EXHIBIT 4A
LCRA
1/25/22

#2013 Stage: (XVIII. MHDC Form #2013											
rzo io otage.	onditiona	al Commitment	<u>t</u>	Date:	9/14/2021		MH	IDC Projec	ot #: 20-432-MHTE				
Project Name: (lame: Crescendo							Type of Development: Family					
_		land Avenue				Countv:			son				
_	(ansas Ci			MO Zip:	: 64108 Type of								
_		Development,	LLC	21p									
· -								otandard	AMINAL				
Cumulative Prope	rty Infor	mation		If leasehold, s	show cumulative annual (ground re	ent:						
Total Site Area Pu	chased:	3.60	Site A	Area of Purposed Develop	oment: 3.60	Pri	ice: \$130	0,000					
Project Information	<u></u>			<u>—</u> ——									
Single Family		Duplex	Townhou	use Rowhou	use (Single Story)	K Multi-	Story/Walkup		Multi-Story/Elevator				
Year(s) Built:	_			# of Bldgs.: <u>10</u>		_			•				
• • • • • •	in Separa	ate Bldr 3 720		of Stories: # of E									
Gross Floor Area:				tentable Residential Area:			: Rentable Com						
MHDC Financing	<u>x</u>	MHDC Fu	und Balance	X HOME	CHDO	Tax	x Credit Fund	ling					
	X	Tax-Exemp	t Bonds		Insured Loan	Fed	deral LIHTC C	redit:	\$475,000				
			Amount	% Rate Amor	rt Term	Sta	ate LIHTC Cre	dit:	\$475,000				
Construction Loan:	HOME	9	\$800,000	1.000%	24	AH	IAP Credit:		\$0				
Permanent Loan:					240		deral Historic (Credit:	\$0				
Permanent Loan:			\$800,000	0.000% 360			ate Historic Cre		\$0				
HOME/CHDO Ope			\$0										
Unit, Rent and Inc													
# #	#	# of	Living	T	Туре		Tenant	Unit					
Bed Bath Room(s) Room(s	of S) Units	Affordable	Area (Sq. Ft.)		of Assistance	ŀ	Paid Utilities	Rent (Month)	Total Monthly Unit Rent				
1 1 1	2	2	830	LIHTC			\$119	\$355	\$710				
3 2	2	2	1665	LIHTC			\$202	\$1,050	\$2,100				
3 2	6	6	1665	LIHTC			\$202	\$925	\$5,550				
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1 1 2 1	3	3 1	830 920	LIHTC LIHTC			\$119 \$157	\$675 \$900	\$2,025 \$900				
1 1 2 1 3 2	1 2	1 2	920 1665	LIHTC LIHTC			\$157 \$202	\$675 \$900 \$455	\$2,025 \$900 \$910				
1 1 2 1	1	1	920	LIHTC			\$157	\$675 \$900	\$2,025 \$900				
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XIX. MHDC Form #2013								
Estimate of Replacement Costs		Estimate of Annual Expenses						
1) Site Work	\$942,804	1) Conventions & Meetings	#6203 \$500					
Off-Site Improvement Building Demolition	<u>\$0</u> \$0	Management Consultants Advertising & Marketing	#6204 <u>\$0</u> #6210 \$2,000					
4) Interior Demolition	\$0 \$0	3) Advertising & Marketing 4) Other Renting Expenses	#6250 \$0					
5) New Construction	\$5,542,541	5) Office Salaries	#6310 \$0					
6) Rehabilitation	\$0	Office Expenses, Supplies & Postage	#6311 \$2,000					
7) Accessory Building	\$0	7) Office or Model Apt. Rent	#6312 \$0					
8) Bonding	\$0	8) Leased Furniture	#6313 \$0					
9) Permits	\$0 \$364.920	9) Management Fees 10) Manager or Superintendent Salaries	#6320 <u>\$18,252</u> #6330 \$34,000					
10) General Requirements 11) Builder's Overhead	\$134,862	11) Administrative Rent Free Unit	#6330 <u>\$34,000</u> #6331 \$0					
12) Builder's Profit	\$384,873	12) Legal Expenses (Project)	#6340 \$2,000					
13) Total Construction Costs (lines 1-12)	\$7,370,000	13) Audit Expenses (Accounting)	#6350 \$6,000					
14) Paid by owner - Construction Costs		14) Telephone	#6360 \$2,000					
14a)		15) Bad Debts	#6370 <u>\$3,000</u>					
14b)	\$0 \$7,370,000	16) Misc. Administrative Expenses 17) Total Administrative Expenses	#6390 \$0 # 62637 \$69,752					
