Sam Rodgers Place

10 year proforma without abatement



20-100-MNT 15 Year Cash-Flow Analysis (Income 2% Annual Increase - Expenses 3% Annual Increase - Replacement Reserves 3% Annual Increase) Yr 2 Yr 3 Yr 4 Yr 5 Yr 6 Yr 8 Yr 10 Total Potential Rent Income | \$604,728 | \$616,823 | \$629,159 | \$641,742 | \$654,577 | \$667,669 | \$681,022 | \$694,642 | \$708,535 | \$722,706 Other Income \$10,000 | \$10,200 | \$10,404 | \$10,612 | \$10,824 | \$11,041 | \$11,262 | \$11,487 | \$11,717 | \$11,951 Gross Potential Income \$614,728 \$627,023 \$639,563 \$652,354 \$665,401 \$678,709 \$692,284 \$706,129 \$720,252 \$734,657 Vacancy Allowance \$43,031 \$43,892 \$44,769 \$45,665 \$46,578 \$47,510 \$48,460 \$49,429 \$50,418 \$51,426 Effective Income \$571,697 \$583,131 \$594,794 \$606,689 \$618,823 \$631,200 \$643,824 \$656,700 \$669,834 \$683,231 Operating Expenses \$412,757 \$425,140 \$437,894 \$451,031 \$464,562 \$478,498 \$492,853 \$507,639 \$522,868 \$538,554 Replacement Reserves \$27,900 | \$28,737 | \$29,599 | \$30,487 | \$31,402 | \$32,344 | \$33,314 | \$34,313 | \$35,343 \$36,403 \$131,040 | \$129,254 | \$127,301 | \$125,172 | \$122,860 | \$120,357 | \$117,656 | \$114,748 | \$111,623 | \$108,273 Net Operating Income Less Debt Service \$136,600 | \$136,600 | \$136,600 | \$136,600 | \$136,600 | \$136,600 | \$136,600 | \$136,600 | \$136,600 | \$136,600 DCR 0.96 0.95 0.93 0.92 0.90 0.88 0.86 0.84 0.82 0.79 Cash Flow -\$5,560 -\$7,345 -\$9,299 | -\$11,428 | -\$13,740 | -\$16,242 | -\$18,944 | -\$21,852 | -\$24,977 | -\$28,326 Uses of Cash Flow Description Yr 1 Yr 2 Yr 3 Yr 4 Yr 5 Yr 6 Yr 7 Yr 8 Yr 9 Yr 10 1. 2. 3. 4. 5. Distributable Cash Flow -\$5,560 -\$7,345 -\$9,299 -\$11,428 -\$13,740 -\$16,242 -\$18,944 -\$21,852 -\$24,977 -\$28,326

					XVIII. MHDC F	orm #2013			
#2013 Sta	ige: <u>Co</u>	nditiona	l Commitment	<u>:</u>	Date:2	2/1/2021	MH	HDC Projec	t #:20-100-MNT
Project Na	ame: <u>Sa</u>	ım Rodg	jers Place				Type of	Developme	ent: Family
Address:	21	00 E. 9t	h Street				ounty:	Jacks	on
City:	Ka	ınsas Ci	ty		<u>MO</u> Zip: _(64124-0000 Type of P	roject:	New Cons	truction
Developer	r: <u>Bri</u>	inshore	Development,	LLC			ucture:		
Cumulati	ve Propert	ty Inforr	nation_		If leasehold, sho	ow cumulative annual gr	ound rent:		
Total Site	Area Purcl	hased:	2.57	Site A	Area of Purposed Developme	ent: 2.57	Price:	51	
Project In	nformation	1							
Singl	e Family		Duplex	Townho	use Rowhouse	(Single Story)	Multi-Story/Walkup	X	Multi-Story/Elevator
Year(s) B	uilt:				# of Bldgs.:3	# of Res. Bldgs.:3	8 # of Units:6	<u>62</u> # l	Jnits per Acre: 24.14
Communit	ty Space in	Separa	ite Bldg 14,09	95 Sq. Ft. #	of Stories: 4 # of Elev	vator Bldgs.:1 # c	of Elevator(s):1	# of Pa	irking Spaces: 92
Gross Flo	or Area:	81,21	8 Sq. Ft.	Net F	Rentable Residential Area: _	67,123 Sq. Ft.	Net Rentable Cor	nmercial Ar	ea:
MHDC Financing X MHDC Fund Bal			nd Balance	HOME	Tax Credit Fund	Fax Credit Funding			
			Tax-Exemp	t Bonds		Insured Loan	Federal LIHTC C	redit:	\$655,000
				Amount	% Rate Amort	Term	State LIHTC Cre	dit:	\$458,500
Constructi	ion Loan:		\$	8,700,000	2.750%	24	AHAP Credit:		\$0
Permaner	nt Loan		_\$:	2,700,000	3.000% 360	240	Federal Historic Credit:		\$0
Permaner	nt Loan			\$0	0.000% 0	0	State Historic Cre	edit:	\$0
HOME/CH	HDO Opera	ation Gra	ant	\$0					
Unit, Ren	t and Inco	me Info	ermation_						
