#2013 Stage					XVIII. MHDC	Form #2013				
	e: <u>Co</u>	nditiona	l Commitment		Date:	9/14/2021	М	HDC Projec	ct #: <u>20-432-MHTE</u>	
Project Name: Crescendo Type of Development: Family							ent: Family	_		
Address:	240	01 High	land Avenue				County:	Jacks	son	_
City:	Kar	nsas Ci	ty		<u>MO</u> Zi	p: <u>64108</u> Type of I	Project:	New Cons	struction	_
Developer:	Bri	nshore	Development,	LLC		Rental St	ructure:	Standard	Rental	_
Cumulative	Propert	y Infor	mation		If leasehold,	show cumulative annual g	round rent:			ЕХНІВІТ
Total Site Ar	rea Purch	nased:	3.60	Site A	rea of Purposed Develo	opment: <u>3.60</u>	Price: \$13	30,000		LCRA 2/2
Project Info	ormation								_	
Single I	Family		Duplex	Townho	use Rowho	ouse (Single Story)	Multi-Story/Walkup	> _	Multi-Story/Elevate	or
Year(s) Built	t:				# of Bldgs.: 10	# of Res. Bldgs.:	10 # of Units:	<u>39</u> #U	Jnits per Acre: <u>10.8</u>	3
Community	Space in	Separa	ite Bld <u>c 3,720</u>) Sq. Ft. #	of Stories:# of	Elevator Bldgs.: #	of Elevator(s):	# of Pa	arking Spaces: 47	_
Gross Floor	Area:	52,14	9 Sq. Ft.	Net R	entable Residential Are	a: <u>48,429 Sq. Ft.</u>	Net Rentable Co	mmercial A	rea:	_
MHDC Fin	ancing	X	MHDC Fu	nd Balance	X HOME	СНОО	Tax Credit Fun	ding		
		X	Tax-Exempt	Bonds		Insured Loan	Federal LIHTC	Credit:	\$475,000	_
				Amount	% Rate Amo	ort Term	State LIHTC Cre	edit:	\$475,000	_
Constructior	n Loan: F	HOME	\$	800,000	1.000%	24	AHAP Credit:		\$0	-
Permanent I					· <u>·····</u>	0 240	Federal Historic	Credit:	<u> </u>	_
Permanent I				, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	0.000% 360		State Historic C		<u>\$0</u>	-
				\$0	0.000 // 300		State Historic C	reuit.		-
HOME/CHD	O Opera		anı	φυ						
Unit, Rent a	and Inco	me Info	ormation							
#	#	#	# of	Living		Туре	Tenant	Unit		
Bed Room(s) F	Bath Room(s)	of Units	Affordable Units	Area (Sq. Ft.)		of Assistance	Paid Utilities	Rent (Month)	Total Monthly Uni Rent	it
	1							,		
1		2	2	830	LIHTC		\$119	\$355	\$71	0
1 3	2	2 2	2 2	830 1665	LIHTC LIHTC		\$119 \$202	\$355 \$1,050	\$71 \$2,10	0
3 3	2 2	2 6	2 6	1665 1665	LIHTC LIHTC		\$202 \$202	\$1,050 \$925	\$2,10 \$5,55	0
3 3 1 2	2 2 1 1	2 6 3 1	2 6 3 1	1665	LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157	\$1,050 \$925 \$675 \$900	\$2,10 \$5,55 \$2,02 \$90	0 0 5 0
3 3 1 2 3	2 2 1 1 2	2 6 3 1 2	2 6 3 1 2	1665 1665 830 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202	\$1,050 \$925 \$675 \$900 \$455	\$2,10 \$5,55 \$2,02 \$90 \$91	0 0 5 0 0
3 3 1 2 3 1 2 2	2 2 1 1 2 1 1 1	2 6 3 1 2 2 2	2 6 3 1 2 2 2	1665 1665 830 920 1665 830 920	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202 \$119 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82	
3 3 1 2 3 1 2 1 2 3	2 2 1 2 1 2 1 1 2	2 6 3 1 2 2 2 2 2	2 6 3 1 2 2 2 2 2	1665 1665 830 920 1665 830 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40	
3 3 1 2 3 1 2 2	2 1 1 2 1 1 2 1 2 2 1	2 6 3 1 2 2 2 2 2 2 1	2 6 3 1 2 2 2 2 2 2 2 2 1	1665 1665 830 920 1665 830 920	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202 \$119 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$1,40 \$1,40 \$49	
3 3 1 2 3 1 2 3 3 2 1	2 1 1 2 1 1 2 2 1 2 1 1	2 6 3 1 2 2 2 2 2 1 1 1	2 6 3 1 2 2 2 2 2 2 2 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$202 \$202 \$157 \$119	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,55 \$1,55 \$2,02 \$1,55 \$2,02 \$1,55 \$2,02 \$1,55 \$2,02 \$1,55 \$2,02 \$1,55 \$2,02 \$1,55 \$1,55 \$2,02 \$1,55 \$1,45 \$1,45 \$1,45 \$1,45 \$1,45 \$1,45 \$1,40\$\$1,40\$	