16) Architect's & Engineering Fee (Design)	\$158,000	18) Electricity	#6450 \$9,000					
17) Architect's Fee (Supervision)	\$39,500	19) Water Owner Paid	#6451 \$12,500					
18) Soil Report	\$15,000	20) Gas	#6452 \$0					
19) Survey	\$20,000	21) Sewer Owner Paid	#6453 \$12,500					
20) Engineering 21) Total For All Improvements (lines 15-20)	\$60,000 \$7,662,500	21) Cable T.V. / Internet Access 22) Total Utilities Expenses	#6454 \$1,200 #6400T \$35,200					
22) Construction Loan Interest	\$1, 002,500 \$144,055	23) O & M Payroll	#6510 \$21,000					
23) Construction Period R. E. Taxes	\$5,000	24) O & M Supplies	#6515 \$2,500					
24) Construction Period Insurance	\$5,000	25) O & M Contracts	#6520 \$16,000					
25) MHDC Rental Production Application Fee	\$750	26) O & M Rent Free Unit	#6521 <u>\$0</u>					
26) MHDC Construction Loan Fee 27) Other Construction Loan Fee	<u>\$0</u>	27) Garbage & Trash Owner Paid	#6525 \$7,000 #6520 \$5,000					
27) Other Construction Loan Fee 28) MHDC Construction Inspection Fee	\$0 \$13,500	28) Security Payroll / Contract 29) Security Rent Free Unit	#6530 <u>\$5,000</u> #6531 \$0					
29) Other Construction Inspection Fee	\$13,300	30) Heating & Cooling Repair Contract	#6546 \$5,000					
30) MHDC Permanent Financing Fee	\$13,000	31) Snow Removal (Supplies & Contracts)	#6548 \$3,800					
31) Other Permanent Financing Fee	\$0	32) O & M Tools & Equipment	#6571 <u>\$1,000</u>					
32) Environmental Study	\$10,000	33) Pool (Supplies, Maintenance & Contracts)	#6520 \$0					
33) Market Study 34) Appraisal	\$10,000 \$6,500	34) Exterminating 35) Elevator Maintenance	#6515 <u>\$1,800</u> #6520 \$0					
35) Title, Recording & Disbursing (Construction Loan)	\$20,000	36) Vacant Unit Prep (Carpets, Painting, Etc.)	#6580 \$3,000					
36) Title, Recording & Disbursing (Permanent Loan)	\$5,000	37) Misc. Operating & Maintenance Exp.	#6590 \$0					
37) Legal Costs (Construction)	\$35,000	38) Total Operating & Maint Expenses	#6500T \$66,100					
38) Legal Costs (Permanent)	\$10,000	39) Real Estate Taxes	#6710 <u>\$0</u>					
39) Organization (Legal/Fees)	\$5,000	40) Property & Liability Insurance	#6720 <u>\$19,500</u>					
40) Cost Certification 41) Accountant's Fee	\$10,000	41) Health Insurance	#6723 <u>\$0</u> #6722 \$0					
41) Accountant's Fee 42) Prepaid MIP (Risk Share only)	<u>\$10,000</u> \$0	42) Workers Comp 43) MIP Insurance	#6722 <u>\$0</u> #6850 \$0					
43) Contingency	\$366,500	44) Fidelity Bond	#6721 \$150					
44) Environmental Abatement	\$0	45) Other Tax Assessments	\$500					
45) Historic Credit Fees	\$0	46) Other: (Describe)	\$30,000					
46) Relocation	\$0 \$30,000	47) Total Fixed Expenses 48) Replacement Reserves	\$50,150 \$11,700					
47) FF & E 48) Other: (Describe) Construction Cost Review	\$5,000	49) Total Expenses	\$232,902					
49) Other: (Describe) Security	\$20,000	50) No. of Units	39					
50) Other: (Describe) Radon and Green Consultant	\$20,000	51) Expenses per Unit	\$5,972					
51) Other: (Describe) City Zoning/Abatement Fees	\$40,000							
52) Other: (Describe) MHDC HOME Env Review 53) Penlacement Cost w/o Aca (lines 31-53)	\$2,000 \$8,448,805	Annual Income Computations						
53) Replacement Cost w/o Acq (lines 21-52) 54) Legal Acquisition & Recording	\$8,448,805 \$0	Annual Income Computations 1) Estimated Project Gross Income	\$348,882					
55) Acquisition Cost of Buildings	\$0 \$0	Occupancy (93% family or 95% elderly)	93%					