# .	#	#	# of	Living	7	Туре	Tenant	Unit	
Bed Room(s)	Bath Room(s)	of Units	Affordable Units	Area (Sq. Ft.)	Ass	of sistance	Paid Utilities	Rent (Month)	Total Monthly Unit Rent
1	1	7	7	657	LIHTC		\$97	\$550	\$3,850
2	1	4	4	886	LIHTC		\$127	\$660	\$2,640
2	1	1	1	1105 986	LIHTC/ACC		\$157 \$127	\$850 \$660	\$850 \$660
1				0.57				Ψοσο	
2	1	1	1	657	LIHTC/ACC		\$97	\$550	\$550 \$850
3	1 2 1	1 1 1	1 1 1	1105 657	LIHTC/ACC LIHTC/ACC LIHTC/NHTF/PBS8				\$550 \$850 \$568
1 2	2 1 1	1 1 3	1 1 3	1105 657 886	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8		\$97 \$157 \$97 \$127	\$550 \$850 \$568 \$692	\$850 \$568 \$2,076
1 2 4	2 1 1 2	1 1 3 1	1 1 3 1	1105 657 886 1485	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8		\$97 \$157 \$97 \$127 \$188	\$550 \$850 \$568 \$692 \$1,068	\$850 \$568 \$2,076 \$1,068
1 2 4 3 5	2 1 1 2 2 3	1 1 3 1 4	1 1 3 1 4	1105 657 886	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8		\$97 \$157 \$97 \$127	\$550 \$850 \$568 \$692	\$850 \$568 \$2,076
1 2 4 3 5 4	2 1 1 2 2 2 3 2	1 1 3 1 4 1 3	1 1 3 1 4 1 3	1105 657 886 1485 1425 1886 1485	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8/ACC LIHTC/PBS8		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204
1 2 4 3 5 4 3	2 1 1 2 2 2 3 2 2	1 1 3 1 4	1 1 3 1 4	1105 657 886 1485 1425 1886 1485 1425	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8/ACC LIHTC/PBS8 LIHTC/PBS8		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,1227 \$3,204 \$11,292
1 2 4 3 5 4 3 5 4	2 1 1 2 2 3 2 2 3 2 2 3 2	1 1 3 1 4 1 3 12 1 1	1 1 3 1 4 1 3 12 1	1105 657 886 1485 1425 1886 1485 1425 1886 1485	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8/ACC LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 2 3 2 2 3 2 2 3 2	1 1 3 1 4 1 3 12 1 1 1 7	1 1 3 1 4 1 3 12 1 1 0	1105 657 886 1485 1425 1886 1425 1886 1485 1485 886	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068 \$5,600
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1	1 1 3 1 4 1 3 12 1	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 2 3 2 2 3 2 2 3 2	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1425 1886 1485 1485 886	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068 \$5,600 \$6,300 \$3,600
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700	\$850 \$568 \$2,076 \$1,1068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,127 \$1,068 \$5,600 \$6,300 \$3,600
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068 \$5,600 \$6,300 \$3,600 \$0 \$0
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,668 \$5,600 \$6,300 \$0 \$0 \$0 \$0
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,068 \$5,600 \$6,300 \$3,600 \$0 \$0 \$0 \$0 \$0 \$0
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068 \$5,600 \$6,300 \$3,600 \$0 \$0 \$0 \$0
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068 \$5,600 \$6,300 \$3,600 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market		\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068 \$5,600 \$6,300 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
1 2 4 3 5 4 3 5 4 2	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 3 1 4 1 3 12 1 1 7	1 1 3 1 4 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market	Total Estim	\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700 \$900	\$850 \$568 \$2,076 \$1,064 \$1,227 \$3,204 \$11,292 \$1,227 \$1,068 \$5,600 \$6,300 \$3,600 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
