

***DRAFT***

**Highland Gardens**

6/12/2023

Low-Income Housing Tax Credit Financial Analysis  
WHEDA 2023 - 4% with State - General Set Aside

**Highland Gardens  
PROJECT ASSUMPTIONS**

**PROJECT INFORMATION**

Project Name	<b>Highland Gardens</b>	
Developer Name	<b>HACM</b>	
Identity of Interest (USE DROPDOWN)	Yes - Buyer and Seller	
City	Milwaukee	
County (USE DROPDOWN)	Milwaukee	
Set Aside (USE DROPDOWN)	General	
Tenant Type (USE DROPDOWN)	Elderly	
Credit % (USE DROPDOWN)	4% with State	
Number of Units	114	
LP Formation	Year	2024
	Month	2
Construction Start	Year	2024
	Month	2
Construction Period	12	
Operations	Year	2025
	Month	3
Placed in Service Date	Year	2025
	Month	3
Starting Month of Depreciation	3	
Starting Month of Lease-Up	3	
Absorption Rate (Mos.)	5	
Credit % - 70% PV	9.00%	
Credit % - 30% PV	4.00%	
QCT or DDA?	Yes	
Construction Type (USE DROPDOWN)	Acquisition / Rehab	
Building Type (USE DROPDOWN)	Elevator Building	

**FINANCING ASSUMPTIONS**

WHEDA Construction - Tax Exempt	\$	8,218,797
Interest Rate		5.40%
Term (Months)		24
WHEDA Construction - Taxable	\$	(0)
Interest Rate		6.90%
Term (Months)		24
Total WHEDA Construction Loan	\$	12,626,419
Construction Loan - Max	\$	12,626,419
Interest Rate		0.00%
Term (Months)		24
WHEDA Permanent Mortgage	\$	4,407,622
Interest Rate		6.45%
Amortization		35
Term		35
Start Year		2025
Start Month		11
HACM Seller Note	\$	6,700,000
Interest Rate		3.86%
Amortization		50
Term		50
Start Year		2024
Start Month		2

GP Equity	\$	100
Deferred Developer Fee	\$	319,036

**SYNDICATION INFORMATION**

General Partner's Capital Contribution			Percent of Ownership	
Entry Date:	Year	2024	General Partner	0.01%
	Month	2	Investor	99.99%
	Day	1	Total	100.00%
Investor Combined Tax Rate	21.00%		Cash Flow Distribution	
			General Partner	90.00%
<b>Total Investor Capital</b>	<b>\$13,033,821</b>		Investor	10.00%
Federal LIHTC Investor Capital	9,373,443		Total	100.00%
State LIHTC Investor Capital	3,660,378		Income, Loss & Credits	
1st Contribution			General Partner	0.01%
Closing	Date:	2/1/2024	Investor	99.99%
20.00%	Fed LIHTC	1,874,689	Total	100.00%
	State LIHTC	732,076		
	Total	\$2,606,764	Sale Proceeds Distribution	
2nd Contribution			General Partner	90.00%
Completion	Date:	3/1/2025	Investor	10.00%
55.00%	Fed LIHTC	5,155,394	Total	100.00%
	State LIHTC	2,013,208		
	Total	\$7,168,602		
3rd Contribution				
Perm Conversion	Date:	11/1/2025		
24.18%	Fed LIHTC	2,266,769		
	State LIHTC	885,185		
	Total	\$3,151,954		
4th Contribution				
8609's	Date:	11/1/2025		
0.82%	Fed LIHTC	76,592		
	State LIHTC	29,910		
	Total	\$106,501		
Price per Credit				
Federal Low Income Housing	\$	0.890	WITHIN WHEDA RANGE	
State Low Income Housing	\$	0.700	WITHIN WHEDA RANGE	
<b>Developer Fee Pay-In Schedule</b>	<b>2,130,028</b>			
1st Contribution	20.00%	426,006		
2nd Contribution	55.00%	1,171,515		
3rd Contribution	20.00%	426,006		
4th Contribution	5.00%	106,501		

