## DRAFT

## Highland Gardens 9/1/2023

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

PROJECT INFORMATION		FINANCING ASSUMPTIONS		SYNDICATION INFORMATION						
Project Name	Highland Gardens			General Partner's Capital Contribution		Percent of Ownership				
Developer Name	HACM	WHEDA Construction - Tax Exempt	\$ 8,288,637	Entry Date: Year	2024	General Partner 0.01%				
Identity of Interest (USE DROPDOWN)	Yes - Buyer and Seller	Interest Rate	5.40%	Month	7	Investor 99.99%				
		Term (Months)	24	Day	1	Total 100.00%				
City	Milwaukee									
County (USE DROPDOWN)	Milwaukee	WHEDA Construction - Taxable	\$ -	Investor Combined Tax Rate	21.00%	Cash Flow Distribution				
Set Aside (USE DROPDOWN)	General	Interest Rate	6.90%			General Partner 90.00%				
Tenant Type (USE DROPDOWN)	Elderly	Term (Months)	24	Total Investor Capital	\$12,614,342	Investor 10.00%				
Credit % (USE DROPDOWN)	4% with State			Federal LIHTC Investor Capital	8,987,748	Total 100.00%				
		Total WHEDA Construction Loan	\$ 12,696,259	State LIHTC Investor Capital	3,626,594					
Number of Units	114	Construction Loan - Max	\$ 12,696,259			Income, Loss & Credits				
LP Formation		Interest Rate	0.00%	1st Contribution		General Partner 0.01%				
Year	2024	Term (Months)	24	Closing Date:	7/1/2024	Investor 99.99%				
Month	7			20.00% Fed LIHTC	1,797,550	Total 100.00%				
		WHEDA Permanent Mortgage	\$ 4,407,622	State LIHTC	725,319					
Construction Start		Interest Rate	6.45%	Total	\$2,522,868	Sale Proceeds Distribution				
Year	2024	Amortization	35			General Partner 90.00%				
Month	7	Term	35	2nd Contribution		Investor 10.00%				
		Start Year	2026	Completion Date:	9/1/2025	Total 100.00%				
Construction Period	13	Start Month	5	55.00% Fed LIHTC	4,943,261					
				State LIHTC	1,994,626					
Operations		WHEDA Subordinate Debt	\$ -	Total	\$6,937,888					
Year	2025	Interest Rate	3.00%							
Month	9	Amortization	35	3rd Contribution						
		Term	17	Perm Conversion Date:	5/1/2026					
Placed in Service Date		Start Year	2026	24.36% Fed LIHTC	2,189,109					
Year	2025	Start Month	5	State LIHTC	883,314					
Month	9	WHEDA Subdebt? (USE DROPDOWN)	No	Total	\$3,072,423					
		WHEDA HTF	\$ <del>-</del>	4th Contribution						
Starting Month of Depreciation	9	Interest Rate	3.00%	8609's <b>Date</b> :	5/1/2026					
Starting Month of Lease-Up	9	Amortization	35	0.64% Fed LIHTC	57,828					
Absorption Rate (Mos.)	5	Term	19	State LIHTC	23,334					
		Start Year	2024	Total	\$81,162					
Credit % - 70% PV	9.00%	Start Month	7							
Credit % - 30% PV	4.00%	WHEDA HTF? (USE DROPDOWN)	Yes	Price per Credit						
QCT or DDA?	Yes			Federal Low Income Housing \$	0.860					
Construction Type (USE DROPDOWN)	Acquisition / Rehab	GP Equity	\$ 100	State Low Income Housing \$	0.700					
Building Type (USE DROPDOWN)	Elevator Building									
		Deferred Developer Fee	\$ 583,284							
		Interest Rate	0.00%	Developer Fee Pay-In Schedule	1,623,248					
				1st Contribution 20.00%	324,650					
		HACM Seller Note	\$ 6,700,000	2nd Contribution 55.00%	892,786					
		Interest Rate	3.86%	3rd Contribution 20.00%	324,650					
		Amortization	50	4th Contribution 5.00%	81,162					
		Term	50							
		Start Year	2024							
			_							

