

**XVIII. MHDC Form #2013**

**EXHIBIT 4B  
LCRA 2/27/19**

#2013 Stage: Initial Application Date: 3/16/2018 MHDC Project #: \_\_\_\_\_  
 Project Name: Linwood Gardens Type of Development: Family  
 Address: 3218 Michigan Avenue County: Jackson  
 City: Kansas City MO Zip: 64109 Type of Project: New Construction  
 Developer: Prairie Fire Development Group, LLC Rental Structure: Standard Rental

**Cumulative Property Information** if leasehold, show cumulative annual ground rent: \_\_\_\_\_  
 Total Site Area Purchased: \_\_\_\_\_ Site Area of Purposed Development: \_\_\_\_\_ Price: \_\_\_\_\_

**Project Information**

Single Family
  Duplex
  Townhouse
  Rowhouse (Single Story)
  Multi-Story/Walkup
  Multi-Story/Elevator

Year(s) Built: \_\_\_\_\_ # of Bldgs.: \_\_\_\_\_ # of Res. Bldgs.: \_\_\_\_\_ # of Units: 32 # Units per Acre: \_\_\_\_\_

Community Space in Separate Bld 6,000 Sq. Ft. # of Stories: 3 # of Elevator Bldgs.: 1 # of Elevator(s): 1 # of Parking Spaces: \_\_\_\_\_

Gross Floor Area: 35,247 Sq. Ft. Net Rentable Residential Area: 29,247 Sq. Ft. Net Rentable Commercial Area: \_\_\_\_\_

<p><b>MHDC Financing</b></p> <input type="checkbox"/> MHDC Fund Balance <input type="checkbox"/> HOME <input type="checkbox"/> CHDO <input type="checkbox"/> Tax-Exempt Bonds <input type="checkbox"/> Insured Loan	<table border="0"> <tr> <td></td> <td><b>Amount</b></td> <td><b>% Rate</b></td> <td><b>Amort</b></td> <td><b>Term</b></td> </tr> <tr> <td>Construction Loan:</td> <td>\$0</td> <td>0.000%</td> <td></td> <td>0</td> </tr> <tr> <td>Permanent Loan</td> <td>\$0</td> <td>0.000%</td> <td>0</td> <td>0</td> </tr> <tr> <td>Permanent Loan</td> <td>\$0</td> <td>0.000%</td> <td>0</td> <td>0</td> </tr> <tr> <td>HOME/CHDO Operation Grant</td> <td>\$0</td> <td></td> <td></td> <td></td> </tr> </table>		<b>Amount</b>	<b>% Rate</b>	<b>Amort</b>	<b>Term</b>	Construction Loan:	\$0	0.000%		0	Permanent Loan	\$0	0.000%	0	0	Permanent Loan	\$0	0.000%	0	0	HOME/CHDO Operation Grant	\$0				<p><b>Tax Credit Funding</b></p> <p>Federal LIHTC Credit: <u>\$645,000</u></p> <p>Federal Historic Credit: <u>\$0</u></p> <p>State Historic Credit: <u>\$0</u></p>
	<b>Amount</b>	<b>% Rate</b>	<b>Amort</b>	<b>Term</b>																							
Construction Loan:	\$0	0.000%		0																							
Permanent Loan	\$0	0.000%	0	0																							
Permanent Loan	\$0	0.000%	0	0																							
HOME/CHDO Operation Grant	\$0																										

**Unit, Rent and Income Information**

# Bed Room(s)	# Bath Room(s)	# of Units	# of Affordable Units	Living Area (Sq. Ft.)	Type of Assistance	Tenant Paid Utilities	Unit Rent (Month)	Total Monthly Unit Rent
1	1	11	11	700	TC	\$113	\$675	\$6,325
2	1	12	12	903	TC	\$154	\$675	\$8,100
3	2	8	8	1167	TC	\$192	\$775	\$6,200
4	2	1	1	1375	TC	\$234	\$850	\$850
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<b>Totals</b>		<b>32</b>	<b>32</b>					<b>Total Estimated Monthly Rental Income</b> <u>\$21,475</u>
							<b>Other Income</b>	<u>\$0</u>
<b>Total Number of Low HOME Units:</b>							<b>Total Estimated Monthly Gross Income at 100% Occupancy</b>	<u>\$21,475</u>
<b>Total Number of High HOME Units:</b>							<b>Total Estimated Annual (12 Month) Gross Income at 100% Occupancy</b>	<u>\$257,700</u>

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**Estimate of Replacement Costs**

