
1 Bedroom	\$928-\$1,200
2 Bedroom	\$1,365-\$2,015
3 Bedroom	\$2,025-\$2,500

27 Affordable units are available in accordance with the NYS Tax Credit Program

PROJECT FINANCING:

- The Total Development Cost of the Erie Harbor is \$31,951,688
- \$14,480,000 - Long Term Tax Exempt Bonds (New Issue Bond Program)
Issued by New York State Housing Finance Agency, Credit Enhancement by State of New York Mortgage Agency
- 2,700,000 - Second mortgage funds from New York State Housing Finance Agency
- \$2,130,213 - Low Income Housing Tax Credit Equity purchase by M & T Bank
- \$3,777,176 - New York State Brownfield Credit Equity purchased by M & T Bank
- \$2,800,000 - City of Rochester construction/permanent financing (federal HOME & Community Development Block Grant Funds)
- \$241,134 - New York State Energy Research and Development Authority (NYSERDA) Grant
- \$4,588,665 - Developer Equity

COMMUNITY AMENITIES:

- Clubhouse with great room and roof top terrace overlooking the Genesee River and the city skyline
- Fitness center and three smart card laundry facilities
- Midrise building with garage and roof top terrace along the river
- Energy efficient apartments, Fiber-optic internet included
- Surrounded on three sides by picturesque park land and access to Riverway Trail and public transportation

RIBBON CUTTING AGENDA

OCTOBER 25, 2012

Introduction of Speakers

ALLEN HANDELMAN

Vice President, Conifer Realty, LLC

Guest Speakers:

REVEREND JUDY HAY-INVOCATION

ANDREW CROSSED

Executive Vice President, Conifer Realty, LLC

JOHN PAGE

Executive Director, South Wedge Planning Committee

ADAM McFADDEN

Council Member, Rochester City Council, South District

THOMAS S. RICHARDS

Mayor, City of Rochester

MAGGIE BROOKS

Monroe County Executive

JOSEPH E. ROBACH

Senator, 56th District, New York State Senate

MARIAN ZUCKER

President, Office of Finance & Development,
New York State Homes and Community Renewal

DICK MUELLER

Sr. Vice President, Rochester Division, M & T Bank

SCOTT SCHMID

Vice President, J.P. Morgan Chase

TIMOTHY FOURNIER

President & CEO, Conifer Realty, LLC

Ribbon Cutting & Photographs

Tours are available. Refreshments will be served in the Clubhouse



City of Rochester, NY
Thomas S. Richards, Mayor



conifer
a real estate development
and management company