Start Month

STATEMENT OF FORECASTED SOURCES AND USES	_										PAGE 4
SOURCES OF FUNDS		Construction	Post Construction	Permanent							
WHEDA Permanent Mortgage Federal LIHTC Investor Capital		- 1,797,550	4,407,622 7,190,198	4,407,622 8,987,748							
State LIHTC Investor Capital GP Equity		725,319 100	2,901,275	3,626,594 100							
HACM Seller Note Deferred Developer Fee		6,700,000	- 583,284	6,700,000 583,284							
WHEDA Permanent Mortgage Available During Construction WHEDA Construction - Tax Exempt		4,407,622 8,288,637	(4,407,622) (8,288,637)	-							
Total Sources Of Funds	·	21,919,228	,	24,305,348	}						
					1	Residential	Personal	Land		Non	
USES OF FUNDS		Construction	Post Construction	Total Permanent	1	Building 27.5 Yr/SL	Property 5 Yr/200%	Impr. 15 Yr/150%	Amortization	Depreciable/ Amortizable	Eligible Basis
Acquisition Land		1,250,000		1,250,000						1,250,000	
Purchase of Buildings Other Purchase of Blds & Land		7,300,000	- -	7,300,000		7,300,000				-	7,300,000
Construction Related Expenses		-		•		-				-	
New Construction and Rehab  Hard / Construction Costs - Residential	\$ 68,637	7,824,671	-	7,824,671		7,824,671	_	_		_	7,824,671
Hard / Construction Costs - Community Service Facility E - Equipment & Furnishings	\$ 307	35,000	-	35,000		35,000	- -	- -	- -	- -	35,000
F - Special Construction and Demolition Accessory Buildings (Garage, storage, etc.)		-	-	-		-	-	-	-	-	
Other New Construction / Rehabilitation Site Work Costs		-	-	-		-	-	-	-	-	-
Off Site - Site Work On Site - Site Work	\$ -	-	-	-		-	-	-	- -	-	-
Other Site Work  Contractor Fees	F 00%	-	-	- 202.004	E0/	202.004		-	-	-	202.004
General Requirements Contractor Overhead Contractor Profit	5.00% 2.00% 5.00%	392,984 165,053 420,885	-	392,984 165,053 420,885	5% 2% 5%	165,053	-	-		-	392,984 165,053 420,885
Construction Supervision	3.00%	420,005	-	420,865	370	-	-	-			-
Contingency Funds Construction Contingency	10.00%	883,859	-	883,859		883,859	-		-	-	883,859
Other Contingency	70,007	-	-	-		-	-	-	- ·	-	-
Construction Period Expenses Local or State Agency - Residential Related Fees and Expenses											
Construction Loan Origination Fee - WHEDA Construction Loan Origination Fee - Non WHEDA	1.00%	82,886	-	82,886		- -	-	-	-	82,886 -	-
Bond Related Expenses Cost of Bond Issuance		-	-	-		-	-	-	-	-	
Other Lender and Financing Related Expenses Bridge Loan Fees and Expenses		-	-	-		-	-	-	-	-	-
WHEDA Construction Loan Interest Other Construction Loan Interest		825,273	-	825,273 -		554,978 -	-	-	-	270,295 -	554,978 -
Legal Fees - Miscellaneous Other Construction Period Soft Costs		123,000	-	123,000		123,000	-	-	-	-	123,000
Construction Loan Credit Enhancement/LOC Construction Period Real Estate Taxes		21,909 35,000	-	21,909 35,000		21,909 35,000	-	-	-	-	21,909 35,000
Title and Recording Construction Insurance Construction Liability Insurance		29,685	-	29,685		29,685	- -	-	- - -	-	29,685
Temporary Relocation Expenses Permanent Relocation Expenses	\$ 4,000	456,000		456,000		456,000	-			-	456,000
Other Interim/Construction Costs		30,000	-	30,000		30,000	-	-	-	-	30,000
Permanent Financing Expenses Lender and Financing Related Expenses											
Permanent Loan Origination Fee - Non WHEDA Permanent Loan Origination Fee - WHEDA	1.00%	44,076	-	- 44,076		- -	-	-	-	- 44,076	
Permanent Loan Credit Enhancement Legal Fees - Real Estate	\$ 20,000	20,000	-	20,000		-	-	-	-	20,000	
Other Financing Fees and Expenses		15,500	-	15,500		-	-	-	-	15,500	
Architectural and Engineering Expenses Architect's Fee - Design		237,000	-	237,000		237,000	-	-	-	-	237,000
Architect's Fee - Inspection/Supervision Engineering Costs		548,000	-	548,000		548,000 86,000	-	-	-	-	548,000
Survey Other Architect and Engineering		86,900	-	86,900		86,900	-			-	86,900
Syndication Fees & Expenses Organizational (Partnership)		30,000	-	30,000		_		_		30,000	
Tax Opinion Other Syndication Costs		-	-	-		-	-	-	- -	-	
Capitalized Reserves											
Operating Reserve Replacement Reserve	6 Months	165,000	489,238 -	489,238 165,000		-		-	-	489,238 165,000	
Lease-up Operating Deficit Debt Service Reserve		-	-	-		- -	- -		-	-	
Capital Needs Reserve Other Reserves		-	-	-		-	- -	- -	- -	- -	
Escrows Other Capitalized Reserves		-	-	-		-	-	-	-	-	
Reports, Studies and Related Work Appraisal(s)		11,000	-	11,000		11,000					11,000
Market Study Capital Needs Assessment Report		12,000 25,000	-	12,000 25,000		12,000 12,000 25,000	-	-	- -	-	12,000 12,000 25,000
Environmental Report		5,000	-	5,000		5,000	-	-	-	-	5,000
Other Soft Costs Tax Credit Application Fee	\$ 2,000	2,000	-	2,000		-	-	-	-	2,000	
Tax Credit Allocation Fee Tax Credit Compliance Fee		100,626 6,270	-	100,626 6,270		-	-	-	-	100,626 6,270	
Water, Sewer, and Impact Fees Cost Certification / Accounting Fees		- 32,500	- 15,000	- 47,500		- 47,500	-	-	-	-	32,500
Rent Up Marketing Expense  Mortgage Payoff - N/A for Tax Credit Application		30,000	- -	30,000		-	-	-	- -	30,000	
Other Miscellaneous Costs		250,000	-	250,000		250,000	-	-	-	-	250,000
Developer Earned Fees and Expenses  Developer's Fee Received		324,650	1,881,883	2,206,532		2,206,532	-	-	-	-	2,206,532
Developer Overhead  Consultants  Other Developer's Fees		97,500	-	97,500		97,500		- -	- -	-	97,500
Other Developer's Fees	1	-	-	-		-	•		-	-	-
Total Uses Of Funds		\$ 21,919,228	\$ 2,386,121	\$ 24,305,348	1	\$ 21,799,457	\$ -	\$ -	\$ -	\$ 2,505,891	\$ 21,784,457

