

Application Number:

CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY

Project Application for Bond Financing

I. APPLICANT PROFILE

Applicant/Borrower [Could be a Trust, Partnership, LLC or LLP, or individual(s)]			
Name:	Maison 613		
Street Address:	10785 Pomerado Road		
City:	San Diego	State:	CA
Zip:	92131	NAICS Code	
Contact Name:	Nechama Dina Carlebach	Title:	Secretary/Treasurer
Phone:	(858) 547-0076	Fax:	
E-mail:	ndcarlebach@chabadSD.org		

Business Specifics - Applicant/Borrower					
Current # of Full-time Employees:0	California	0 Currently	Companywide	0 Currently	
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> S Corporation	<input type="checkbox"/> LLC, LLP, Partnership	<input type="checkbox"/> C Corporation	<input checked="" type="checkbox"/> 501(c)(3)	<input type="checkbox"/> Other

Occupant/User (If different from Applicant/Borrower)			
Name:			
Street Address:			
City:		State:	
Zip:		NAICS Code	
Contact Name:		Title:	
Phone:		Fax :	
E-mail:			

Business Specifics - Occupant/User					
Current # of Full-time Employees:	California		Companywide		
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> S Corporation	<input type="checkbox"/> LLC, LLP, Partnership	<input type="checkbox"/> C Corporation	<input type="checkbox"/> 501(c)(3)	<input type="checkbox"/> Other

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Financial Advisor/Underwriter Contact (if known)			
Name:	Kosmont Financial Services		
Street Address:	1801 N Sepulveda Blvd		
City:	El Segundo	State: CA	Zip: 90245
Contact Name:	Dan Massiello	Title:	Senior Managing Director
Phone:	(858) 220-3445	Fax:	
E-mail:	DMassiello@kosmont.com		

Bond Counsel (if known)			
Firm Name:	Best, Best & Krieger		
Street Address:	300 South Grand Ave, 25 th Floor		
City:	Los Angeles	State: CA	Zip 90071
Contact Name:	Danny Kim	Title:	Partner
Phone:	(213) 840-3350	Fax:	
E-mail:	Danny.kim@bbklaw.com		

Please describe the business activities that will occur at the location(s) to be funded with the planned bond transaction:

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II. PROJECT SITE LOCATION(S)

Project Site: CITY OF SAN DIEGO					
Street Address:	6115 Montezuma Road				
City:	San Diego	State:	CA	Zip:	92115
County:	San Diego				
Current # Full-time Employees at this Site: 0 currently					
Full-time Jobs to be Created or Retained at this Site: 0 currently		Jobs Retained at new site 0 currently New Jobs Created approx. 5			

III. TYPE OF ACTIVITY *(Check appropriate box or boxes)*

<input type="checkbox"/> Manufacturing		<input checked="" type="checkbox"/> Non Profit or Public Benefit		<input type="checkbox"/> Other (Specify)
Please fill in when "Other" is specified:				

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IV. PROJECT & FINANCING SUMMARY

Summary of Project Budget and Requested Bond Financing:

	Total Project Budget (\$):	Project Budget Paid from Bond Proceeds (\$):
Land Acquisition	2,935,000	
Building(s)		
Facility Improvements		
New Construction	26,300,000	25,700,000
New Machinery & Equipment		
Architectural & Engineering	9,125,000	9,125,000
Legal & Professional		
Financing Costs (Costs of Issuance)	1,600,000	1,600,000
Other <u>Closing Costs \$</u> <u>Moving Costs \$</u>	800,000	800,000
Total:	\$40,760,000	\$37,825,0000

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V. ADDITIONAL INFORMATION

Please provide **one complete set** of the following information as attachments to this Application.

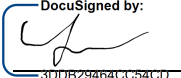
Attachments:

- A. Brief Project Description in Narrative Form.
- B. Description of the Applicant.
- C. Public Benefits Associated with the Project.
- D. Annual Financial Statements for the most recent three years.
- E. \$1,500.00 Application Fee – Check made payable to the “California Enterprise Development Authority.”

VII. CERTIFICATION

I hereby represent that all information contained in this documentation and attachments are true and correct to the best of my knowledge.

Date: 08-14-2025 _____

Signature:  _____

Print Name: Rabbi Yonah Fradkin _____

Title: President _____

SUBMIT THIS APPLICATION AND ATTACHMENTS TO:

California Enterprise Development Authority

Attn: CEDA
Address: 2150 River Plaza Drive, Suite 275, Sacramento, CA 95833
Telephone: (916) 448-8252, Ext. 12
Fax: (916) 448-3811
E-mail: michelle@caled.org
Website: <https://ceda.caled.org/>

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ATTACHMENT A: DESCRIPTION OF PROJECT

Project Description

The planned project is a 71-unit, 156 bed student apartment housing in the College Area district of San Diego. The property is located at 6115 Montezuma Road, San Diego, California, just south of the San Diego State University campus. Tenants of the Dormitory will be students enrolled at the University under lease agreements for no longer than one year.

The Dormitory features an upscale design with the aim to combine hospitality with a lifestyle-centered approach to wellness and balance. Spanning approximately 72,000 square feet over eight stories, the property offers 71 units and a total of 156 beds, delivering a personalized and amenity-rich tenant experience. The ground floor features a doorman and a street-level café with outdoor seating. The design emphasizes study, health, relaxation, and community, with a range of amenities, including a fitness center, a rooftop pool, and a zen garden.

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ATTACHMENT B: DESCRIPTION OF APPLICANT

Please provide a brief history of the development of the business; and current and future business activities.

Maison 613

Maison 613 ("Maison") was established on July 23, 2025, as a California nonprofit public benefit corporation, the sole member of which is Ascent 613, also a California nonprofit public benefit corporation that recently financed another student dormitory project in the Scripps Ranch area of San Diego. Maison was formed exclusively for charitable and educational purposes, as set forth in Article II of Maison's Articles of Incorporation.

Maison carries on and promotes activities related to supporting educational institutions including acquisition, development, ownership, rental, and maintenance of student apartment housing. Maison anticipates acquiring and developing a 71-unit, 156 bed student apartment complex located at 6115 Montezuma Road, San Diego, California 92115 (the "Dormitory") to provide housing to students who are enrolled at the San Diego State University, a California public research university ("SDSU").

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ATTACHMENT C: SUMMARY OF PROJECT PUBLIC BENEFITS

Public benefits may include: job creation; job retention; provide innovative and/or environmentally friendly products; and/or location of the project in a “distressed” community (i.e. enterprise or empowerment zone, redevelopment project)

The project will support the San Diego and the SDSU communities through providing additional dormitory housing for students who attend SDSU. The Project is known as Maison Student Housing Project and will consist of 71 unit with 156 beds for student housing covering 43,633 square feet, and certain retail space covering 1,200 square feet. See matrix below:

Maison:					
Unit Type	Unit Count	Bed Count	% of Total	Avg. Mkt / Unit	Avg. Mkt / Bed
Studios	23	33	32%	\$2,650	\$2,650
1 Bedrooms	6	11	8%	\$2,650	\$2,650
2 Bedrooms	38	96	54%	\$4,700	\$2,350
3 Bedrooms (3 at Maison)	3	11	4%	\$7,130	\$2,200
4 Bedrooms (1 at Maison)	1	5	1%	\$8,300	\$2,050
Total/Avg.	71	156	100%	\$4,016	\$2,414