



- Acquired in 2010
- Redevelopment Completed Summer 2012 with 52 loft apartments and commercial space
- Financing- conventional/ VHDA





- Acquired in 2012
- Redevelopment completed Summer 2014 with 48 loft apartments and commercial space
- Financing- conventional/ VHDA





- Acquired in 2013
- Redevelopment completed Summer 2015 with 62 loft apartments and commercial space
- Financing- conventional/ VHDA





- Acquired in 2015
- Redevelopment completed in 2018 as luxury hotel with 115 hotel rooms, 8k square feet banquet/ meeting space and 3 restaurants
- Financing- conventional/ conduit loans supported by tax revenues

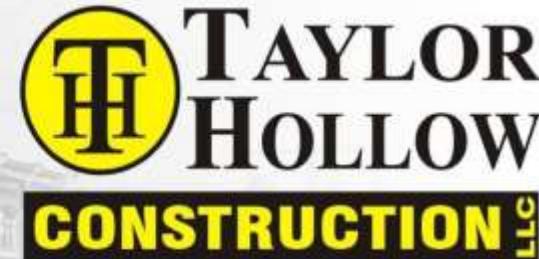


# One Ten Franklin

- Acquired in 2016
- Repositioned into Class A multi-tenant office building
- 1<sup>st</sup> tenants occupied in March 2018
- 70% leased by end of 2019
- Financing- conventional/ credit line to fund ongoing tenant improvements



# TAYLOR HOLLOW COMPANIES



- \* *The Taylor Hollow Companies are an innovative group of small, mutually supporting companies that practice sustainable development through historic rehabilitation and energy efficient building in Southwest Virginia. We provide development services and efficient construction management that is good for our clients, our employees, and the community in which we live.*

# THC History

- \* Saved 14 Vacant/Blighted Properties
  - \* 10 on Main Street
  - \* 7 Certified Historic
- \* Developed 72 residential Units, 18 Commercial Spaces
- \* Completed 4 ‘Main Street’ projects for others.
- \* Started Solar Powered Factory that Makes Structural Insulated Panels for Energy Efficient Housing  
**[WWW.ACMEPANEL.COM](http://WWW.ACMEPANEL.COM)**
- \* Created 31 Jobs

# Board of Directors



# BEFORE



1148/1150 East Main Street – Osborne Building

# AFTER



1148/1150 East Main Street – Osborne Building

# BEFORE



1202 East Main Street – M. Jackson Hardware Building

# AFTER



**1202 East Main Street – M. Jackson Hardware Building**

# AFTER



1202 East Main Street

# BEFORE



103/107 Third Avenue – Radford Pottery Building

# AFTER



107 Third Avenue – Radford Pottery Building

# AFTER



103 Third Avenue – Radford Pottery Building

# Main Street, Narrows



# Old Prices Fork School Historic Revitalization



# Classroom Before Renovation



# Classroom After Renovation



# Personal/Main Street Elements

- Lighting
- Artwork
- Skylight
- Benches
- Plants
- Door Mats



# Historic Versus Energy Efficient



# Financing Sources:

- \* VHDA Revitalization Loans
- \* Construction Financing – you need a good relationship -
- \* HOME Funding for LTMI housing: Local and State
- \* Tax Credits – Good but not magic
  - \* Only useful if translated into funding for project
- \* Enterprise Zone Credits
- \* CDGB funding –
- \* ARC Grants
- \* VCI Grant DHCD
- \* Private Funding

# Major Learnings:

- \* This is not easy:
  - \* Get good partners that have been there before: Developer; Construction; Historical; Financial; Structural;
  - \* Get it all worked out before you start
- \* Be brutally honest:
  - \* There needs to be a beneficial end use
  - \* Sometimes you're better off picking another building
  - \* It will cost more than you think
  - \* It will take longer than you think
- \* Structural Issues are important.
- \* Historic Issues are important
- \* You can do this!!

# Board of Directors