Highland Gardens
PROJECT ASSUMPTIONS
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## RENTAL INCOME

															95%		90%
Apartment Type	Tenancy	Bedroom	Number of	Net SF	Number of	AMI Set	Unit Type	Monthly	Total Monthly	Rent	Monthly	Monthly	Total Monthly	Max HTC	% of Max	Estimated	% of Max
	Type	Size	Bathrooms	Per Unit	Units	Aside %		Net Rent	Net Rent	\$ / SF	Utility	Gross Rent	Gross Rent	Limit	HTC Limit	Market Rent	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	2 \$ 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%

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%	\$	-
ow Income Totals	114	100.00%		1,105,944
Market	0	0.00%	\$	-
Γotals	114	100.00%		1,105,944

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	8,550	39

Utility Allowance - ADD SOURCE + DAT	Е
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	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
	Λ	0	0	Λ	0

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

ACQUISITION CREDIT		STATE CREDIT ANALYSIS	LIH Credit	
Acquisition price (Building and Land) Less: Land & other non-depreciable costs Less: Other	\$ 8,550,000 (1,250,000)	Annual State Credit Calculated Annual State Credit Reserved	\$ 856,894 856,894	
Adjusted Eligible Basis	\$ 7,300,000	Minimum Credit or Allocation	\$ 856,894	
Qualified Census Tract Adjustment Eligible Basis	100% \$ 7,300,000	Bonus Credit - Energy Efficiency Bonus Credit - Additional 30% Units	8,569 0	
Applicable Fraction (Low Inc. %) Qualified Basis	100.00% \$ 7,300,000	Allocation with Bonus Reserved Annual Credit	\$ 865,463 \$ 863,561	
Credit Percentage (30% PV)	4.00%	Total State Credit	\$ 5,181,366	
		Investor Percentage	99.99% \$ 5,180,848	
		Price per Credit	0.700	
Potential Annual Credit	\$ 292,000	State Tax Credit Equity Raised	\$ 3,626,594	
CONSTRUCTION / REHAB CREDIT		FEDERAL CREDIT ANALYSIS	Federal Credit	State Fed Credit
Eligible Building Basis Less: Acquisition Price Less: Federal Historic Tax Credit Allocation	\$ 21,784,457 (7,300,000)	Annual LIH Credit Calculated Annual LIH Credit Reserved	\$ 1,045,192 1,045,192	\$ 1,045,192 1,045,192
Adjusted Eligible Basis	\$ 14,484,457	Minimum Credit or Allocation	\$ 1,045,192	\$ 1,045,192
QCT or DDA Boost HFA Boost Allowed Boost	130% 100% 130%	Bonus Credit - Energy Efficiency Bonus Credit - Additional 30% Units	0	
Eligible Basis	\$ 18,829,794	Allocation with Bonus	\$ 1,045,192	
•	100.00%	Minimum Credit or Allocation	\$ 1,045,192	
Applicable Fraction (Low Inc. %) Qualified Basis	\$ 18,829,794 4,345,337	Total Tax Credit	\$ 10,451,917	\$ 10,451,917
Federal Credit Percentage	4.00%	Investor Percentage	99.98%	0.01%
Potential Annual Federal Credit	\$ 753,192	Tax Credits for Syndication	\$ 10,449,827	\$ 1,045
State Credit Percentage	3.00%	Price per Credit	0.860	0.860
Potential Annual State Credit	\$ 564,894	Tax Credit Equity Raised	\$ 8,986,850	\$ 898

