### ### ### ### ### ### ### ### ### ##						XVIII. MHDC Fort	m #2013					
Address: A11-16 Carried Ancetuse place multiple excitored sites: City: Karase City: May Zop 64124 Type of Project Acquaints/Parhabo	#2013 Sta	age: <u>Co</u>	ndition	al Commitmen	nt	Date:1/12/	2022		MHDC Project	ot #:		
Constitution Loan: Sile Sap Ft. Note School Society So	Project Na	ame: Ne	wView	Place II				Туре	of Developm	ent: Family	_	
Constitution Loan: Sile Sap Ft. Note School Society So	Address:	41	4-16 Ga	arfield Avenue	e, plus multiple	e scattered sites		county:	Jacks	son	_	
Cumulative Property Information								-			-	
	•					<u>MO</u>		-			-	
Total Sile Area Purchasees	Develope	i. <u>F</u>	1 INOLUTE	eastview, LLC			Rental Stit	JCIUITE.	Stanuaru	Rental	_	
Project Information	<u>Cumulati</u>	ve Proper	ty Info	rmation		If leasehold, show cu	ımulative annual gr	ound rent:			,	VI UDIT CD
Project Information	Total Site	Area Puro	chased:		Site A	rea of Purposed Development	c	Price:				
Single Family											H	JRA 2/22/2
Year(s) Built 1968-1970 # of Bidgs: 8 # of Res Bidgs: 8 # of Units 60 # Uni	Project Ir	nformatio	<u>1</u>								-	
Community Space in Separate Bk	Singl	e Family		Duplex	Townho	use Rowhouse (Si	ngle Story)	Multi-Story/Wal	kup	Multi-Story/Elevato	or	
MHDC Financing X MHDC Fund Balance X HOME CHDO Tax Credit Funding Septimbries Chdo	Year(s) B	uilt: <u>19</u>	68-1970	0		# of Bldgs.: 8 #	of Res. Bldgs.:8	# of Units:	<u>69</u> # l	Jnits per Acre:	_	
MHDC Financing X	Communi	ty Space i	n Separ									
MHDC Financing X MHDC Fund Balance X HOME CHDC Tax Credit Funding Insured Loan Federal LiHTC Credit: \$593,311						<u></u>					_	
Tax-Exempt Bonds											_	
Amount % Rate Amort Term State LHTC Credit: \$575,000	MHDC F	inancing	X	MHDC Fund	d Balance	X HOME	CHDO	Tax Credit F	unding			
Ahap Credit SQ			X	Tax-Exemp	t Bonds		Insured Loan	Federal LIHT	C Credit:	\$593,311	_	
Permanent Loan				,	Amount	% Rate Amort	Term	State LIHTC	Credit:	\$575,000	_	
Permanent Loan	Construct	ion Loan:		\$1	1,800,000	2.750%	18	AHAP Credit	:	\$0	_	
Permanent Loan	Permaner	nt Loan		\$1	1.800.000	3.000% 360	240	Federal Histo	ric Credit:	\$0	_	
HOME/CHDO Operation Grant											-	
Unit. Rent and Income Information			-4: 0:			0.00070		Otate Historie	Orcuit.		-	
# # # # # of Affordable Area of Of Affordable Of Affor	HOIVIE/CI	TDO Oper	alion G		<u>\$0</u>			L				
Bod Room(s) Units Unit	Unit, Ren	t and Inco	ome Inf	ormation								
Room(s) Room(s) Units					_] [
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Totals 69 69 Total Estimated Monthly Rental Income \$62,725										\$0	0	
Total Stimated Monthly Rental Income \$62,725												
Total Number of Low HOME Units: 4 Total Estimated Monthly Gross Income at 100% Occupancy \$62,901		I	<u> </u>		<u> </u>						=	
Total Number of Low HOME Units: 4 Total Estimated Monthly Gross Income at 100% Occupancy \$62,901	Totals		69	69			Total Estima	ated Monthly Re	ntal Income	\$62,725	5	
							_	Oth	ner Income	\$176	6	
Total Number of High HOME Units: 2 Total Estimated Annual (12 Month) Gross Income at 100% Occupancy \$754.818	Total Nur	mber of L	ow HO	ME Units:	4	Total Estima	ted Monthly Gros	s Income at 100°	% Occupanc	\$62,901	1	

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	XIX. MHDC For	m #2013	
Estimate of Replacement Costs	XIX. WITDO TO	Estimate of Annual Expenses	
1) Site Work	\$322,868	1) Conventions & Meetings	#6203 \$1,500
Off-Site Improvement	\$0	Management Consultants	#6204 \$0
3) Building Demolition	\$0	Advertising & Marketing	#6210 \$1,500