<b>Project Cost</b>	\$	<b>24,460,580</b>
WHEDA Permanent Mortgage		4,407,622
WHEDA Subordinate Debt		-
WHEDA HTF		-
Federal LIHTC Investor Capital		9,373,443
State LIHTC Investor Capital		3,660,378
GP Equity		100
FHLBC - AHP		-
HACM Existing Reserves		-
HACM Seller Note		6,700,000
WHEDA Foundation Funds		-
OTHER LENDER		-
OTHER LENDER		-
Deferred Developer Fee		319,036

<b>WHEDA 80% Test</b>	
Committed	18.02%
Un-Committed	0.00%
Committed	0.00%
Committed	38.32%
Committed	14.96%
Committed	0.00%
Un-Committed	0.00%
Un-Committed	0.00%
Committed	27.39%
Un-Committed	0.00%
Un-Committed	0.00%
Un-Committed	0.00%
Un-Committed	0.00%
<b>Total Committed Sources</b>	<b>98.70%</b>

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SOURCES OF FUNDS	Construction		Post	Permanent
			Construction	
WHEDA Permanent Mortgage	-	-	4,407,622	4,407,622
WHEDA Subordinate Debt	-	-	-	-
WHEDA HTF	-	-	-	-
Federal LIHTC Investor Capital	1,874,689	7,498,754	-	9,373,443
State LIHTC Investor Capital	732,076	2,928,303	-	3,660,379
GP Equity	100	-	-	100
PHLBC - AHP	-	-	-	-
HACM Existing Reserves	-	-	-	-
HACM Seller Note	6,700,000	-	-	6,700,000
WHEDA Foundation Funds	-	-	-	-
Deferred Developer Fee	-	-	319,036	319,036
WHEDA Permanent Mortgage Available During Construction	4,407,622	(4,407,622)	-	-
WHEDA Construction - Tax Exempt	8,218,797	(8,218,797)	-	-
WHEDA Construction - Taxable	-	0	(0)	-
Construction Loan	-	-	-	-
<b>Total Sources Of Funds</b>	<b>21,833,283</b>	<b>2,527,297</b>	<b>2,527,297</b>	<b>24,460,580</b>

Acquisition Price	8,550,000
Developer Fee	2,449,064
Seller Note	(6,700,000)
<b>HACM Proceeds</b>	<b>4,299,064</b>
Hard Costs	7,824,671
GC Fees	978,922
Contingency	883,859
<b>9,687,452</b>	

