

**Organization**

Name of Organization: 52 BLUE FALCON LLC  
TIN or EIN: 465413262

**Primary Contact**

First Name: **Shahin** Last Name: **Edalatdju**  
Title: **Managing Member**  
Street: **P.O Box 501294** Suite:  
City: **San Diego** State: **California** Zip: **92150**  
Phone: **6197012559** Ext: Fax:  
Email: [eagle1105@pacbell.net](mailto:eagle1105@pacbell.net)

Detailed Description of Applicant:

52 Blue Falcon, LLC is a California limited liability company formed in March 2014 engaging in business of real estate. Shahin Edalatdju is the sole managing member

**Secondary Contact**

First Name: **Nasila** Last Name: **Edalatdju**  
Title: **CFO**  
Address:  
Street: **P.O Box 501294** Suite:  
City: **San Diego** State: **California** Zip: **92150**  
Phone: **6197016382** Ext: Fax:  
Email: [malebabol@yahoo.com](mailto:malebabol@yahoo.com)

**Primary Billing Contact**

Organization: 52 BLUE FALCON LLC  
First Name: **Shahin** Last Name: **Edalatdju**  
Title: **Managing Member**  
Address:  
Street: **P.O Box 501294** Suite:  
City: **San Diego** State: **California** Zip: **92150**  
Phone: **6197012559** Ext: Fax:  
Email: [eagle1105@pacbell.net](mailto:eagle1105@pacbell.net)

## Project Information

### Project Information

Project Name: **Montezuma Housing Project**

Estimated number of jobs created during construction: **200**

Estimated number of jobs created during the permanent financing: **25**

### Facility Information

#### Facility #1

Facility Name: **6650 Montezuma Student Housing**

Facility Bond Amount: **\$133,000,000.00**

Description of Project/Facility:

**This is a 182 unit 530 bed student housing project located within a mile of San Diego State University (SDSU). This is a 4 story wood framed complex with underground parking. It has the following amenities: fitness center, study rooms, pool, meeting rooms, 1, 2 3 and 4 bedroom units with matching bathroom facilities and full kitchens per unit, interior court yards and EV charging stations.**

#### Project Address:

Street or general location: **6650 Montezuma Road**

City: **San Diego**

State: **California**

Zip: **92115**

Is Project located in an unincorporated part of the County?

Yes

No

**Has the City or County in which the project is located been contacted? If so, please provide name, title, telephone number and e-mail address of the person contacted:**

Name of Agency: **City of San Diego Development Services Department**

First Name: **Kyle**

Last Name: **Goossens**

Title: **Planning Director**

Phone: **619-446-5475**

Ext:

Fax:

Email: **KGoossens@sandiego.gov**

## Financing Information

### Financing Information

Tax Exempt: **\$135,000,000.00**

Taxable:

Total Principal Amount: **\$135,000,000.00**

Proposed Closing Date: **6/12/2023**

Maturity Years: **35.00**

#### Interest Rate Mode:

Fixed

Variable

Both

Denominations: **\$100,000.00**

#### Type of Offering:

Public Offering

Private Placement

#### Facility Development:

Refunding

New Construction

#### Financing:

Credit Enhancement

None

Other

Letter of Credit

Name of Credit Enhancement Provider(if known):

#### Expected Rating:

Unrated

Moody's:

S&P:

Fitch:

## Sources and Uses

### Sources and Uses

#### Sources Of Funding

Tax-Exempt Bond Proceeds:	<u>\$126,000,000.00</u>
Taxable Bond Proceeds:	<u>\$</u>
Projected Tax Credits:	<u>\$</u>
Developer Equity:	<u>\$</u>
Other Funds (Describe):	

#### Subordinated Bonds

	<u>\$7,000,000.00</u>
	<u>\$</u>
	<u>\$</u>
	<u>\$</u>
	<u>\$</u>
Total Sources:	<u>\$133,000,000.00</u>

#### Uses:

Land Acquisition:	<u>\$</u>
Building Acquisition:	<u>\$</u>
Construction or Remodel:	<u>\$95,300,000.00</u>
Equipment Cost:	<u>\$</u>
Cost of Issuance:	<u>\$5,300,000.00</u>
Capitalized Interest:	<u>\$18,900,000.00</u>
Reserves:	<u>\$10,800,000.00</u>
Other Uses (Describe):	

#### capitalized ground rent

	<u>\$2,700,000.00</u>
	<u>\$</u>
	<u>\$</u>
	<u>\$</u>
	<u>\$</u>
Total Uses:	<u>\$133,000,000.00</u>

## Financing Team Information

### Bond Counsel

**Firm Name:** Orrick Herrington

**Primary Contact**

First Name: **Roger**

Last Name: **Davis**

**Address:**

Street: **405 Howard Street**

Suite:

City: **San Francisco**

State: **California**

Zip: **94105**

Phone: **415-773-5758**

Ext:

Fax:

Email: **rogerdavis@orrick.com**

### Bank/Underwriter/Bond Purchaser

**Firm Name:** UBS

**Primary Contact**

First Name: **Michael**

Last Name: **Lexton**

**Address:**

Street: **1285 Avenue of the Americas**

Suite:

City: **New York**

State: **New York**

Zip: **10019**

Phone: **212-821-2679**

Ext:

Fax:

Email: **michael.lexton@ubs.com**

### Financial Adviser

**Firm Name:** Infrastructure Investment Partners, LLC

**Primary Contact**

First Name: **Joseph**

Last Name: **Piscitell**

**Address:**

Street: **1300 Post Road**

Suite: **442**

City: **Fairfield**

State: **Connecticut**

Zip: **06824**

Phone: **203-451-4542**

Ext:

Fax:

Email: **jap@infrainvptrs.com**