4) Interior Demolition	\$107,278	Other Renting Expenses	#6250 \$1,850
5) New Construction	\$0	5) Office Salaries	#6310 \$8,998
6) Rehabilitation	\$4,350,555	6) Office Expenses, Supplies & Postage	#6311 \$2,100
7) Accessory Building	\$331,358	Office or Model Apt. Rent	#6312 \$0
8) Bonding	\$26,106	Leased Furniture	#6313 \$1,200
9) Permits	\$59,130	9) Management Fees	#6320 \$38,916
10) General Requirements	\$306,724	10) Manager or Superintendent Salaries	#6330 \$51,103
11) Builder's Overhead	\$102,241	11) Administrative Rent Free Unit	#6331 \$0
12) Builder's Profit 13) <i>Total Construction Costs (lines 1-12)</i>	\$306,724	12) Legal Expenses (Project)	#6340 \$4,000 #6350 \$10,000
14) Paid by owner - Construction Costs	\$5,912,984	13) Audit Expenses (Accounting)14) Telephone	#6360 \$1,200
14a) Kansas City Plan Review Fee	\$30,000	15) Bad Debts	#6370 \$2,000
14b)	\$0	16) Misc. Administrative Expenses	#6390 \$7,500
15) Total Construction Costs (lines 13-14)	\$5,942,984	17) Total Administrative Expenses	#6263T \$131,867
16) Architect's & Engineering Fee (Design)	\$200,000	18) Electricity Owner Paid	#6450 \$18,000
17) Architect's Fee (Supervision)	\$50,000	19) Water Owner Paid	#6451 \$28,000
18) Soil Report	\$0	20) Gas Owner Paid	#6452 \$30,000
19) Survey	\$35,000	21) Sewer Owner Paid	#6453 \$48,000
20) Engineering	\$75,000	21) Cable T.V. / Internet Access	#6454 \$500
21) Total For All Improvements (lines 15-20)	\$6,302,984	22) <u>Total Utilities Expenses</u>	#6400T \$124,500
22) Construction Loan Interest	\$195,379	23) O & M Payroll	#6510 \$69,628
23) Construction Period R. E. Taxes	\$50,000	24) O & M Supplies	#6515 \$8,500
24) Construction Period Insurance	\$40,000	25) O & M Contracts	#6520 <u>\$7,400</u>
25) MHDC Construction Loan Foo	\$2,000	26) O & M Rent Free Unit	#6521 <u>\$0</u>
26) MHDC Construction Loan Fee	\$18,000	27) Garbage & Trash Owner Paid	#6525 \$20,000
Other Construction Loan Fee MHDC Construction Inspection Fee	\$50,000 \$13,500	28) Security Payroll / Contract 29) Security Rent Free Unit	#6530 <u>\$10,506</u> #6531 \$0
29) Other Construction Inspection Fee	\$34,058	30) Heating & Cooling Repair Contract	#6546 \$5,500
30) MHDC Permanent Financing Fee	\$18,000	31) Snow Removal (Supplies & Contracts)	#6548 \$4,500
31) Other Permanent Financing Fee	\$0	32) O & M Tools & Equipment	#6571 \$1,500
32) Environmental Study	\$45,000	33) Pool (Supplies, Maintenance & Contracts)	#6520 \$0
33) Market Study	\$7,500	34) Exterminating	#6515 \$3,500
34) Appraisal	\$6,500	35) Elevator Maintenance	#6520 \$0
35) Title, Recording & Disbursing (Construction Loan)	\$35,000	36) Vacant Unit Prep (Carpets, Painting, Etc.)	#6580 \$5,000
36) Title, Recording & Disbursing (Permanent Loan)	\$5,000	37) Misc. Operating & Maintenance Exp.	#6590 \$550
37) Legal Costs (Construction)	\$75,000	38) Total Operating & Maint Expenses	#6500T \$136,584
38) Legal Costs (Permanent)	\$25,000	39) Real Estate Taxes	#6710 \$50,000
39) Organization (Legal/Fees)	\$15,000	40) Property & Liability Insurance	#6720 \$25,000
40) Cost Certification	\$18,000	41) Health Insurance	#6723 <u>\$0</u>
41) Accountant's Fee	\$30,000	42) Workers Comp	#6722 \$0
42) Prepaid MIP (Risk Share only)	\$0	43) MIP Insurance	#6850 \$0
43) Contingency	\$575,000	44) Fidelity Bond	#6721 <u>\$0</u>
44) Environmental Abatement	<u>\$0</u> \$0	45) Other Tax Assessments	<u>\$0</u> \$0
45) Historic Credit Fees 46) Relocation	\$315,415	46) Other: (Describe) 47) <i>Total Fixed Expenses</i>	\$75,000
47) FF & E	\$10,000	48) Replacement Reserves	\$20,700