13% 50% DOF Requirement Not Applicable  
0.00 Construction Loan Varies

USES OF FUNDS	Construction		Post	Total Permanent
			Construction	
<b>Acquisition</b>				
Land	1,250,000	-	-	1,250,000
Purchase of Buildings	7,300,000	-	-	7,300,000
Other Purchase of Bids & Land	-	-	-	-
<b>Construction Related Expenses</b>				
<b>New Construction and Rehab</b>				
Hard / Construction Costs - Residential	\$ 68,637	7,824,671	-	7,824,671
Hard / Construction Costs - Community Service Facility	\$ 307	35,000	-	35,000
E - Equipment & Furnishings	-	-	-	-
F - Special Construction and Demolition	-	-	-	-
Accessory Buildings (Garage, storage, etc.)	-	-	-	-
Other New Construction / Rehabilitation	-	-	-	-
<b>Site Work Costs</b>				
Off Site - Site Work	\$ -	-	-	-
On Site - Site Work	-	-	-	-
Other Site Work	-	-	-	-
<b>Contractor Fees</b>				
General Requirements	5.00%	392,984	-	392,984
Contractor Overhead	2.00%	165,053	-	165,053
Contractor Profit	5.00%	420,885	-	420,885
Construction Supervision	-	-	-	-
<b>Contingency Funds</b>				
Construction Contingency	10.00%	883,859	-	883,859
Other Contingency	-	-	-	-
<b>Construction Period Expenses</b>				
Local or State Agency - Residential Related Fees and Expenses	-	-	-	-
Construction Loan Origination Fee - WHEDA	1.00%	82,188	-	82,188
Construction Loan Origination Fee - Non WHEDA	-	-	-	-
<b>Bond Related Expenses</b>				
Cost of Bond Issuance	-	-	-	-
<b>Other Lender and Financing Related Expenses</b>				
Bridge Loan Fees and Expenses	-	-	-	-
WHEDA Construction Loan Interest	737,910	-	-	737,910
Other Construction Loan Interest	-	-	-	-
Local Fees - Miscellaneous	123,000	-	-	123,000
<b>Other Construction Period Soft Costs</b>				
Construction Loan Credit Enhancement/LOC	-	-	-	-
Construction Period Real Estate Taxes	21,909	-	-	21,909
Title and Recording	35,000	-	-	35,000
Construction Insurance	29,685	-	-	29,685
Construction Liability Insurance	-	-	-	-
Temporary Relocation Expenses	\$ 4,000	456,000	-	456,000
Permanent Relocation Expenses	-	-	-	-
Other Interim/Construction Costs	30,000	-	-	30,000
<b>Permanent Financing Expenses</b>				
<b>Lender and Financing Related Expenses</b>				
Permanent Loan Origination Fee - Non WHEDA	-	-	-	-
Permanent Loan Origination Fee - WHEDA	1.00%	44,076	-	44,076
Permanent Loan Credit Enhancement	-	-	-	-
Legal Fees - Real Estate	\$ 20,000	20,000	-	20,000
Other Financing Fees and Expenses	15,500	-	-	15,500
<b>Architectural and Engineering Expenses</b>				
Architect's Fee - Design	237,000	-	-	237,000
Architect's Fee - Inspection/Supervision	548,000	-	-	548,000
Engineering Costs	86,900	-	-	86,900
Survey	-	-	-	-
Other Architect and Engineering	-	-	-	-
<b>Syndication Fees &amp; Expenses</b>				
Organizational (Partnership)	30,000	-	-	30,000
Tax Opinion	-	-	-	-
Other Syndication Costs	-	-	-	-
<b>Capitalized Reserves</b>				
Operating Reserve	6 Months	489,238	-	489,238
Replacement Reserve	165,000	-	-	165,000
Lease-up Operating Deficit	-	-	-	-
Debt Service Reserve	-	-	-	-
Capital Needs Reserve	-	-	-	-
Other Reserves	-	-	-	-
Escrows	-	-	-	-
Other Capitalized Reserves	-	-	-	-
<b>Reports, Studies and Related Work</b>				
Appraisals	11,000	-	-	11,000
Market Study	12,000	-	-	12,000
Capital Needs Assessment Report	25,000	-	-	25,000
Environmental Report	5,000	-	-	5,000
<b>Other Soft Costs</b>				
Tax Credit Application Fee	\$ 2,000	2,000	-	2,000
Tax Credit Allocation Fee	101,388	-	-	101,388
Tax Credit Compliance Fee	6,270	-	-	6,270
Water, Sewer, and Impact Fees	-	-	-	-
Cost Certification/Accounting Fees	32,500	15,000	-	47,500
Rent Up Marketing Expense	30,000	-	-	30,000
Mortgage Payoff - N/A for Tax Credit Application	-	-	-	-
Other Miscellaneous Costs	250,000	-	-	250,000
<b>Developer Earned Fees and Expenses</b>				
Developer's Fee Received	426,006	2,023,059	-	2,449,064
Developer Overhead	-	-	-	-
Consultants	97,500	-	-	97,500
Other Developer's Fees	-	-	-	-
<b>Total Uses Of Funds</b>	<b>\$ 21,833,283</b>	<b>\$ 2,527,297</b>	<b>\$ 2,527,297</b>	<b>\$ 21,849,411</b>