3 3 1 2 3 1 2 3 3 2 1 2 3 2 3 3 2 3 3 2 3 3 2 3 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	2 1 1 2 1 1 2 1 2 2 1	2 6 3 1 2 2 2 2 2 2 1	2 6 3 1 2 2 2 2 2 2 2 2 1	1665 1665 830 920 1665 830 920 1665 1665 920 1665 920 1665 920 1665 920 1665 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$202 \$157 \$119 \$119 \$157 \$119 \$157 \$202	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600	\$2,10 \$5,55 \$2,02 \$90 \$1,45 \$1,45 \$2,24 \$49 \$77 \$1,65 \$1,55 \$1,65 \$1,20	
3 3 1 2 3 1 2 3 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2	2 1 1 2 1 2 1 2 2 1 1 1 2 1 2 1 1 2 1	2 6 3 1 2 2 2 2 2 2 2 2 2 1 1 2 2 1	2 6 3 1 2 2 2 2 2 2 1 1 2 2 2 1 2 2 1	1665 1665 830 920 1665 830 920 1665 1665 920 1665 920 1665 920 1665 920 1665 920 1665 920	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$202 \$157 \$119 \$157 \$119 \$157 \$202 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$950	\$2,10 \$5,55 \$2,02 \$90 \$1,45 \$1,45 \$2,24 \$49 \$77 \$1,65 \$1,25 \$1,20 \$1,20 \$1,20 \$1,20 \$1,20 \$1,20 \$1,20 \$1,20 \$1,20 \$1,20 \$1,40 \$2,24 \$49 \$5,55 \$2,02 \$1,40 \$2,02 \$1,40 \$2,02 \$1,40 \$2,02 \$1,40 \$2,02 \$1,40 \$1,40 \$2,02 \$1,40 \$1,40 \$1,40 \$2,02 \$1,40\$\$1,40\$\$1	
3 3 1 2 3 1 2 3 2 3 2 1 2 3 2 1 2 3 2 1 2 3 2 1 2 1 2 1	2 2 1 1 2 1 2 2 1 1 1 2 2 1 1 1 2 1 1 1 1 1 2 1 1 1 1 1 1 2 1 1 1 1 1 2 1	2 6 3 2 2 2 2 2 1 1 2 2 1 1 2 1 1 1 1	2 6 3 2 2 2 2 2 2 1 1 2	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 1665 920 590	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$119	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$770 \$1,120 \$490 \$775 \$825 \$600 \$950 \$600 \$500	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,45 \$82 \$1,40 \$2,24 \$2,24 \$1,40 \$2,24 \$1,40 \$1,40 \$1,40 \$2,24 \$1,40 \$1,40 \$2,24 \$1,40 \$1,45 \$2,24 \$1,40 \$1,45 \$1,65 \$1,20 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55 \$1,55\$}	
3 3 1 2 3 1 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 1 2 1 2 1 2 1 2	2 2 1 1 2 1 2 2 1 1 1 2 1 1 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 1 1 1 2 2 1 1 1 1 1 1 1	2 6 3 2 2 2 2 2 2 1 1 2 2 1 1 2 2 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 830 920 1665 920 920 920 920 920 920 830	LIHTC LIHTC		\$202 \$202 \$119 \$157 \$202 \$202 \$202 \$202 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$950 \$600 \$500 \$825	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$2,24 \$49 \$77 \$1,65 \$1,20 \$1,20 \$95 \$60 \$50 \$50 \$82	
3 3 1 2 3 1 2 3 2 3 2 1 2 3 2 1 2 3 2 1 2 3 2 1 2 1 2 1	2 2 1 1 2 1 2 2 1 1 1 2 2 1 1 1 2 1 1 1 1 1 2 1 1 1 1 1 1 2 1 1 1 1 1 2 1	2 6 3 2 2 2 2 2 1 1 2 2 1 1 2 1 1 1 1	2 6 3 1 2 2 2 2 2 1 1 1 2 2 1 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 1665 920 590	LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/ACC		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$119	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$770 \$1,120 \$490 \$775 \$825 \$600 \$950 \$600 \$500	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,45 \$1,20 \$1,65 \$1,20\$	