48) Other: (Describe) MHDC Const Cost Analysis	\$5,000	49) <u>Total Expenses</u>	\$488,651
49) Other: (Describe) Capital Needs Assessment	\$4,500	50) No. of Units	69
50) Other: (Describe) Energy Study Fee	\$3,500	51) Expenses per Unit	\$7,082
51) Other: (Describe) HTF Environmental	\$4,000	,	
52) Other: (Describe)	\$0		
53) Replacement Cost w/o Acq (lines 21-52)	\$7,903,336	Annual Income Computations	
54) Legal Acquisition & Recording	\$0	Estimated Project Gross Income	\$754,818
55) Acquisition Cost of Buildings	\$3,572,000	2) Occupancy (93% family or 95% elderly)	93%
56) Other Acquisition Related Costs	\$142,000	3) Effective Gross Income (line 1 X line 2)	\$701,980
57) Land	\$228,000	4) Total Project Expenses 5) Not Income to Project (line 3, line 4)	\$488,651
58) <u>Total Acquisition Cost (lines 54-57)</u> 59) <u>Total Replacement Cost (lines 53-57)</u>	\$3,942,000 \$11,845,336	5) Net Income to Project (line 3 - line 4) 6) MHDC Debt Service	\$213,329 \$141,066
60) Consultant's Fee (Before Completion)	\$11,845,336 \$161,000	MHDC Debt Service Other Hard Debt Service	\$141,066
60) Consultant's Fee (Before Completion) 61) Consultant's Fee (At/After Completion)	\$161,000 \$99,000	7) Other Hard Debt Service 8) Total Hard Debt Service	\$141,066
62) Developer's Fee (Before Completion)	\$400,000	9) Cash Flow (line 5 - line 8)	\$72,263
63) Developer's Fee (At/After Completion)	\$590,000	-, (mio o mio o)	ψ, Ζ, ΖΟΟ
64) Tax Credit Allocation Fee (7%)	\$41,532	10) Debt Service Coverage (hard debt)	1.51
65) Tax Credit Monitoring Fee	\$20,700		
66) AHAP Application & Reservation Fee	\$0		
67) Other:(Describe) Operating Costs During Const	\$95,295		
68) Other:(Describe)	\$0		
69) Other:(Describe)	\$0		
70) Other:(Describe)	\$0		
71) Other:(Describe)	\$0		
72) Bond Related Costs (see Tab XIII)	\$300,000		
73) Syndication Costs (see Tab X)	\$25,000 \$16,600		
74) Lease-up/Marketing (from FIN-117, cash reserve)	\$16,600 \$300,000		
75) Operating Reserve (cash escrow) 76) Replacement Reserve (cash escrow)	\$300,000 \$41,400		
76) Replacement Reserve (cash escrow) 77) Other Escrow(s): Social Services Reserve Dep	\$41,400 \$35,000		
77) Other Escrow(s): Social Services Reserve Dep	<u>\$35,000</u> \$0		
79) Other Escrow(s):	\$0		
80) Other Escrow(s):	\$0		
81) Other Escrow(s):	\$0		
82) Total Development Cost (lines 59-81)	\$13,970,863		

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XIX. MHDC Form #2013 **Debt Service Information** Amort Term % Dist Soft/Hard Lien Amount of Interest Period Period Annual From Position Source Loan Rate (Years) (Years) P & I Debt Cash Flow \$1,800,000 \$1,500,000 \$1,400,000 3.000% \$91,066 \$50,000 MHDC Fund Balance MHDC HOME 30 30 20 20 N/A N/A 1st Hard 2nd Hard MHDC Housing Trust Fund 3rd 0.000% 20 20 \$0 Soft MHDC Select MHDC Select N/A

		Tax Credit	Proceeds			
		Annual Credit Amount Ye	ears Price	Owner %	Total Proceeds	
Proceeds fr	om Federal T.C.	\$593,311 X	10 X 0.890	X <u>99.99%</u> = _	\$5,279,940	
Proceeds fr	om State T.C.	\$575,000 X	10 X 0.670	X <u>100.00%</u> =	\$3,852,500	
Proceeds fr	om Historic Federal T.C.	\$0 X	1 X 0.000	X <u>0.00%</u> =	\$0	
Proceeds fr	om Historic State T.C.	\$0 X	1 X 0.000	X <u>0.00%</u> = _	\$0	
Total Sources ("X" Indicate	es if MHDC HOME Fund	ls are used)		Construction	Period Funding Ga	ıρ
1. MHDC Fund Balance		\$1,800,000	1. Costs (Line	e 82)		+ \$13,970,863
2. MHDC HOME	X	\$1,500,000	2. MHDC Co	nstruction Loan Pr	oceeds	- \$1,800,000
3. MHDC Housing Trust Fund		\$1,400,000	3. Other Con	struction Loan Pro	ceeds	- \$9,900,000