Residential Building 27.5 YrSL	Personal Property \$ Yr200%	Land Impr. 15 Yr150%	Amortization	Non Depreciable Amortizable	Eligible Basis
7,300,000	-	-	-	1,250,000	7,300,000
7,824,671	-	-	-	-	7,824,671
35,000	-	-	-	-	35,000
392,984	5%	-	-	-	392,984
165,053	2%	-	-	-	165,053
420,885	5%	-	-	-	420,885
883,859	-	-	-	-	883,859
-	-	-	-	82,188	-
-	-	-	-	-	-
468,401	-	-	-	269,500	468,401
123,000	-	-	-	-	123,000
21,909	-	-	-	-	21,909
35,000	-	-	-	-	35,000
29,685	-	-	-	-	29,685
456,000	-	-	-	-	456,000
30,000	-	-	-	-	30,000
-	-	-	-	44,076	-
-	-	-	-	-	-
-	-	-	-	20,000	-
-	-	-	-	15,500	-
237,000	-	-	-	-	237,000
548,000	-	-	-	-	548,000
86,900	-	-	-	-	86,900
-	-	-	-	-	-
-	-	-	-	30,000	-
-	-	-	-	-	-
-	-	-	-	489,238	-
-	-	-	-	165,000	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
11,000	-	-	-	-	11,000
12,000	-	-	-	-	12,000
25,000	-	-	-	-	25,000
5,000	-	-	-	-	5,000
-	-	-	-	2,000	-
-	-	-	-	101,388	-
-	-	-	-	6,270	-
-	-	-	-	-	-
47,500	-	-	-	-	32,500
-	-	-	-	30,000	-
250,000	-	-	-	-	250,000
2,449,064	-	-	-	-	2,449,064
97,500	-	-	-	-	97,500
-	-	-	-	-	-
<b>\$ 21,856,411</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,505,169</b>	<b>\$ 21,849,411</b>

WHEDA Max Cost Check	
Cost Per Unit	214,566
Appendix F Max Cost	0
Difference	214,566 OUTSIDE OF WHEDA LMT

RENTAL INCOME

Apartment Type	Tenancy Type	Bedroom Size	Number of Bathrooms	Net SF Per Unit	Number of Units	AMI Set Aside %	Unit Type	Monthly Net Rent	Total Monthly Net Rent	Rent \$ / SF	Monthly Utility	95%		90%			
												Monthly Gross Rent	Total Monthly Gross Rent	Max HTC Limit	% of Max HTC Limit	Estimated Market Rent	% of Max Market Rent
Apartment	Elderly	1 Bedroom	1	650	29	60%	Voucher	\$ 900	\$ 26,100	1.38	\$ -	\$ 900	\$ 26,100	\$ 1,062	84.75%	\$ 909	99.01%
Apartment	Elderly	1 Bedroom	1	650	46	60%	Voucher	\$ 647	\$ 29,762	1.00	\$ -	\$ 647	\$ 29,762	\$ 1,062	60.92%	\$ 909	71.18%
Apartment	Elderly	1 Bedroom	1	650	31	60%	Low Income	\$ 900	\$ 27,900	1.38	\$ -	\$ 900	\$ 27,900	\$ 1,062	84.75%	\$ 909	99.01%
Apartment	Elderly	2 Bedroom	1	928	5	60%	Voucher	\$ 1,050	\$ 5,250	1.13	\$ -	\$ 1,050	\$ 5,250	\$ 1,275	82.35%	\$ 1,092	96.15%
Apartment	Elderly	2 Bedroom	1	928	3	60%	Low Income	\$ 1,050	\$ 3,150	1.13	\$ -	\$ 1,050	\$ 3,150	\$ 1,275	82.35%	\$ 1,092	96.15%
				76,324	114	60.00%		\$	\$ 92,162.00			\$	\$ 92,162.00				

Income Averaging 60.00%  
 AHP 0.00%  
 Applicable Fraction (AMI) 100.00%  
 Applicable Fraction (Square Footage) 100.00%