56) Other Acquisition Related Costs	\$0	3) Effective Gross Income (line 1 X line 2)	\$324,460					
57) Land	\$130,000	Total Project Expenses	\$232,902					
58) Total Acquisition Cost (lines 54-57)	\$130,000	5) Net Income to Project (line 3 - line 4)	\$91,558					
59) Total Replacement Cost (lines 53-57) 60) Consultant's Fee (Before Completion)	\$8,578,805 \$0	6) MHDC Debt Service 7) Other Hard Debt Service	\$65,770 \$0					
61) Consultant's Fee (At/After Completion)	\$0 \$0	8) Total Hard Debt Service	\$65,770					
62) Developer's Fee (Before Completion)	\$180,000	9) Cash Flow (line 5 - line 8)	\$25,788					
63) Developer's Fee (At/After Completion)	\$540,000	, , , ,						
64) Tax Credit Allocation Fee (7%)	\$33,250	10) <u>Debt Service Coverage (hard debt)</u>	1.39					
65) Tax Credit Monitoring Fee	\$11,700 \$0							
66) AHAP Application & Reservation Fee 67) Other:(Describe)	<u>\$0</u> \$0							
68) Other:(Describe)	\$0							
69) Other:(Describe)	\$0							
70) Other:(Describe)	\$0							
71) Other:(Describe)	<u>\$0</u>							
72) Bond Related Costs (see Tab XIII) 73) Syndication Costs (see Tab X)	<u>\$93,160</u> \$0							
73) Syndication Costs (see Tab X) 74) Lease-up/Marketing (from FIN-117, cash reserve)	\$25,000							
75) Operating Reserve (cash escrow)	\$150,000							
76) Replacement Reserve (cash escrow)	\$23,400							
77) Other Escrow(s): Real Estate Tax Escrow	\$1,250							
78) Other Escrow(s): Insurance Escrow	\$5,850 \$0							
79) Other Escrow(s): 80) Other Escrow(s):	<u>\$0</u> \$0							
81) Other Escrow(s):	<u>\$0</u> \$0							
82) Total Development Cost (lines 59-81)	\$9,642,415							

XIX. MHDC Form #2013 <u>Debt Service Information</u> Amort Term % Dist Lien Position From Cash Flow Amount of Period Period Annual P & I Soft/Hard Interest Source Loan Rate (Years) (Years) Debt \$1,300,000 \$800,000 3.000% N/A 1st MHDC 30 20 \$65,770 Hard MHDC 0.000% 20 \$0 Soft 2nd 0 N/A

Tax Credit Proceeds													
			Annual Credit Amount		Years		Price		Owner %		Total Proceeds		
	Proceeds from Federal T.C.			Х				Х	99.99%	=	\$4,274,573		
	Proceeds from State T.C.	•					0.660		100.00%		\$3,135,000		
	Proceeds from Historic Fede	eral T.C.	\$0	Х	1	X		X			\$0		
	Proceeds from Historic State	e T.C.	\$0	Х	1	Х		Х	0.00%	_ = _	\$0		
<u>Tota</u>	I Sources ("X" Indicates if MHDC HO	/IE Funds	s are used)						Constru	ction	Period Funding Ga	a <u>p</u>	
1. MHDC		П	\$1,300,0	00		1. (Costs (Li	ne 82	2)			+	\$9,642,415
2. MHDC		Х	\$800,000			2. 1	MHDC C	onstr	uction Loa	an Pr	oceeds		\$800,000
3.				\$0		3. (Other Co	nstru	ction Loar	n Pro	ceeds		\$6,640,000
4.				\$0		4.	Tax Cred	lit Eq	uity Paid D	Durin	g Construction	-	\$1,481,915
5.					5. [Dev Fee		\$540,000					
6.				.	6. (Consulta	nt Fe	e Paid Aft	er Co	onstruction Complete		\$0	
7.				\$0			Operating		\$150,000				
8.	. 🗀			\$0			Replacen		\$23,400				
9.	. 🗀			\$0			Other (de	-	\$7,100				
10.				\$0		10.	Total Co	nstru	ıction Pe	riod	Funding Gap	=	\$0
11. Total L	IHTC Equity		\$7,409,5	72									
12. Total F	Historic T.C. Equity	,		\$0	.								
13. Total A	AHAP T.C. Donation	,		\$0									
14. Trust F	Fund			\$0									
15. Genera	al Partner Equity		\$1										
16. Deferre	ed Developer's Fee		\$132,7	43	.								
17. <u>Total S</u>	Sources	•	\$9,642,4	15									
MHDC Comm	nents:												
1													
2													
3													
4													
5													
6													
7													
8													
9													