1) Site Work	\$375,000
2) Off-Site Improvement	\$0
3) Building Demolition	\$0
4) Interior Demolition	\$0
5) New Construction	\$4,163,000
6) Rehabilitation	\$0
7) Accessory Building	\$0
8) Bonding	\$0
9) Permits	\$0
10) General Requirements	\$270,000
11) Builder's Overhead	\$90,000
12) Builder's Profit	\$270,000
13) <b>Total Construction Costs (lines 1-12)</b>	<b>\$5,168,000</b>
14) Paid by owner - Construction Costs	
14a) _____	\$0
14b) _____	\$0
15) <b>Total Construction Costs (lines 13-14)</b>	<b>\$5,168,000</b>
16) Architect's & Engineering Fee (Design)	\$346,228
17) Architect's Fee (Supervision)	\$30,000
18) Soil Report	\$3,500
19) Survey	\$3,000
20) Engineering	\$50,000
21) <b>Total For All Improvements (lines 15-20)</b>	<b>\$5,600,728</b>
22) Construction Loan Interest	\$193,170
23) Construction Period R. E. Taxes	\$0
24) Construction Period Insurance	\$20,000
25) MHDC Rental Production Application Fee	\$2,000
26) MHDC Construction Loan Fee	\$0
27) Other Construction Loan Fee	\$49,770
28) MHDC Construction Inspection Fee	\$13,500
29) Other Construction Inspection Fee	\$10,000
30) MHDC Permanent Financing Fee	\$0
31) Other Permanent Financing Fee	\$7,350
32) Environmental Study	\$3,000
33) Market Study	\$5,000
34) Appraisal	\$6,500
35) Title, Recording & Disbursing (Construction Loan)	\$27,000
36) Title, Recording & Disbursing (Permanent Loan)	\$0
37) Legal Costs (Construction)	\$40,000
38) Legal Costs (Permanent)	\$0
39) Organization (Legal/Fees)	\$0
40) Cost Certification	\$12,000
41) Accountant's Fee	\$8,000
42) Prepaid MIP (Risk Share only)	\$0
43) Contingency	\$340,000
44) Environmental Abatement	\$0
45) Historic Credit Fees	\$0
46) Relocation	\$0
47) FF & E	\$30,000
48) Other: (Describe) Construction Cost Review	\$5,000
49) Other: (Describe) _____	\$0
50) Other: (Describe) _____	\$0
51) Other: (Describe) _____	\$0
52) Other: (Describe) _____	\$0
53) <b>Replacement Cost w/o Acq (lines 21-52)</b>	<b>\$6,373,018</b>
54) Legal Acquisition & Recording	\$0
55) Acquisition Cost of Buildings	\$0
56) Other Acquisition Related Costs	\$0
57) Land	\$40,000
58) <b>Total Acquisition Cost (lines 54-57)</b>	<b>\$40,000</b>
59) <b>Total Replacement Cost (lines 53-57)</b>	<b>\$6,413,018</b>
60) Consultant's Fee (Before Completion)	\$20,000
61) Consultant's Fee (At/After Completion)	\$0
62) Developer's Fee (Before Completion)	\$240,000
63) Developer's Fee (At/After Completion)	\$380,000
64) Tax Credit Allocation Fee (7%)	\$45,150
65) Tax Credit Monitoring Fee	\$9,600
66) AHAP Application & Reservation Fee	\$0
67) Other:(Describe) _____	\$0
68) Other:(Describe) _____	\$0
69) Other:(Describe) _____	\$0
70) Other:(Describe) _____	\$0
71) Other:(Describe) _____	\$0
72) Bond Related Costs (see Tab XIII)	\$0
73) Syndication Costs (see Tab X)	\$30,000
74) Lease-up/Marketing (from FIN-117, cash reserve)	\$15,000
75) Operating Reserve (cash escrow)	\$80,000
76) Replacement Reserve (cash escrow)	\$19,200
77) Other Escrow(s): Set Aside Pref Housing Reserve	\$16,000
78) Other Escrow(s): _____	\$0
79) Other Escrow(s): _____	\$0
80) Other Escrow(s): _____	\$0
81) Other Escrow(s): _____	\$0
82) <b>Total Development Cost (lines 59-81)</b>	<b>\$7,267,968</b>