		Expense	% Effective
	Annual	per Unit	Gross
nt Expenses	Expense	114	Income
Convention and Meeting	900.00	8	0.1%
Management Consultants	0.00	0	0.0%
Advertising / Marketing Expense Other	300.00 0.00	3 0	0.0% 0.0%
ibtotal Rent Expense	1,200.00	11	0.1%
Iministrative Expenses 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 Management Fee - Misc. Income	0.00	0	0.0% 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	19 187	0.2% 2.1%
Bookkeeping Fees / Accounting Services  Tax Credit Monitoring Fees	21,330.00 3,420.00	30	0.3%
Bad Debt Expense	0.00	0	0.0%
Other Administrative Expenses	13,960.00	122	1.3%
btotal Administrative Expense	151,303.40	1,327	14.6%
lities Expense			
Fuel Oil	0.00	0	0.0%
Electricity Water	68,900.00 13,050.00	604 114	6.7% 1.3%
Gas	110,500.00	969	10.7%
Sewer Owner Paid Amenities	13,050.00 0.00	114 0	1.3% 0.0%
owner Pald Amenities  ubtotal: Utilities Expense	205,500.00	1,803	19.9%
	·	•	
perating Maintenance Expense	68,432.00	600	6.6%
Payroll Supplies	0.00	0	0.0%
Contracts	5,000.00	44	0.5%
Operating and Maintenance Rent Free Unit Garbage and Trash Removal	0.00 39,996.00	0 351	0.0% 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 Vehicle / Maintenance Equipment Operation & Repairs	3,180.00 4,732.00	28 42	0.3% 0.5%
Snow Removal	0.00	0	0.0%
Misc. Operating & Maintenance Expenses  Ibtotal: Operating Maintenance Expense	48,091.90 <b>172,927.90</b>	422 1,517	4.6% 16.7%
exes and Insurance			
Real Estate & Property Taxes	21,274.70 41,004.00	187 360	2.1% 4.0%
Property and Liability Insurance (Hazard) Payroll Taxes - Project Share	0.00	0	0.0%
Fidelity Bond Insurance	0.00	0	0.0%
Vorkmen's Compensation Health Insurance and Other Employee Benefits	0.00 33,334.00	0 292	0.0% 3.2%
Misc. Taxes, Licenses, Permits, and Insurance	0.00	0	0.0%
btotal: Taxes and Insurance	95,612.70	839	9.2%
otal Services Expense Dietary Services	0.00	0	0.0%
Dietary Purchased Serv	0.00	0	0.0%
Food	0.00 0.00	0	0.0% 0.0%
Registered Nurse Salary Housekeeping Salary	0.00	0 0	0.0%
Housekeeping Supply	0.00	0	0.0%
Other Housekeeping Medical Supplies	0.00 0.00	0 0	0.0% 0.0%
Medical Supplies Medical Purchased Serv	0.00	0	0.0%
Laundry / Linen	0.00	0	0.0%
Laundry Salaries Laundry Purchased Serv	0.00 0.00	0	0.0% 0.0%
Laundry Fulchased Serv	0.00	0	0.0%
Medical Records Salary	0.00	0	0.0%
Medical Records Supply Med Records Purchased SERV	0.00 0.00	0	0.0% 0.0%
Recreation / Rehab	0.00	0	0.0%
Activities Supplies	0.00	0	0.0%
Activities Purchased Serv Rehab Salaries	0.00 0.00	0	0.0% 0.0%
Rehab Supplies	0.00	0	0.0%
Rehab Purchased Serv	0.00	0	0.0%
Other Support Serv ubtotal: Total Services Expense	0.00 <b>0</b>	0 <b>0</b>	0.0% 0.0%
·		000	3.3%
·	34,200	300	3.370
nual Replacement Reserves tal Operating Expenses	34,200 <b>\$ 660,744</b>	300	0.070