3 3 1 2 3 1 2 3 2 1 2 3 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 3 2 3	2 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 2 2 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/AOME LIHTC/HOME		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$950 \$950 \$600 \$500 \$825 \$925 \$600 \$700	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,45 \$82 \$1,40 \$2,24 \$49 \$2,24 \$49 \$57 \$1,65 \$1,20 \$95 \$600 \$550 \$82 \$50 \$82 \$50 \$82 \$50 \$82 \$50 \$1,40 \$1,20 \$1,40 \$1,20 \$1,40 \$1,20 \$1,40 \$1,20 \$1,40 \$1,20 \$1,40 \$1,20 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40 \$1,40\$\$1,4	
3 3 1 2 3 1 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2	2 2 1 1 2 1 1 2 2 1 1 1 1 2 1 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 1 2 1 1 1 1 2 1 1 1 1 1 1 1 2 1	2 6 3 1 2 2 2 2 2 2 2 1 1 2 2 1 1 2 2 1 1 1 1 1 1 1 1 1 1	2 6 3 2 2 2 2 2 2 2 1 1 2 2 1 1 2 2 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 1665 920 1665 920 1665 920 1665 920	LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/ACC		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$950 \$600 \$500 \$825 \$925 \$600	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$2,24 \$49 \$77 \$1,65 \$1,20 \$95 \$1,65 \$1,20 \$95 \$60 \$50 \$82 \$82 \$82 \$82 \$92 \$60 \$1,40 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,20 \$1,55 \$1,20 \$1,20 \$1,45 \$1,20 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,20 \$1,45 \$1,45 \$1,45 \$1,20 \$1,45\$}\$1,45\$\$1,45	
3 3 1 2 3 1 2 3 2 1 2 3 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 3 2 3	2 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 2 2 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/AOME LIHTC/HOME		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$950 \$950 \$600 \$500 \$825 \$925 \$600 \$700	\$2,10 \$5,55 \$2,02 \$90 \$1,45 \$1,45 \$1,40 \$2,24 \$49 \$77 \$1,65 \$1,20 \$1,20 \$95 \$60 \$500 \$822 \$92 \$60 \$1,40 \$1,40 \$2,44 \$1,20 \$1,20 \$1,20 \$1,40 \$1,40 \$1,40 \$1,45 \$1,20 \$1,40 \$1,45 \$1,25 \$1,45 \$1,2	
3 3 1 2 3 1 2 3 2 1 2 3 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 3 2 3	2 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 2 2 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/AOME LIHTC/HOME		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$950 \$950 \$600 \$500 \$825 \$925 \$600 \$700	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,45 \$82 \$1,40 \$2,24 \$49 \$57 \$1,65 \$1,20 \$1,20 \$95 \$60 \$550 \$82 \$50 \$82 \$50 \$1,40 \$41 \$41 \$41 \$51 \$51 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50	
3 3 1 2 3 1 2 3 2 1 2 3 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 3 2 3	2 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 2 2 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/AOME LIHTC/HOME		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$950 \$950 \$600 \$500 \$825 \$925 \$600 \$700	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$1,40 \$41 \$2,24 \$1,40 \$49 \$1,40 \$1,40 \$49 \$50 \$1,20 \$50 \$50 \$60 \$50 \$82 \$82 \$92 \$60 \$1,40 \$41 \$55 \$82 \$82 \$82 \$82 \$50 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82	