1 2 4 3 5 4 3 5 4 2 1 3	2 1 1 2 2 3 2 2 2 3 2 2 1 1	1 1 1 3 1 4 1 3 12 1 1 7 9 4	1 1 3 4 1 1 3 12 1 1 0 0	1105 657 886 1485 1425 1886 1485 1425 1886 1485 1425 1886 657	LIHTC/ACC LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/NHTF/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8 LIHTC/PBS8/ACC Market Market	Total Estim	\$97 \$157 \$97 \$127 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$157 \$217 \$188 \$127 \$97 \$157	\$550 \$850 \$568 \$692 \$1,068 \$941 \$1,227 \$1,068 \$941 \$1,227 \$1,068 \$800 \$700 \$900	\$850 \$568 \$2,076 \$1,068 \$3,764 \$1,227 \$3,204 \$11,292 \$1,127 \$1,068 \$5,600 \$6,300 \$3,600 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
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XIX. MHDC Form #2013								
Estimate of Replacement Costs	7(1) (1) (1)	Estimate of Annual Expenses						
1) Site Work	\$728,650	Conventions & Meetings	#6203 \$1,000					
Off-Site Improvement	\$0	Management Consultants	#6204 \$0					
3) Building Demolition	\$0	Advertising & Marketing	#6210 \$1,000					
4) Interior Demolition	\$0	Advertising & Warketing Other Renting Expenses	#6250 \$0					
5) New Construction	\$9,458,250	5) Office Salaries	#6310 \$0					
6) Rehabilitation	\$0	6) Office Expenses, Supplies & Postage	#6311 \$3,000					
7) Accessory Building	\$0	7) Office or Model Apt. Rent	#6312 \$0					
8) Bonding	\$59,200	8) Leased Furniture	#6313 \$0					
9) Permits	\$70,000	9) Management Fees	#6320 \$30,504					
10) General Requirements	\$573,900	10) Manager or Superintendent Salaries	#6330 \$52,000					
11) Builder's Overhead	\$200,000	11) Administrative Rent Free Unit	#6331 \$0					
12) Builder's Profit	\$610,000	12) Legal Expenses (Project)	#6340 \$5,000					
13) Total Construction Costs (lines 1-12)	\$11,700,000	13) Audit Expenses (Accounting)	#6350 \$9,300					
14) Paid by owner - Construction Costs		14) Telephone	#6360 \$3,300					
14a)	\$0	15) Bad Debts	#6370 \$4,400					
14b)	\$0	16) Misc. Administrative Expenses	#6390 \$0					
15) Total Construction Costs (lines 13-14)	\$11,700,000	17) Total Administrative Expenses	#6263T \$109,504					
16) Architect's & Engineering Fee (Design)	\$350,000	18) Electricity	#6450 \$20,000					
17) Architect's Fee (Supervision)	\$80,000	19) Water Owner Paid	#6451 \$20,000					
18) Soil Report	\$45,000	20) Gas	#6452\$0					
19) Survey	\$30,000	21) Sewer Owner Paid	#6453 \$23,250					
20) Engineering	\$70,000	21) Cable T.V. / Internet Access	#6454 \$0					
21) Total For All Improvements (lines 15-20)	\$12,275,000	22) Total Utilities Expenses	#6400T \$63,250					
22) Construction Loan Interest	\$237,000	23) O & M Payroll	#6510 \$50,533					
23) Construction Period R. E. Taxes	\$1,500	24) O & M Supplies	#6515\$0					
24) Construction Period Insurance	\$20,000	25) O & M Contracts	#6520 \$26,000					
25) MHDC Rental Production Application Fee	\$750	26) O & M Rent Free Unit	#6521 \$0					
26) MHDC Construction Loan Fee	\$87,000	27) Garbage & Trash Owner Paid	#6525 \$7,000					
27) Other Construction Loan Fee	\$0	28) Security Payroll / Contract	#6530 \$10,000					
28) MHDC Construction Inspection Fee	\$13,500	29) Security Rent Free Unit	#6531 \$0					
29) Other Construction Inspection Fee	\$0	30) Heating & Cooling Repair Contract	#6546 \$6,000					
30) MHDC Permanent Financing Fee	\$27,000	31) Snow Removal (Supplies & Contracts)	#6548 \$0					