Low Income Unit Statistics			
AMI %	# of Units	% of Units	Gross Annual Rental Income
20%	0	0.00%	\$ -
30%	0	0.00%	\$ -
40%	0	0.00%	\$ -
50%	0	0.00%	\$ -
60%	114	100.00%	\$ 1,105,944
70%	0	0.00%	\$ -
80%	0	0.00%	\$ -
<b>Low Income Totals</b>	<b>114</b>	<b>100.00%</b>	<b>\$ 1,105,944</b>
Market	0	0.00%	\$ -
<b>Totals</b>	<b>114</b>	<b>100.00%</b>	<b>\$ 1,105,944</b>

RESIDENTIAL INCOME	
Base Net Residential Rent	\$ 1,105,944
Rent Increases	2.00%
Other Income Increases	2.00%
Residential Vacancy Loss	7.00%
Other Income (PUPM)	\$ 4.59
Other Income (annually)	\$ 6,279
Other Income Vacancy Loss - LIHTC	7.00%
EGI	\$ 1,034,368

CASH FLOW DISTRIBUTION	
Asset Management Fee	5,000 3%

Utility Allowance - ADD SOURCE + DATE	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Heating	0	0	0	0	0
Cooling	0	0	0	0	0
Cooking	0	0	0	0	0
Electricity	0	0	0	0	0
Hot Water	0	0	0	0	0
Other	0	0	0	0	0
	0	0	0	0	0

Other Income	Explanation
Parking	\$ -
Laundry and Vending	6,279 Laundry Income
Misc. Income	0
Other	0
<b>Total Other Income</b>	<b>\$ 6,279</b>

ACQUISITION CREDIT		STATE CREDIT ANALYSIS		LIH Credit			
Acquisition price (Building and Land)	\$ 8,550,000	Annual State Credit Calculated	\$ 862,976				
Less: Land & other non-depreciable costs	(1,250,000)	Annual State Credit Reserved	862,976				
Less: Other	-						
Adjusted Eligible Basis	\$ 7,300,000	Minimum Credit or Allocation	\$ 862,976				
Qualified Census Tract Adjustment	100%	Bonus Credit - Energy Efficiency	8,630				
Eligible Basis	\$ 7,300,000	Bonus Credit - Additional 30% Units	0				
Applicable Fraction (Low Inc. %)	100.00%	Allocation with Bonus	\$ 871,606				
Qualified Basis	\$ 7,300,000	Total State Credit	\$ 5,229,635				
Credit Percentage (30% PV)	4.00%	Investor Percentage	99.99%				
			\$ 5,229,112				
		Price per Credit	0.700				
<b>Potential Annual Credit</b>	<b>\$ 292,000</b>	<b>State Tax Credit Equity Raised</b>	<b>\$ 3,660,378</b>				
CONSTRUCTION / REHAB CREDIT		FEDERAL CREDIT ANALYSIS		Federal Credit		State Fed Credit	
Eligible Building Basis	\$ 21,940,411	Annual LIH Credit Calculated	\$ 1,053,301	\$ 1,053,301	\$ 1,053,301		
Less: Acquisition Price	(7,300,000)	Annual LIH Credit Reserved	1,053,301	1,053,301	1,053,301		
Less: Federal Historic Tax Credit Allocation	-						
Adjusted Eligible Basis	\$ 14,640,411	Minimum Credit or Allocation	\$ 1,053,301	\$ 1,053,301	\$ 1,053,301		
QCT or DDA Boost	130%	Bonus Credit - Energy Efficiency	0				
HFA Boost	100%	Bonus Credit - Additional 30% Units	0				
Allowed Boost	130%	Allocation with Bonus	\$ 1,053,301				
Eligible Basis	\$ 19,032,534	Minimum Credit or Allocation	\$ 1,053,301				
Applicable Fraction (Low Inc. %)	100.00%	Total Tax Credit	\$ 10,533,013	\$ 10,533,013	\$ 10,533,013		
Qualified Basis	\$ 19,032,534	Investor Percentage	99.98%			0.01%	
	4,392,123	Tax Credits for Syndication	\$ 10,530,906	\$ 1,053	\$ 1,053		
Federal Credit Percentage	4.00%	Price per Credit	0.890			0.890	
<b>Potential Annual Federal Credit</b>	<b>\$ 761,301</b>	<b>Tax Credit Equity Raised</b>	<b>\$ 9,372,506</b>	<b>\$ 937</b>			
State Credit Percentage	3.00%						
<b>Potential Annual State Credit</b>	<b>\$ 570,976</b>						