3 3 1 2 3 1 2 3 2 1 2 3 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 3 2 3	2 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 2 2 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/AOME LIHTC/HOME		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$950 \$950 \$600 \$500 \$825 \$925 \$600 \$700	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$2,24 \$49 \$77 \$1,65 \$1,20 \$49 \$77 \$1,65 \$1,20 \$49 \$50 \$50 \$50 \$50 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82	
3 3 1 2 3 1 2 3 2 1 2 3 2 1 2 3 2 3 2 3 2 3 2 3 2 3 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 <td< td=""><td>2 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1</td><td>2 6 3 1 2 2 2 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1</td><td>2 6 3 2 2 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 1</td><td>1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665</td><td>LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/AOME LIHTC/HOME</td><td>Total Estin</td><td>\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157 \$157</td><td>\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$775 \$825 \$800 \$950 \$600 \$500 \$825 \$925 \$600 \$770 \$825 \$925 \$600 \$700 \$410</td><td>\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$2,24 \$49 \$77 \$1,65 \$1,20 \$49 \$77 \$1,65 \$1,20 \$60 \$50 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82</td><td></td></td<>	2 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 2 2 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/AOME LIHTC/HOME	Total Estin	\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$157 \$157 \$157 \$157 \$157 \$157	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$775 \$825 \$800 \$950 \$600 \$500 \$825 \$925 \$600 \$770 \$825 \$925 \$600 \$700 \$410	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$2,24 \$49 \$77 \$1,65 \$1,20 \$49 \$77 \$1,65 \$1,20 \$60 \$50 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82 \$82	
3 3 1 2 3 1 2 3 2 1 2 3 2 1 2 3 2 1 2 3 2 3 2 3 2 3 1 2 3 1 2 3 1 1 1 1 1	2 2 1 2 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 1 1 1 2 2 2 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 1 1 1 2 2 1 1 1 1 1 2 2 1 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 2 2 2 1 1 1 2	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/AOME LIHTC/HOME		\$202 \$202 \$119 \$157 \$202 \$119 \$157 \$202 \$202 \$157 \$119 \$157 \$119 \$157 \$107 \$157 \$119 \$157 \$119 \$157 \$119 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$109 \$109 \$109 \$109 \$109 \$109 \$109 \$109	\$1,050 \$925 \$675 \$900 \$455 \$725 \$410 \$775 \$825 \$800 \$950 \$600 \$500 \$825 \$925 \$600 \$770 \$825 \$925 \$600 \$700 \$410	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,45 \$49 \$2,24 \$2,24 \$2,24 \$1,40 \$2,24 \$32 \$50 \$1,20 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$5	
3 3 1 2 3 1 2 3 2 1 2 3 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 3 2 3	2 2 1 1 2 1 1 2 2 1 1 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1 1 1 1 2 2 1	2 6 3 1 2 2 2 2 2 2 1 1 1 2 2 2 1 1 1 1 1 1	2 6 3 1 2 2 2 2 2 2 1 1 1 2 2 1 1 1 1 1 1 1	1665 1665 830 920 1665 830 920 1665 1665 920 830 920 1665 920 920 920 590 866 1253 920 1665	LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC LIHTC/ACC LIHTC/ACC LIHTC/ACC LIHTC/HOME LIHTC/HOME	Total Estimated Monthly Gross	\$202 \$202 \$119 \$157 \$202 \$157 \$202 \$202 \$202 \$157 \$119 \$157 \$119 \$157 \$119 \$157 \$119 \$157 \$1202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$107 \$202 \$157 \$107 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$157 \$119 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$119 \$157 \$202 \$157 \$202 \$157 \$202 \$157 \$202 \$157 \$202 \$157 \$202 \$157 \$202 \$157 \$202 \$157 \$202 \$157 \$202 \$157 \$202 \$119 \$109 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$202 \$119 \$107 \$107 \$107 \$107 \$107 \$107 \$107 \$107	\$1,050 \$925 \$675 \$900 \$4455 \$725 \$410 \$700 \$1,120 \$490 \$775 \$825 \$600 \$500 \$500 \$500 \$400 \$500 \$410 \$410 \$770 \$825 \$600 \$1410\$140 \$1410\$140 \$1410\$140\$140\$140\$140\$140\$140\$140\$140\$14	\$2,10 \$5,55 \$2,02 \$90 \$91 \$1,45 \$82 \$1,40 \$2,24 \$49 \$77 \$1,65 \$1,20 \$49 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$1,40 \$35 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$50 \$5	

-			
		XIX. MHDC For	<u>rm #2013</u>
Es	timate of Replacement Costs		Estimate of Annual Expenses
1)	Site Work	\$942,804	1) Conventions & Meetings
2)	Off-Site Improvement	\$0	2) Management Consultants
3)	Building Demolition	\$0	3) Advertising & Marketing
4)	Interior Demolition	\$0	Other Renting Expenses
5)	New Construction	\$5,542,541	5) Office Salaries
6)	Rehabilitation	\$0	6) Office Expenses, Supplies & Postage
7)	Accessory Building	\$0	7) Office or Model Apt. Rent
8)	Bonding	\$0	8) Leased Furniture
9)	Permits	\$0	9) Management Fees
10)	General Requirements	\$364,920	10) Manager or Superintendent Salaries
11)	Builder's Overhead	\$134,862	11) Administrative Rent Free Unit
12)	Builder's Profit	\$384,873	12) Legal Expenses (Project)
13)	Total Construction Costs (lines 1-12)	\$7,370,000	13) Audit Expenses (Accounting)
14)	Paid by owner - Construction Costs		14) Telephone
14a)		\$0	15) Bad Debts
14b)		\$0	16) Misc. Administrative Expenses
15)	Total Construction Costs (lines 13-14)	\$7,370,000	17) Total Administrative Expenses
16)	Architect's & Engineering Fee (Design)	\$158,000	18) Electricity
17)	Architect's Fee (Supervision)	\$39,500	19) Water Owner Paid
18)	Soil Report	\$15,000	20) Gas
19)	Survey	\$20,000	21) Sewer Owner Paid
20)	Engineering	\$60,000	21) Cable T.V. / Internet Access
21)	Total For All Improvements (lines 15-20)	\$7,662,500	22) Total Utilities Expenses
22)	Construction Loan Interest	\$144,055	23) O & M Payroll
23)	Construction Period R. E. Taxes	\$5,000	24) O & M Supplies
24)	Construction Period Insurance	\$5,000	25) O & M Contracts
25)	MHDC Rental Production Application Fee	\$750	26) O & M Rent Free Unit
	MHDC Construction Loan Fee	\$0	27) Garbage & Trash Owner Paid
27)	Other Construction Loan Fee	\$0	28) Security Payroll / Contract
	MHDC Construction Inspection Fee	\$13,500	29) Security Rent Free Unit
	Other Construction Inspection Fee	\$0	30) Heating & Cooling Repair Contract
	MHDC Permanent Financing Fee	\$13,000	31) Snow Removal (Supplies & Contracts)
	Other Permanent Financing Fee	\$0	32) O & M Tools & Equipment
	Environmental Study	\$10,000	33) Pool (Supplies, Maintenance & Contrac
	Market Study	\$10,000	34) Exterminating
	Appraisal	\$6,500	35) Elevator Maintenance
	Title, Recording & Disbursing (Construction Loan)	\$20,000	36) Vacant Unit Prep (Carpets, Painting, Et
	Title, Recording & Disbursing (Permanent Loan)	\$5,000	37) Misc. Operating & Maintenance Exp.