31) Other Permanent Financing Fee	\$0	32) O & M Tools & Equipment	#6571 \$2,000					
32) Environmental Study	\$20,000	33) Pool (Supplies, Maintenance & Contracts)	#6520 \$0					
33) Market Study	\$10,000	34) Exterminating	#6515 \$2,000					
34) Appraisal	\$6,500	35) Elevator Maintenance	#6520 \$4,000					
35) Title, Recording & Disbursing (Construction Loan)	\$20,000	36) Vacant Unit Prep (Carpets, Painting, Etc.)	#6580 \$12,375					
36) Title, Recording & Disbursing (Permanent Loan)	\$5,000	37) Misc. Operating & Maintenance Exp.	#6590 \$0					
37) Legal Costs (Construction)	\$0	38) Total Operating & Maint Expenses	#6500T \$119,908					
38) Legal Costs (Permanent)	\$0	39) Real Estate Taxes	#6710 <u>\$53,095</u>					
39) Organization (Legal/Fees)	\$150,000	40) Property & Liability Insurance	#6720 \$27,000					
40) Cost Certification	\$10,000	41) Health Insurance	#6723\$0					
41) Accountant's Fee	\$15,000	42) Workers Comp	#6722 \$0					
42) Prepaid MIP (Risk Share only)	\$0	43) MIP Insurance	#6850 \$0					
43) Contingency	\$591,374	44) Fidelity Bond	#6721\$0					
44) Environmental Abatement	\$0	45) Other Tax Assessments	\$0					
45) Historic Credit Fees 46) Relocation	<u>\$0</u> \$0	46) Other: (Describe)	\$40,000					
		47) Total Fixed Expenses	\$120,095 \$27,900					
47) FF & E 48) Other: (Describe) Landscape Design	\$60,000 \$40,000	48) Replacement Reserves 49) <i>Total Expenses</i>	\$440,657					
, , ,		· ———						
49) Other: (Describe) Radon and Green Consultant MHDC Construction Cost Applysis	\$32,000	50) No. of Units	62 \$7,107					
50) Other: (Describe) MHDC Construction Cost Analysis 51) Other: (Describe) Security	\$5,000 \$30,000	51) Expenses per Unit	\$1,101					
52) Other: (Describe) Security Tax Abatement, City Zoning/Easem								
53) Replacement Cost w/o Acq (lines 21-52)	\$13,736,624	Annual Income Computations						
54) Legal Acquisition & Recording	\$13,730,624	Stimated Project Gross Income	\$614,728					
55) Acquisition Cost of Buildings	\$0 \$0	2) Occupancy (93% family or 95% elderly)	93%					
56) Other Acquisition Related Costs	\$0	3) Effective Gross Income (line 1 X line 2)	\$571,697					
57) Land	\$1	4) Total Project Expenses	\$440,657					
58) Total Acquisition Cost (lines 54-57)	\$1	5) Net Income to Project (line 3 - line 4)	\$131,040					
59) Total Replacement Cost (lines 53-57)	\$13,736,625	6) MHDC Debt Service	\$136,600					
60) Consultant's Fee (Before Completion)	\$0	7) Other Hard Debt Service	\$0					
61) Consultant's Fee (At/After Completion)	\$0	8) Total Hard Debt Service	\$136,600					
62) Developer's Fee (Before Completion)	\$237,000	9) Cash Flow (line 5 - line 8)	-\$5,560					
63) Developer's Fee (At/After Completion)	\$948,000	, , , , , , , , , , , , , , , , , , , ,						
64) Tax Credit Allocation Fee (7%)	\$45,850	10) Debt Service Coverage (hard debt)	0.96					
65) Tax Credit Monitoring Fee	\$12,600							
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)	\$0							
74) Lease-up/Marketing (from FIN-117, cash reserve)	\$35,000							
75) Operating Reserve (cash escrow)	\$270,000							
76) Replacement Reserve (cash escrow)	\$37,200							
77) Other Escrow(s): Real Estate Tax Escrow	\$1,500							
78) Other Escrow(s): Insurance Escrow	\$15,000							
79) Other Escrow(s):	\$0							
80) Other Escrow(s):	\$0							
81) Other Escrow(s):	\$0							
82) Total Development Cost (lines 59-81)	\$15,338,775							