	Annual Expense	Expense per Unit	% Effective Gross Income
<b>Rent Expenses</b>		<b>114</b>	
Convention and Meeting	900.00	8	0.1%
Management Consultants	0.00	0	0.0%
Advertising / Marketing Expense	300.00	3	0.0%
Other	0.00	0	0.0%
<b>Subtotal Rent Expense</b>	<b>1,200.00</b>	<b>11</b>	<b>0.1%</b>
<b>Administrative Expenses</b>			
Office Salaries	56,000.00	491	5.4%
Office Expenses	3,019.00	26	0.3%
Office or Model Apartment Rent	0.00	0	0.0%
Management Fee - Residential Rents	51,426.40	451	5.0%
Management Fee - Commercial Rents	0.00	0	0.0%
Management Fee - Misc. Income	0.00	0	0.0%
Manager / Superintendent Salaries	0.00	0	0.0%
Administrative Rent - Free Unit	0.00	0	0.0%
Legal Expenses - Project Only	2,148.00	19	0.2%
Bookkeeping Fees / Accounting Services	21,330.00	187	2.1%
Tax Credit Monitoring Fees	3,420.00	30	0.3%
Bad Debt Expense	0.00	0	0.0%
Other Administrative Expenses	13,960.00	122	1.3%
<b>Subtotal Administrative Expense</b>	<b>151,303.40</b>	<b>1,327</b>	<b>14.6%</b>
<b>Utilities Expense</b>			
Fuel Oil	0.00	0	0.0%
Electricity	68,900.00	604	6.7%
Water	13,050.00	114	1.3%
Gas	110,500.00	969	10.7%
Sewer	13,050.00	114	1.3%
Owner Paid Amenities	0.00	0	0.0%
<b>Subtotal: Utilities Expense</b>	<b>205,500.00</b>	<b>1,803</b>	<b>19.9%</b>
<b>Operating Maintenance Expense</b>			
Payroll	68,432.00	600	6.6%
Supplies	0.00	0	0.0%
Contracts	5,000.00	44	0.5%
Operating and Maintenance Rent Free Unit	0.00	0	0.0%
Garbage and Trash Removal	39,996.00	351	3.9%
Security Payroll / Contracts (incl taxes and benefits)	3,496.00	31	0.3%
Security Rent Free Unit	0.00	0	0.0%
Heating / Cooling Maintenance	3,180.00	28	0.3%
Vehicle / Maintenance Equipment Operation & Repairs	4,732.00	42	0.5%
Snow Removal	0.00	0	0.0%
Misc. Operating & Maintenance Expenses	59,432.00	521	5.7%
<b>Subtotal: Operating Maintenance Expense</b>	<b>184,268.00</b>	<b>1,616</b>	<b>17.8%</b>
<b>Taxes and Insurance</b>			
Real Estate & Property Taxes	21,274.70	187	2.1%
Property and Liability Insurance (Hazard)	41,004.00	360	4.0%
Payroll Taxes - Project Share	0.00	0	0.0%
Fidelity Bond Insurance	0.00	0	0.0%
Workmen's Compensation	0.00	0	0.0%
Health Insurance and Other Employee Benefits	33,334.00	292	3.2%
Misc. Taxes, Licenses, Permits, and Insurance	(11,340.10)	(99)	-1.1%
<b>Subtotal: Taxes and Insurance</b>	<b>84,272.60</b>	<b>739</b>	<b>8.1%</b>
<b>Total Services Expense</b>			
Dietary Services	0.00	0	0.0%
Dietary Purchased Serv	0.00	0	0.0%
Food	0.00	0	0.0%
Registered Nurse Salary	0.00	0	0.0%
Housekeeping Salary	0.00	0	0.0%
Housekeeping Supply	0.00	0	0.0%
Other Housekeeping	0.00	0	0.0%
Medical Supplies	0.00	0	0.0%
Medical Purchased Serv	0.00	0	0.0%
Laundry / Linen	0.00	0	0.0%
Laundry Salaries	0.00	0	0.0%
Laundry Purchased Serv	0.00	0	0.0%
Laundry Supplies	0.00	0	0.0%
Medical Records Salary	0.00	0	0.0%
Medical Records Supply	0.00	0	0.0%
Med Records Purchased SERV	0.00	0	0.0%
Recreation / Rehab	0.00	0	0.0%
Activities Supplies	0.00	0	0.0%
Activities Purchased Serv	0.00	0	0.0%
Rehab Salaries	0.00	0	0.0%
Rehab Supplies	0.00	0	0.0%
Rehab Purchased Serv	0.00	0	0.0%
Other Support Serv	0.00	0	0.0%
<b>Subtotal: Total Services Expense</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
<b>Annual Replacement Reserves</b>	<b>34,200</b>	<b>300</b>	<b>3.3%</b>
<b>Total Operating Expenses</b>	<b>\$ 660,744</b>		
<b>Per Unit Per Month</b>	<b>\$ 483</b>		
<b>Investor Asset Management Fee</b>	<b>\$ 5,000</b>		

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
<b>INCOME</b>																	
Gross Potential Income: (Excluding TIF & Other)	2.00%	\$ 1,105,944	\$ 1,128,063	\$ 1,150,624	\$ 1,173,637	\$ 1,197,109	\$ 1,221,052	\$ 1,245,473	\$ 1,270,382	\$ 1,295,790	\$ 1,321,705	\$ 1,348,140	\$ 1,375,102	\$ 1,402,604	\$ 1,430,656	\$ 1,459,270	\$ 19,125,551
Other Income Source	2.00%	6,279	6,405	6,533	6,663	6,797	6,933	7,071	7,213	7,357	7,504	7,654	7,807	7,963	8,123	8,285	108,587
Vacancy - Rental Income	-7.00%	(77,416)	(78,964)	(80,544)	(82,155)	(83,798)	(85,474)	(87,183)	(88,927)	(90,705)	(92,519)	(94,370)	(96,257)	(98,182)	(100,146)	(102,149)	(1,338,789)
Vacancy - Other Income	-7.00%	(440)	(448)	(457)	(466)	(476)	(485)	(495)	(505)	(515)	(525)	(536)	(547)	(557)	(569)	(580)	(7,601)
<b>Total Vacancy</b>		<b>\$ (77,856)</b>	<b>\$ (79,413)</b>	<b>\$ (81,001)</b>	<b>\$ (82,621)</b>	<b>\$ (84,273)</b>	<b>\$ (85,959)</b>	<b>\$ (87,678)</b>	<b>\$ (89,432)</b>	<b>\$ (91,220)</b>	<b>\$ (93,045)</b>	<b>\$ (94,906)</b>	<b>\$ (96,804)</b>	<b>\$ (98,740)</b>	<b>\$ (100,715)</b>	<b>\$ (102,729)</b>	<b>\$ (1,346,390)</b>
<b>Effective Gross Income</b>		<b>1,034,368</b>	<b>1,055,055</b>	<b>1,076,156</b>	<b>1,097,679</b>	<b>1,119,633</b>	<b>1,142,025</b>	<b>1,164,866</b>	<b>1,188,163</b>	<b>1,211,926</b>	<b>1,236,165</b>	<b>1,260,888</b>	<b>1,286,106</b>	<b>1,311,828</b>	<b>1,338,065</b>	<b>1,364,826</b>	<b>17,887,748</b>
<b>EXPENSES</b>																	
Rent Expense	3.00%	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	22,319
Management Fees	3.00%	51,426	52,969	54,558	56,195	57,881	59,617	61,406	63,248	65,145	67,100	69,113	71,186	73,322	75,521	77,787	956,475
Other Admin Expenses (Less Management F	3.00%	99,877	102,873	105,960	109,138	112,412	115,785	119,258	122,836	126,521	130,317	134,226	138,253	142,401	146,673	151,073	1,857,604
Utilities Expense	3.00%	205,500	211,665	218,015	224,555	231,292	238,231	245,378	252,739	260,321	268,131	276,175	284,460	292,994	301,784	310,837	3,822,077
Operating and Maintenance Expense	3.00%	184,268	189,796	195,490	201,355	207,395	213,617	220,026	226,626	233,425	240,428	247,641	255,070	262,722	270,604	278,722	3,427,185