	Legal Costs (Construction)	\$35,000	38) Total Operating & Maint Expenses
	Legal Costs (Permanent)	\$10,000	39) Real Estate Taxes
	Organization (Legal/Fees)	\$5,000	40) Property & Liability Insurance
	Cost Certification	\$10,000	41) Health Insurance
	Accountant's Fee	\$10,000	42) Workers Comp
	Prepaid MIP (Risk Share only)	\$0	43) MIP Insurance
	Contingency	\$366,500	44) Fidelity Bond
	Environmental Abatement	\$0	45) Other Tax Assessments
	Historic Credit Fees	\$0	46) Other: (Describe)
,	Relocation	\$0	47) Total Fixed Expenses
47)	FF & E	\$30,000	48) Replacement Reserves
	Other: (Describe) Construction Cost Review	\$5,000	49) Total Expenses
	Other: (Describe) Security	\$20,000	50) No. of Units
	Other: (Describe) Radon and Green Consultant	\$20,000	51) Expenses per Unit
51)	Other: (Describe) City Zoning/Abatement Fees	\$40,000	· ·
	Other: (Describe) MHDC HOME Env Review	\$2,000	
	Replacement Cost w/o Acq (lines 21-52)	\$8,448,805	Annual Income Computations
54)	Legal Acquisition & Recording	\$0	1) Estimated Project Gross Income
55)	Acquisition Cost of Buildings	\$0	2) Occupancy (93% family or 95% elderly)
	Other Acquisition Related Costs	\$0	3) Effective Gross Income (line 1 X line
57)	Land	\$130,000	Total Project Expenses
	Total Acquisition Cost (lines 54-57)	\$130,000	5) Net Income to Project (line 3 - line 4)
	Total Replacement Cost (lines 53-57)	\$8,578,805	6) MHDC Debt Service
60)	Consultant's Fee (Before Completion)	\$0	Other Hard Debt Service
	Consultant's Fee (At/After Completion)	\$0	8) Total Hard Debt Service
	Developer's Fee (Before Completion)	\$180,000	9) Cash Flow (line 5 - line 8)
63)	Developer's Fee (At/After Completion)	\$540,000	
64)	Tax Credit Allocation Fee (7%)	\$33,250	10) Debt Service Coverage (hard debt)
65)	Tax Credit Monitoring Fee	\$11,700	
66)	AHAP Application & Reservation Fee	\$0	
67)	Other:(Describe)	\$0	
68)	Other:(Describe)	\$0	
69)	Other:(Describe)	\$0	
	Other:(Describe)	\$0	
	Other:(Describe)	\$0	
	Bond Related Costs (see Tab XIII)	\$93,160	
	Syndication Costs (see Tab X)	\$0	
	Lease-up/Marketing (from FIN-117, cash reserve)	\$25,000	
	Operating Reserve (cash escrow)	\$150,000	
	Replacement Reserve (cash escrow)	\$23,400	
	Other Escrow(s): Real Estate Tax Escrow	\$1,250	
	Other Escrow(s): Insurance Escrow	\$5,850	
	Other Escrow(s):	\$0	
	Other Escrow(s):	\$0	
81)	Other Escrow(s):	\$0	
82)	Total Development Cost (lines 59-81)	\$9,642,415	
1			

T	2013			
Est	timate of Annual Expense	S		
1)	Conventions & Meetings		#6203	\$500
2)	Management Consultants		#6204	\$0
3)	Advertising & Marketing		#6210	\$2,000
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	\$18,252
0)	Manager or Superintenden	t Salaries	#6330	\$34,000
1)	Administrative Rent Free L	Jnit	#6331	\$0
2)	Legal Expenses (Project)		#6340	\$2,000
3)	Audit Expenses (Accountin	ıg)	#6350	\$6,000
4)	Telephone		#6360	\$2,000
5)	Bad Debts		#6370	\$3,000
6)	Misc. Administrative Exper	ises	#6390	\$0
7)	Total Administrative Exp	<u>enses</u>	#6263T	\$69,752
8)	Electricity		#6450	\$9,000
	Water	Owner Paid	#6451	\$12,500
0)	Gas		#6452	\$0
1)	Sewer	Owner Paid	#6453	\$12,500
1)	Cable T.V. / Internet Acces	s	#6454	\$1,200
2)	Total Utilities Expenses		#6400T	\$35,200