\$ 8,550

**Investor Asset Management Fee** 

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
INCOME	0.000/			<b>.</b>		<b>*</b> * * * * * * * * * * * * * * * * * *		<b>.</b>		<b>*</b> 4 00 = = 00				<b>*</b> * ****** <b>*</b>		4 450 050	<b>*</b> 40 40= ==4
Gross Potential Income: (Excluding TIF & Other)	2.00% \$	, , ,	, ,	\$ 1,150,624	, ,		, ,	. , ,	. , ,	. , , ,	, ,	. , , .	, ,	\$ 1,402,604 \$	1,430,656 \$	., ,	\$ 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)
Total Vacancy	\$	(77,856) \$	(79,413)	\$ (81,001) \$	(82,621)	\$ (84,273) \$	(85,959)	\$ (87,678)	\$ (89,432)	\$ (91,220) \$	(93,045)	(94,906) \$	(96,804)	\$ (98,740) \$	(100,715) \$	(102,729)	\$ (1,346,390)
Effective Gross Income		1,034,368	1,055,055	1,076,156	1,097,679	1,119,633	1,142,025	1,164,866	1,188,163	1,211,926	1,236,165	1,260,888	1,286,106	1,311,828	1,338,065	1,364,826	17,887,748
EXPENSES																	
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 Fee	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%	172,928	178,116	183,459	188,963	194,632	200,471	206,485	212,680	219,060	225,632	232,401	239,373	246,554	253,950	261,569	3,216,271
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%	74,338	76,568	78,865	81,231	83,668	86,178	88,763	91,426	94,169	96,994	99,904	102,901	105,988	109,168	112,443	1,382,606
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
Total Expenses		660,744	680,566	700,983	722,013	743,673	765,983	788,963	812,632	837,011	862,121	887,985	914,624	942,063	970,325	999,435	12,289,121
Net Operating Income		373,624	374,489	375,173	375,666	375,959	376,042	375,903	375,531	374,916	374,044	372,904	371,482	369,765	367,740	365,391	5,598,628
Debt Service - 1st Mortgage																	
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
Total Debt Service		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
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	
Cash Flow		55,892	56,757	57,441	57,935	58,228	58,310	58,171	57,800	57,184	56,312	55,172	53,750	52,034	50,008	47,660	832,653
Asset Management Fee	8,550	8,550	8,807	9,071	9,343	9,623	9,912	10,209	10,515	10,831	11,156	11,490	11,835	12,190	12,556	12,933	159,021
Cash Flow		47,342	47,950	48,370	48,592	48,605	48,398	47,962	47,284	46,353	45,156	43,681	41,915	39,843	37,452	34,727	673,633
DDF Interest Rate	583,284 <i>0%</i>	47,342 -	47,950 -	48,370	48,592	48,605 -	48,398	47,962 -	47,284	46,353	45,156 -	43,681 -	41,915 -	21,674 -	-	-	583,284 -
morout nato		535,942	487,992	439,622	391,030	342,425	294,027	246,065	198,780	152,427	107,271	63,589	21,674	<u>-</u>	-		