4.		\$0	4. Tax Credit	Equity Paid During	g Construction	- \$1,600,000
5.		\$0	5. Dev Fee P	aid After Construc	tion Complete	- \$590,000
6.		\$0	6. Consultant	t Fee Paid After Co	onstruction Complet	- \$99,000
7.		\$0	7. Operating	Reserve (escrow)		- \$300,000
8.		\$0	8. Replaceme	ent Reserve (escro	ow)	- \$41,400
9.		\$0	9. Other (des	cribe):		-
10.		\$0	10. Total Con	struction Period	Funding Gap	=\$0
11. Total LIHTC Equity		\$9,132,440				
12. Total Historic T.C. Equity		\$0_				
13. Total AHAP T.C. Donation		\$0_				
14. Trust Fund		\$0				
15. General Partner Equity		\$528				
16. Deferred Developer's Fee		\$137,895				
17. <u>Total Sources</u>		\$13,970,863				
MHDC Comments:						
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NewView Place II		'	١												
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15 Year Cash-Flow Analysis ((Income 2º	% Annual Inc	crease - Exr	enses 3% /	Annual Incre	∍ase - Repla	cement Res	serves 3% A	nnual Incre	ase)					
Г	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
Total Potential Rent Income	\$752,700	\$767,754	\$783,109	\$798,771	\$814,747	\$831,042	\$847,662	\$864,616	\$881,908	\$899,546	\$917,537	\$935,888	\$954,606	\$973,698	\$993,17
Other Income	\$2,118	\$2,160	\$2,203	\$2,247	\$2,292	\$2,338	\$2,385	\$2,432	\$2,481	\$2,531	\$2,581	\$2,633	\$2,686	\$2,739	\$2,794
Gross Potential Income	\$754,818	\$769,914	\$785,312	\$801,018	\$817,039	\$833,380	\$850,047	\$867,048	\$884,389	\$902,077	\$920,118	\$938,521	\$957,291	\$976,437	\$995,96
Vacancy Allowance	\$52,837	\$53,894	\$54,972	\$56,071	\$57,193	\$58,337	\$59,503	\$60,693	\$61,907	\$63,145	\$64,408	\$65,696	\$67,010	\$68,351	\$69,71
Effective Income	\$701,980	\$716,020	\$730,340	\$744,947	\$759,846	\$775,043	\$790,544	\$806,355	\$822,482	\$838,932	\$855,710	\$872,824	\$890,281	\$908,086	\$926,24
Operating Expenses	\$467,951	\$481,990	\$496,449	\$511,343	\$526,683	\$542,484	\$558,758	\$575,521	\$592,786	\$610,570	\$628,887	\$647,754	\$667,186	\$687,202	\$707,81
Replacement Reserves	\$20,700	\$21,321	\$21,961	\$22,619	\$23,298	\$23,997	\$24,717	\$25,458	\$26,222	\$27,009	\$27,819	\$28,654	\$29,513	\$30,399	\$31,31
Net Operating Income	\$213,329	\$212,709	\$211,930	\$210,985	\$209,865	\$208,563	\$207,069	\$205,376	\$203,473	\$201,353	\$199,004	\$196,417	\$193,581	\$190,486	\$187,12
Less Debt Service	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,066	\$141,0
DCR	1.51	1.51	1.50	1.50	1.49	1.48	1.47	1.46	1.44	1.43	1.41	1.39	1.37	1.35	1.33
Cash Flow	\$72,263	\$71,643	\$70,864	\$69,918	\$68,799	\$67,496	\$66,003	\$64,309	\$62,407	\$60,286	\$57,938	\$55,351	\$52,515	\$49,419	\$46,05

	Cash Flow	\$72,263	\$71,643	\$70,864	\$69,918	\$68,799	\$67,496	\$66,003	\$64,309	\$62,407	\$60,286	\$57,938	\$55,351	\$52,515	\$49,419	\$46,053
	Uses of Cash Flow	j														
	Description	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
1.	Supportive Services Reserve	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
2.	LP Asset Management Fee	\$6,900	\$7,038	\$7,179	\$7,322	\$7,469	\$7,618	\$7,771	\$7,926	\$8,084	\$8,246	\$8,411	\$8,579	\$8,751	\$8,926	\$9,104
3.	Deferred Dev Fee	\$25,126	\$24,368	\$23,448	\$22,359	\$21,093	\$19,641	\$1,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.																
5.																
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	Distributable Cash Flow	\$10,237	\$10,237	\$10,237	\$10,237	\$10,237	\$10,237	\$26,372	\$26,383	\$24,322	\$22,040	\$19,526	\$16,771	\$13,764	#REF!	\$6,949

<u>Deferred Dev Fee:</u> \$137,895