Real Estate and Personal Property Taxes	3.00%	21,275	21,913	22,570	23,247	23,945	24,663	25,403	26,165	26,950	27,759	28,591	29,449	30,333	31,243	32,180	395,686
Other Taxes and Insurance	3.00%	62,998	64,888	66,834	68,840	70,905	73,032	75,223	77,479	79,804	82,198	84,664	87,204	89,820	92,515	95,290	1,171,693
Service Expense	3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserve	3.00%	34,200	35,226	36,283	37,371	38,492	39,647	40,837	42,062	43,324	44,623	45,962	47,341	48,761	50,224	51,731	636,083
<b>Total Expenses</b>		<b>660,744</b>	<b>680,566</b>	<b>700,983</b>	<b>722,013</b>	<b>743,673</b>	<b>765,983</b>	<b>788,963</b>	<b>812,632</b>	<b>837,011</b>	<b>862,121</b>	<b>887,985</b>	<b>914,624</b>	<b>942,063</b>	<b>970,325</b>	<b>999,435</b>	<b>12,289,121</b>
<b>Net Operating Income</b>		<b>373,624</b>	<b>374,489</b>	<b>375,173</b>	<b>375,666</b>	<b>375,959</b>	<b>376,042</b>	<b>375,903</b>	<b>375,531</b>	<b>374,916</b>	<b>374,044</b>	<b>372,904</b>	<b>371,482</b>	<b>369,765</b>	<b>367,740</b>	<b>365,391</b>	<b>5,598,628</b>
<b>Debt Service - 1st Mortgage</b>																	
WHEDA Permanent Mortgage		317,732	317,732	317,732	317,732	317,732	317,732	317,732	317,732	317,732	317,732	317,732	317,732	317,732	317,732	317,732	4,765,974
<b>Total Debt Service</b>		<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>317,732</b>	<b>4,765,974</b>
DSCR- 1st		1.176	1.179	1.181	1.182	1.183	1.184	1.183	1.182	1.180	1.177	1.174	1.169	1.164	1.157	1.150	
<b>Cash Flow</b>		<b>55,892</b>	<b>56,757</b>	<b>57,441</b>	<b>57,935</b>	<b>58,228</b>	<b>58,310</b>	<b>58,171</b>	<b>57,800</b>	<b>57,184</b>	<b>56,312</b>	<b>55,172</b>	<b>53,750</b>	<b>52,034</b>	<b>50,008</b>	<b>47,660</b>	<b>832,653</b>
<b>Asset Management Fee</b>	5.000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563	92,995
<b>Cash Flow</b>		<b>50,892</b>	<b>51,607</b>	<b>52,137</b>	<b>52,471</b>	<b>52,600</b>	<b>52,514</b>	<b>52,201</b>	<b>51,650</b>	<b>50,850</b>	<b>49,788</b>	<b>48,452</b>	<b>46,829</b>	<b>44,905</b>	<b>42,666</b>	<b>40,097</b>	<b>739,659</b>
<b>DDF</b>	319,036	50,892	51,607	52,137	52,471	52,600	52,514	6,816	-	-	-	-	-	-	-	-	-
		268,145	216,538	164,401	111,930	59,330	6,816	-	-	-	-	-	-	-	-	-	-