3)	O & M Payroll		#6510	\$21,000
4)	O & M Supplies		#6515	\$2,500
5)	O & M Contracts		#6520	\$16,000
6)	O & M Rent Free Unit		#6521	\$0
7)	Garbage & Trash	Owner Paid	#6525	\$7,000
8)	Security Payroll / Contract		#6530	\$5,000
9)	Security Rent Free Unit		#6531	\$0
0)	Heating & Cooling Repair (Contract	#6546	\$5,000
1)	Snow Removal (Supplies &	k Contracts)	#6548	\$3,800
2)	O & M Tools & Equipment		#6571	\$1,000
3)	Pool (Supplies, Maintenand	ce & Contracts)	#6520	\$0
4)	Exterminating		#6515	\$1,800
5)	Elevator Maintenance		#6520	\$0
6)	Vacant Unit Prep (Carpets	, Painting, Etc.)	#6580	\$3,000
7)	Misc. Operating & Mainten	ance Exp.	#6590	\$0
8)	Total Operating & Maint	Expenses	#6500T	\$66,100
	Real Estate Taxes		#6710	\$0
	Property & Liability Insuran	ce	#6720	\$19,500
1)	Health Insurance		#6723	\$0
2)	Workers Comp		#6722	\$0
3)	MIP Insurance		#6850	\$0
4)	Fidelity Bond		#6721	\$150
5)	Other Tax Assessments			\$500
	Other: (Describe)			\$30,000
7)	Total Fixed Expenses			\$50,150
8)	Replacement Reserves			\$11,700
9)	Total Expenses			\$232,902
0)	No. of Units			39
1)	Expenses per Unit			\$5,972

Income Computations

Annual Income Computations								
1) Estimated Project Gross Income	\$348,882							
Occupancy (93% family or 95% elderly)	93%							
3) Effective Gross Income (line 1 X line 2)	\$324,460							
Total Project Expenses	\$232,902							
5) Net Income to Project (line 3 - line 4)	\$91,558							
6) MHDC Debt Service	\$65,770							
7) Other Hard Debt Service	\$0							
8) Total Hard Debt Service	\$65,770							
9) Cash Flow (line 5 - line 8)	\$25,788							

XIX. MHDC Form #2013

	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	
1st	MHDC	\$1,300,000	3.000%	30	20	\$65,770	Hard	N/A	
2nd	MHDC	\$800,000	0.000%	0	20	\$0	Soft		
								N/A	
								N/A	
								N/A	
								N/A	
								N/A	
								N/A	
								N/A	
								N/A	
							N/A	N/A	

Tax Credit Proceeds

	Annual Credit Amount		Years		Price		Owner %		Total Proceeds
Proceeds from Federal T.C.	\$475,000	_ x	10	x	0.900	х	99.99%	=	\$4,274,573
Proceeds from State T.C.	\$475,000	x	10	х	0.660	х	100.00%	=	\$3,135,000
Proceeds from Historic Federal T.C.	\$0	x	1	х	0.000	х	0.00%	=	\$0
Proceeds from Historic State T.C.	\$0	_ x	1	_ x	0.000	х	0.00%	= .	\$0

Total Sources ("X" Indicates if MHDC H	IOME Fund	ls are used)	Construction Period Funding Ga		
1. MHDC		\$1,300,000	1. Costs (Line 82)	+	\$9,642,415
2. MHDC	X	\$800,000	2. MHDC Construction Loan Proceeds		\$800,000
3.		\$0	3. Other Construction Loan Proceeds		\$6,640,000
4.		\$0	4. Tax Credit Equity Paid During Construction		\$1,481,915
5.		\$0	5. Dev Fee Paid After Construction Complete		\$540,000
6.		\$0	6. Consultant Fee Paid After Construction Complete		\$0
7.		\$0	7. Operating Reserve (escrow)		\$150,000
8.		\$0	8. Replacement Reserve (escrow)		\$23,400
9.		\$0	9. Other (describe): Tax and Insurance Escrow	-	\$7,100
10.		\$0	10. Total Construction Period Funding Gap	=	\$0
11. Total LIHTC Equity		\$7,409,572			
12. Total Historic T.C. Equity		\$0			
13. Total AHAP T.C. Donation		\$0			
14. Trust Fund		\$0			
15. General Partner Equity		\$100			
16. Deferred Developer's Fee		\$132,743			
17. <u>Total Sources</u>		\$9,642,415			

MHDC Comments:

