

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$3,525,972	\$16,249
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 5%	(\$176,299)	(\$812)
Effective Gross Income (EGI)	\$3,349,673	\$15,436
Administrative Expenses	\$396,428	\$1,827
Property Management Fee	\$200,980	\$926
Owner-Paid Utility Expenses	\$219,934	\$1,014
Maintenance Expenses	\$483,551	\$2,228
Real Estate Taxes	\$33,472	\$154
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$170,128	\$784
Other Insurance and Tax Expenses	\$74,431	\$343
Ongoing Reserve Contributions (Operating Subsidy)	\$92,225	\$425
	\$0	\$0
Total Annual Operating Expenses	\$1,671,149	\$7,701
Net Operating Income (EGI - OpEx)	\$1,678,524	\$7,735

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$21,697,345	\$60,668,763	\$24,610,875
- Reductions in Eligible Basis	\$0	\$0	\$0
= Net Eligible Basis	\$21,697,345	\$60,668,763	\$24,610,875
Codified Basis Boost		\$78,869,392	\$31,994,138
Adjusted Eligible Basis	\$21,697,345	\$78,869,392	\$31,994,138
X Applicable Fraction	100%	100%	100%
Qualified Basis	\$21,697,345	\$78,869,392	\$31,994,138
30% Present Value Rate	4.00%	4.00%	4.00%
Annual LIHTC Generated	\$867,894	\$3,154,776	\$1,279,766
Total 10-Year LIHTC Requested	\$53,024,350		
LIHTC Equity Generated	\$46,652,095		
Equity Price	\$0.88		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$9,796,939	8%
Construction Loan	\$65,016,000	56%
Fed. Historic Tax Credit Equity	\$2,307,787	2%
Post-Construction Costs	\$13,298,938	11%
HDAP: NHTF	\$3,000,000	3%
Seller Note	\$22,485,900	19%
Total Construction Sources	\$115,905,564	100%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$23,570,900	\$108,622	\$21,322,310
Predevelopment	\$4,130,825	\$19,036	\$4,130,825
Site Development	\$7,675,715	\$35,372	\$7,675,715
Hard Construction	\$50,415,424	\$232,329	\$50,415,424
Financing	\$9,216,772	\$42,474	\$5,432,709
Professional Fees	\$900,000	\$4,147	\$14,017,175
Developer Fee	\$17,400,000	\$80,184	\$3,982,825
OHFA and Other Fees	\$843,947	\$3,889	\$0
Capitalized Reserves	\$1,751,981	\$8,074	\$0
Total Development Costs (TDC)	\$115,905,564	\$534,127	\$106,976,983
LIHTC Eligible Basis as a Percent of Total Development Costs			92%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$534,127	\$347,000	54%
TDC per Gross Square Foot	\$493	\$390	26%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$1,678,524	\$1,678,524
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$1,459,586	\$1,678,524
Interest Rate	5.75%	5.75%
Amortization Period (Years)	40	40
Loan Term (Years)	18	18
Maximum Perm Loan Amount	\$22,825,112	\$26,248,879
Actual Perm Loan Amount	\$21,875,000	
Variance	(\$950,112)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.20	1.35
OHFA Minimum DSCR	1.15	1.00

Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$46,652,095	40%
Permanent First Mortgage	\$21,875,000	19%
Fed. Historic Tax Credit Equity	\$10,989,460	9%
Deferred Developer Fee	\$5,128,640	4%
Sponsor Loan	\$5,774,469	5%
HDAP: NHTF	\$3,000,000	3%
Seller Note	\$22,485,900	19%
Total Permanent Sources	\$115,905,564	100%