**Estimate of Annual Expenses**

1) Conventions & Meetings	#6203	\$500
2) Management Consultants	#6204	\$0
3) Advertising & Marketing	#6210	\$1,000
4) Other Renting Expenses	#6250	\$0
5) Office Salaries	#6310	\$0
6) Office Expenses, Supplies & Postage	#6311	\$2,000
7) Office or Model Apt. Rent	#6312	\$0
8) Leased Furniture	#6313	\$0
9) Management Fees	#6320	\$15,360
10) Manager or Superintendent Salaries	#6330	\$29,702
11) Administrative Rent Free Unit	#6331	\$0
12) Legal Expenses (Project)	#6340	\$1,000
13) Audit Expenses (Accounting)	#6350	\$8,000
14) Telephone	#6360	\$2,400
15) Bad Debts	#6370	\$1,500
16) Misc. Administrative Expenses	#6390	\$0
17) <b>Total Administrative Expenses</b>	<b>#62637</b>	<b>\$61,462</b>
18) Electricity	#6450	\$12,000
19) Water	#6451	\$10,500
20) Gas	#6452	\$0
21) Sewer	#6453	\$10,000
21) Cable T.V. / Internet Access	#6454	\$3,600
22) <b>Total Utilities Expenses</b>	<b>#6400T</b>	<b>\$36,100</b>
23) O & M Payroll	#6510	\$22,364
24) O & M Supplies	#6515	\$2,500
25) O & M Contracts	#6520	\$3,200
26) O & M Rent Free Unit	#6521	\$0
27) Garbage & Trash	#6525	\$5,000
28) Security Payroll / Contract	#6530	\$0
29) Security Rent Free Unit	#6531	\$0
30) Heating & Cooling Repair Contract	#6546	\$2,100
31) Snow Removal (Supplies & Contracts)	#6548	\$1,300
32) O & M Tools & Equipment	#6571	\$1,000
33) Pool (Supplies, Maintenance & Contracts)	#6520	\$0
34) Exterminating	#6515	\$2,400
35) Elevator Maintenance	#6520	\$4,800
36) Vacant Unit Prep (Carpets, Painting, Etc.)	#6580	\$3,000
37) Misc. Operating & Maintenance Exp.	#6590	\$0
38) <b>Total Operating &amp; Maint Expenses</b>	<b>#6500T</b>	<b>\$47,664</b>
39) Real Estate Taxes	#6710	\$2,500
40) Property & Liability Insurance	#6720	\$13,000
41) Health Insurance	#6723	\$0
42) Workers Comp	#6722	\$0
43) MIP Insurance	#6850	\$0
44) Fidelity Bond	#6721	\$0
45) Other Tax Assessments		\$0
46) Other: (Describe) _____		\$0
47) <b>Total Fixed Expenses</b>		<b>\$15,600</b>
48) Replacement Reserves		\$9,600
49) <b>Total Expenses</b>		<b>\$170,327</b>
50) No. of Units		32
51) <b>Expenses per Unit</b>		<b>\$5,323</b>

**Annual Income Computations**

1) Estimated Project Gross Income	\$257,700
2) Occupancy (93% family or 95% elderly)	93%
3) <b>Effective Gross Income (line 1 X line 2)</b>	<b>\$239,661</b>
4) Total Project Expenses	\$170,327
5) <b>Net Income to Project (line 3 - line 4)</b>	<b>\$69,334</b>
6) MHDC Debt Service	\$0
7) Other Hard Debt Service	\$35,186
8) Total Hard Debt Service	\$35,186
9) Cash Flow (line 5 - line 8)	\$34,148
10) <b>Debt Service Coverage (hard debt)</b>	<b>1.97</b>

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**Debt Service Information**

Lien Position	Source	Amount of Loan	Interest Rate	Amort Period (Years)	Term Period (Years)	Annual P & I	Soft/Hard Debt	% Dist From Cash Flow
N/A	HOME	\$500,000	0.000%	30	30	\$0	Soft	
1st	M1 Bank Permanent	\$735,000	3.250%	35	17	\$35,186	Hard	N/A
							N/A	

**Tax Credit Proceeds**

	Annual Credit Amount	Years	Price	Owner %	Total Proceeds
Proceeds from Federal T.C.	\$645,000	X 10	X 0.890	X 99.99%	= \$5,739,926
Proceeds from Historic Federal T.C.	\$0	X 1	X 0.000	X 0.00%	= \$0
Proceeds from Historic State T.C.	\$0	X 1	X 0.000	X 0.00%	= \$0

**Total Sources ( "X" indicates if MHDC HOME Funds are used )**

1.	<input type="checkbox"/>	\$0
2.	<input type="checkbox"/>	\$0
3.	<input type="checkbox"/>	\$0
4.	<input type="checkbox"/>	\$0
5.	<input type="checkbox"/>	\$0
6. HOME	<input type="checkbox"/>	\$500,000
7. M1 Bank Permanent	<input type="checkbox"/>	\$735,000
8.	<input type="checkbox"/>	\$0
9.	<input type="checkbox"/>	\$0
10.	<input type="checkbox"/>	\$0
11. Total LIHTC Equity		\$5,739,926
12. Total Historic T.C. Equity		\$0
14. Trust Fund		\$0
15. General Partner Equity		\$0
16. Deferred Developer's Fee		\$293,042
17. <b><u>Total Sources</u></b>		<b>\$7,267,968</b>

**Construction Period Funding Gap**

1. Costs (Line 82)	+	\$7,267,968
2. MHDC Construction Loan Proceeds	-	\$0
3. Other Construction Loan Proceeds	-	\$5,477,000
4. Tax Credit Equity Paid During Construction	-	\$1,160,884
5. Dev Fee Paid After Construction Complete	-	\$380,000
6. Consultant Fee Paid After Construction Complete	-	\$0
7. Operating Reserve (escrow)	-	\$80,000
8. Replacement Reserve (escrow)	-	\$19,200
9. Other (describe):	-	
10. <b><u>Total Construction Period Funding Gap</u></b>	=	<b>\$150,884</b>

**MHDC Comments:**

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