Highland Gardens
Construction Interest

Highland Gardens Construction Interest																									PAGE 8
			Construction Loan Interest during Co Interest during Lea Total Construction	nstruction ase Up	Total 554,978 270,295 825,273	2024 146,251 0 146,251	2025 408,728 135,148 543,875	2026 0 135,148 135,148	Bı Es	Construction Losses Budgeted Interestationated Interestations (Shortage 1)	st st	825,273 825,273 0													
		Closing Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Lease Up Jan 2025	Lease Up Feb 2025	Lease Up Mar 2025	Lease Up Apr 2025	Lease Up <b>May</b> <b>2025</b>	Lease Up Jun 2025	Lease Up Jul 2025	Lease Up Aug 2025	Lease Up Completion Sep 2025	Lease Up Oct 2025	Lease Up Nov 2025	Lease Up  Dec 2025	Lease Up <b>Jan</b> <b>2026</b>	Lease Up Feb 2026	Mar 2026	Apr	Perm Conv 8,609 <b>May</b> <b>2026</b>	
Sources of Funds	Permanent	0	1	2024	3	2024 4	2024 5	6	7	8	9	10	11	12	13	14	2025 15	16	17	2026	2026	2026	2026 23	24	Total
WHEDA Permanent Mortgage WHEDA Subordinate Debt	4,407,622	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		4,407,622	4,407,622
Federal LIHTC Investor Capital State LIHTC Investor Capital	8,987,748 3,626,594	- 1,797,550 725,319	- - -	- - -	- - -	- -	-	- - -	- - -	- - -	- - -	- - -	-	- - -	-	- 4,943,261 1,994,626	- - -	- -	- -	-	-	- - -	-	2,246,937 906,648	- 8,987,748 3,626,594
GP Equity FHLBC - AHP	100	100	-	- -	- -	-	- -	-	-	- -	-	-	- -	- -	-	- -	-	-	-	-	-	- -	-	-	100
HACM Existing Reserves HACM Seller Note WHEDA Foundation Funds	0 6,700,000	6,700,000	-	- - -	- - -	- -	- -	- - -	-	- -	- -	-	- - -	- - -	- -	-	- -	-	-	-	-	- - -	-	- -	6,700,000
Deferred Developer Fee WHEDA Permanent Mortgage Available During Construction 4,407,622	583,284	2,148,534	- 789,345	- 1,182,485	- 287,259	-	- -	- -	- -	-	- -	- -	-	-	-	- -	-	-	-	-	-	-	-	- (4,407,622)	-
WHEDA Construction - Tax Exempt WHEDA Construction - Taxable		-	-	- -	901,583 -	999,993 -	1,004,493 -	814,564 -	818,230 -	627,463 -	630,287 -	633,123 -	635,972 -	638,834 -	584,095 -	(6,045,101) -	-	-	-	-	-	-	-	(2,243,536)	-
Construction Loan  Total Sources Of Funds	- 24,305,348	11,371,502	- 789,345	- 1,182,485	- 1,188,841	999,993	1,004,493	- 814,564	818,230	627,463	630,287	633,123	635,972	638,834	<del>-</del> 584,095	892,786	0	0	0	0	0	- 0	0	910,050	23,722,064
			,		, , ,	·		,	·	·	,	,	·	,	,	,									
WHEDA Permanent Mortgage Available During Construction Balance Interest Rate Interest	4,407,622 6.45% _	2,148,534 0.54% 11,548	2,937,878 0.54% 15,791	4,120,364 0.54% 22,147	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23.691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23.691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	4,407,622 0.54% 23,691	0 0.54%	499,615
Eligible Interest Ineligible Interest		11,548	15,791	22,147	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	23,691	-	310,087 189,528
WHEDA Construction - Tax Exempt Balance	8,288,637 5.40%	- 0.45%	0	0	901,583	1,901,576	2,906,069 0.45%	3,720,634	4,538,864	5,166,327	5,796,613	6,429,736	7,065,708	7,704,542 0.45%	8,288,637	2,243,536	2,243,536	2,243,536 0.45%	2,243,536 0.45%	2,243,536	2,243,536	2,243,536	2,243,536	0	
Interest Rate Interest Eligible Interest	5.40% _		0.45% - -	0.45% - -	0.45% 4,057 4,057	0.45% 8,557 8,557	13,077 13,077	0.45% 16,743 16,743	0.45% 20,425 20,425	0.45% 23,248 23,248	0.45% 26,085 26,085	0.45% 28,934 28,934	0.45% 31,796 31,796	34,670 34,670	0.45% 37,299 37,299	0.45% 10,096 -	0.45% 10,096 -	10,096	10,096	0.45% 10,096 -	0.45% 10,096 -	0.45% 10,096 -	0.45% 10,096 -	0.45% 0	325,659 244,891
Ineligible Interest		-	-	-			·-	-	·-	-		-	·-		-	10,096	10,096	10,096	10,096	10,096	10,096	10,096	10,096	0.000	80,767
WHEDA Construction - Taxable Balance Interest Rate Interest	- 6.90%_	- 0.58% -	0 0.58% -	0 0.58% -	0 0.58% -	0.58% -	0.58% -	0.58% -	0.58% -	0.58%	0.58% -	0.58% -	0 0.58% -	0.58% -	0.58% -	0.58% -	0 0.58% -	0.58% -	0.58%	0.58% -	0.58%	0 0.58%	0.58% -	0 0.58% -	
Eligible Interest Ineligible Interest		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Total Construction Interest		11,548	15,791	22,147	27,748	32,248	36,768	40,434	44,116	46,939	49,776	52,625	55,487	58,361	60,990	33,787	33,787	33,787	33,787	33,787	33,787	33,787	33,787	0	825,273
Uses of Funds			8.00%	12.00%	12.00%	10.00%	10.00%	8.00%	8.00%	6.00%	6.00%	6.00%	6.00%	6.00%	2.00%										
Acquisition Land Purchase of Buildings	1,250,000 7,300,000	1,250,000 7,300,000	-	- -	- -	<u>-</u>	-	-	-	- -	-	-	-	- -	-	-	-	-	-	- -	-	- -	-	<u>-</u>	1,250,000 7,300,000
Other Purchase of Blds & Land	7,300,000	- ,500,000	-	-	- -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,300,000 - -
Construction Related Expenses  New Construction and Rehab  Hard / Construction Costs - Residential  Hard / Construction Costs - Community Service Facility	7,824,671 35,000	-	625,974 2,800	938,960 4,200	938,960 4,200	782,467 3,500	782,467 3,500	625,974 2,800	625,974 2,800	469,480 2,100	469,480 2,100	469,480 2,100	469,480 2,100	469,480 2,100	156,493 700	- -	- -	<u>-</u>	<u>-</u>	- -	:	<u>-</u> -	<u>:</u>	:	7,824,671 35,000
E - Equipment & Furnishings F - Special Construction and Demolition	-	-	-	- -	- -	-	- -	-	- -	- -	- -	- -	- -	- -	-	- -	- -	-	-	- -	-	-	-	-	-
Accessory Buildings (Garage, storage, etc.) Other New Construction / Rehabilitation Site Work Costs	-	-	-	- -	-	-	-	-	-	-	-	-	- -	- -	-	-	-	-	-		-	-	-	-	-
Off Site - Site Work On Site - Site Work	-	-	-	- -	- -	-	-	-	-	- -	-	-	- -	- -	-	- -	-	-	-	-	-	- -	-	-	-
Other Site Work  Contractor Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Requirements Contractor Overhead Contractor Profit	392,984 165,053 420,885	- -	31,439 13,204 33,671	47,158 19,806 50,506	47,158 19,806 50,506	39,298 16,505 42,089	39,298 16,505 42,089	31,439 13,204 33,671	31,439 13,204 33,671	23,579 9,903 25,253	23,579 9,903 25,253	23,579 9,903 25,253	23,579 9,903 25,253	23,579 9,903 25,253	7,860 3,301 8,418	- - -	-	-	- -	- -	- - -	-	- -	- -	392,984 165,053 420,885
Construction Supervision	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency Funds Construction Contingency Other Contingency	883,859 -	:	70,709 -	106,063 -	106,063 -	88,386	88,386	70,709 -	70,709 -	53,032	53,032	53,032 -	53,032	53,032 -	17,677 -	-	-	-	-	-	- -	:	-	:	883,859
Construction Period Expenses																									
Local or State Agency - Residential Related Fees and Expenses  Construction Loan Origination Fee - WHEDA  Construction Loan Origination Fee - Non WHEDA	82,886	82,886 -	-	- -	- -	-	-	-	-	- -	-	-	- -	- -	-	- -	-	-	-	- -	-	- -	-	-	82,886
Bond Related Expenses Cost of Bond Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Lender and Financing Related Expenses Bridge Loan Fees and Expenses WHEDA Construction Loan Interest	- 825,273	-	- 11,548	- 15,791	- 22,147	- 27,748	- 32,248	- 36,768	- 40,434	- 44.116	- 46,939	- 49,776	- 52,625	- 55,487	- 389,646	-	-	-	-	-	-	-	-	-	- 825,273
Other Construction Loan Interest Legal Fees - Miscellaneous	123,000	- - 123,000	11,546 - -	15,791	22,147 - -	21,146 - -	32,246 - -	30,766 - -	40,434 - -	44,116 - -	40,939 - -	49,776	52,625 - -	55,46 <i>1</i> - -	309,040 - -	- - -	- - -	- -	-	- - -	- -	- - -	- -	- - -	123,000
Other Construction Period Soft Costs Construction Loan Credit Enhancement/LOC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	_
Construction Period Real Estate Taxes Title and Recording Construction Insurance	21,909 35,000 29,685	21,909 35,000 29,685	- - -	- -	- -	- -	- -	- -	-	- -	-	-	- -	- -	-	-	- -	-	-	- -	-	- -	- -	-	21,909 35,000 29,685
Construction Liability Insurance Temporary Relocation Expenses	29,065 - 456,000	- 456,000	- - -	- - -	- - -	- -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- -	- - -	- -	- - -	456,000
Permanent Relocation Expenses Other Interim/Construction Costs	30,000	30,000	-	- -	- -	-	- -	- -	-	- -	-	-	- -	- -	-	- -	- -	-	-	- -	-	- -	-	-	30,000
Permanent Financing Expenses  Lender and Financing Related Expenses																									
Permanent Loan Origination Fee - Non WHEDA Permanent Loan Origination Fee - WHEDA	- 44,076	- 44,076	-	- -	- -	-	-	-	-	- -	-	-	- -	- -	-	-	-	-	-	- -	-	-	-	-	- 44,076
Permanent Loan Credit Enhancement Legal Fees - Real Estate Other Financing Fees and Expenses	- 20,000 15,500	- 20,000 15,500	-	- -	-	-	- -	- -	-	- -	- -	-	- -	- -	- -	-	-	-	-	-	-	-	-	-	20,000 15,500
Architectural and Engineering Expenses		,	_	-	-	- -	-	-	-	-	_	_	_	_	-	_	-	-	_	-	_	-	_	-	
Architect's Fee - Design Architect's Fee - Inspection/Supervision	237,000	237,000 - 548,000	-	-	- -	-	-	-	-	- -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	237,000 - 548,000
Engineering Costs Survey Other Architect and Engineering	548,000 86,900 -	86,900 -	- - -	- - -	- - -	- -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	-	- -		- -	- - -	- - -	- - -	86,900
Syndication Fees & Expenses																									
Organizational (Partnership) Tax Opinion Other Syndication Costs	30,000 - -	30,000 - -	- - -	- - -	- - -	-	-	- - -	- - -	- - -	- - -	-	- - -	-	- - -	- - -	- - -	-	-	-	-	- - -	- - -	-	30,000
Capitalized Reserves																									
Operating Reserve Replacement Reserve Lease-up Operating Deficit	489,238 165,000	- 165,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	489,237.81 -	489,238 165,000
Debt Service Reserve Capital Needs Reserve	- -	- - -	- - -	- - -	- - -	- -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- -	- - -	-	- - -	- -	- - -	- - -
Other Reserves Escrows	-	-	- -	- -	- -	-	- -	-	- -	- -	- -	- -	- -	- -	-	- -	- -	-	-	- -	-	- -	-	-	-
Other Capitalized Reserves  Reports, Studies and Related Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Appraisal(s) Market Study	11,000 12,000	11,000 12,000	-	:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- -	11,000 12,000
Capital Needs Assessment Report Environmental Report	25,000 5,000	25,000 5,000	-	- -	- -	-	-	- -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- -	25,000 5,000
Other Soft Costs Tax Credit Application Fee	2,000	2,000	<u>-</u>	<u>-</u>	<u>.</u>	-	-	-	-	-	-	-	-	<u>-</u>		-	-	-	-	-	-	-	-	-	2,000
Tax Credit Allocation Fee Tax Credit Compliance Fee	100,626 6,270	100,626 6,270	- -	- -	-	-	-	- -	-	-	-	-	-	-	- -	-	-	-	-	-	-	-	-	-	100,626 6,270
Water, Sewer, and Impact Fees Cost Certification / Accounting Fees Rent Lin Marketing Expense	- 47,500	- 32,500 30,000	- -	-	-	-	-	- -	-	- -	-	-	-	-	- -	-	-	-	-	-	-	- -	-	- 15,000.00	- 47,500
Rent Up Marketing Expense  Mortgage Payoff - N/A for Tax Credit Application  Other Miscellaneous Costs	30,000 - 250,000	30,000 - 250,000	- -	- - -	- - -	- - -	- -	- - -	- -	- - -	- -	- -	- -	- - -	- - -	- -	- - -	- - -	- - -	- -	- - -	- - -	-	- -	30,000 - 250,000
Developer Earned Fees and Expenses																000 ===								100	
Developer's Fee Received Developer's Fee - Deferred Developer Overhead	2,206,532 - -	324,650 - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- -	- - -	892,786 - -	- - -	- - -	- - -	- -	- - -	- - -	- - -	405,812 - -	1,623,248 - -
Consultants Other Developer's Fees	97,500 -	97,500 -	-	- -	-	-	-	- -	-	- -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	97,500
Total Uses Of Funds	24,305,348	11,371,502	789,345	1,182,485	1,188,841	999,993	1,004,493	814,564	818,230	627,463	630,287	633,123	635,972	638,834	584,095	892,786	-	-	-	-	-	-	-	910,050	23,722,064