

Development/Rehabilitation Costs (USES)

Brookside Terrace Phase II

Current Model Progress Date: 9/24/2020

| Description | Construction Type 1 | Construction Type 2 | Construction Type 3 | Total | Each Item as a % of Subtotal | Eligible for Acquisition Credit | Eligible for New Construction / Rehab. Credit | Ineligible for Credit | HOME Eligible Basis |
|---|---------------------------------------|---------------------|---------------------|--------------------|------------------------------|---------------------------------|---|-----------------------|---------------------|
| | Residential - New Construction | | | | | | | | |
| ACQUISITION COSTS | | | | | | | | | |
| Land Cost | \$725,000 | | | \$725,000 | 100.0% | | | \$725,000 | |
| Existing Structures | | | | \$0 | 0.0% | | | \$0 | |
| Off-site Improvements | | | | \$0 | 0.0% | | | \$0 | |
| Demolition | | | | \$0 | 0.0% | | | \$0 | |
| Other | | | | \$0 | 0.0% | | | \$0 | |
| Other | | | | \$0 | 0.0% | | | \$0 | |
| Other | | | | \$0 | 0.0% | | | \$0 | |
| TOTAL ACQUISITION | \$725,000 | \$0 | \$0 | \$725,000 | 100.0% | \$0 | \$0 | \$725,000 | \$0 |
| CONSTRUCTION/REHAB. COSTS (input on Construction Cost tab) | | | | | | | | | |
| Buildings | \$6,402,671 | \$0 | \$0 | \$6,402,671 | 68.1% | | \$6,402,671 | \$0 | |
| Site Work | \$1,500,000 | \$0 | \$0 | \$1,500,000 | 16.0% | | \$1,500,000 | \$0 | |
| General Requirements: Typically 6% | \$474,160 | \$0 | \$0 | \$474,160 | 5.0% | | \$474,160 | \$0 | |
| Builders General Overhead: Typically 2% | \$167,537 | \$0 | \$0 | \$167,537 | 1.8% | | \$167,537 | \$0 | |
| Builders Profit: Typically 5% | \$209,421 | \$0 | \$0 | \$209,421 | 2.2% | | \$209,421 | \$0 | |
| Bond Premium | \$139,759 | \$0 | \$0 | \$139,759 | 1.5% | | \$139,759 | \$0 | |
| Other Fees | \$60,000 | \$0 | \$0 | \$60,000 | 0.6% | | \$60,000 | \$0 | |
| TOTAL HARD COSTS | \$8,953,548 | \$0 | \$0 | \$8,953,548 | 95.2% | \$0 | \$8,953,548 | \$0 | \$0 |
| Construction Contingency: Typically 10% | \$447,677 | | | \$447,677 | 4.8% | | \$447,677 | \$0 | |
| TOTAL CONSTRUCTION/REHABILITATION | \$9,401,225 | \$0 | \$0 | \$9,401,225 | 100.0% | \$0 | \$9,401,225 | \$0 | \$0 |
| SOFT COSTS | | | | | | | | | |
| Architect Fee - Design | \$217,400 | | | \$217,400 | 15.1% | | \$217,400 | \$0 | |
| Architect Fee - Supervision | \$51,353 | | | \$51,353 | 3.6% | | \$51,353 | \$0 | |
| Survey | \$12,000 | | | \$12,000 | 0.8% | | \$12,000 | \$0 | |
| Environmental | \$15,000 | | | \$15,000 | 1.0% | | \$15,000 | \$0 | |
| Structural Engineering & Reports | \$2,000 | | | \$2,000 | 0.1% | | \$2,000 | \$0 | |
| Fire Code Compliance Report | \$0 | | | \$0 | 0.0% | | \$0 | \$0 | |
| Builders Risk Insurance | \$57,000 | | | \$57,000 | 4.0% | | \$57,000 | \$0 | |
| Clerk of the Works | \$0 | | | \$0 | 0.0% | | \$0 | \$0 | |
| Owner Legal Fees | \$150,000 | | | \$150,000 | 10.4% | | \$19,125 | \$130,875 | |
| RIH Legal Fees | \$50,000 | | | \$50,000 | 3.5% | | \$50,000 | \$0 | |
| Syndicator Legal | \$50,000 | | | \$50,000 | 3.5% | | \$50,000 | \$0 | |
| Title and Recording | \$50,000 | | | \$50,000 | 3.5% | | \$50,000 | \$0 | |
| Cost Certification | \$15,000 | | | \$15,000 | 1.0% | | | \$15,000 | |
| LIHTC Accounting | \$30,000 | | | \$30,000 | 2.1% | | | \$30,000 | |
| Appraisal | \$10,000 | | | \$10,000 | 0.7% | | \$10,000 | \$0 | |
| Market Study | \$5,000 | | | \$5,000 | 0.3% | | \$5,000 | \$0 | |
| Capital Needs Assessment | | | | \$0 | 0.0% | | \$0 | \$0 | |
| Furniture, Fixtures and Equipment | \$125,000 | | | \$125,000 | 8.7% | | \$75,000 | \$50,000 | |
| Marketing and Lease-up | \$150,000 | | | \$150,000 | 10.4% | | | \$150,000 | |
| Sewer, Water and Utility Hookups | \$284,343 | | | \$284,343 | 19.7% | | \$284,343 | \$0 | |
| Relocation | | | | \$0 | 0.0% | | \$0 | \$0 | |
| RE Tax Fee Set up | | | | \$0 | 0.0% | | \$0 | \$0 | |
| Credit Report | | | | \$0 | 0.0% | | \$0 | \$0 | |
| Civil Engineering | \$45,259 | | | \$45,259 | 3.1% | | \$45,259 | \$0 | |

Development/Rehabilitation Costs (USES)

Brookside Terrace Phase II

Current Model Progress Date: 9/24/2020

| Description | Construction Type 1 | Construction Type 2 | Construction Type 3 | Total | Each Item as a % of Subtotal | Eligible for Acquisition Credit | Eligible for New Construction / Rehab. Credit | Ineligible for Credit | HOME Eligible Basis |
|---|---------------------------------------|---------------------|---------------------|---------------------|------------------------------|---------------------------------|---|-----------------------|---------------------|
| | Residential - New Construction | | | | | | | | |
| Interior Design | \$15,000 | | | \$15,000 | 1.0% | | \$15,000 | \$0 | |
| PHIUS Consultant | \$20,000 | | | \$20,000 | 1.4% | | \$20,000 | \$0 | |
| Reimbursable Expenses | \$40,000 | | | \$40,000 | 2.8% | | \$0 | \$40,000 | |
| Soft Cost Contingency | \$46,917 | | | \$46,917 | 3.3% | | \$46,917 | \$0 | |
| TOTAL SOFT COSTS | \$1,441,272 | \$0 | \$0 | \$1,441,272 | 100.0% | \$0 | \$1,025,397 | \$415,875 | \$0 |
| FINANCING | | | | | | | | | |
| Taxes During Construction | \$35,000 | | | \$35,000 | 4.5% | | \$35,000 | \$0 | |
| Risk Sharing Premium | | | | \$0 | 0.0% | | \$0 | \$0 | |
| Construction Loan Interest | \$500,000 | | | \$500,000 | 64.8% | | \$112,801 | \$387,199 | |
| Construction Loan Origination Fee | \$103,000 | | | \$103,000 | 13.3% | | | \$103,000 | |
| RIH Origination Fee | \$22,500 | | | \$22,500 | 2.9% | | | \$22,500 | |
| Other Lender Origination Fee | | | | \$0 | 0.0% | | | \$0 | |
| Cost of Issuance (bond deals only) | | | | \$0 | 0.0% | | | \$0 | |
| Tax Credit Allocation Fee: Typ. \$61,975 | \$61,975 | | | \$61,975 | 8.0% | | | \$61,975 | |
| Reports | \$25,000 | | | \$25,000 | 3.2% | | \$25,000 | \$0 | |
| Other | | | | \$0 | 0.0% | | | \$0 | |
| Other | | | | \$0 | 0.0% | | | \$0 | |
| Other | \$24,067 | | | \$24,067 | 3.1% | | | \$24,067 | |
| TOTAL FINANCING COSTS | \$771,542 | \$0 | \$0 | \$771,542 | 100.0% | \$0 | \$172,801 | \$598,741 | \$0 |
| RESERVES | | | | | | | | | |
| 1st Year Property Tax Escrow | \$20,800 | | | \$20,800 | 7.4% | | | \$20,800 | |
| 1st Year Insurance Escrow | \$8,400 | | | \$8,400 | 3.0% | | | \$8,400 | |
| Operating Reserve: Typ. \$233,899 | \$233,899 | | | \$233,899 | 83.6% | | | \$233,899 | |
| Replacement Reserve | \$16,800 | | | \$16,800 | 6.0% | | | \$16,800 | |
| Lease-up Reserve | | | | \$0 | 0.0% | | | \$0 | |
| Other | | | | \$0 | 0.0% | | | \$0 | |
| TOTAL RESERVES | \$279,899 | \$0 | \$0 | \$279,899 | 3.0% | \$0 | \$0 | \$279,899 | \$0 |
| DEVELOPER FEE | | | | | | | | | |
| Base Developer Fee: Typ. \$907,200 | \$907,200 | | | \$907,200 | 100.0% | | | \$907,200 | |
| Eligible Incentive Developer Fee | | | | \$0 | 0.0% | | | \$0 | |
| TOTAL DEVELOPER FEE | \$907,200 | \$0 | \$0 | \$907,200 | 100.0% | \$0 | \$0 | \$907,200 | \$0 |
| SUBTOTAL CONSTRUCTION & SOFT COSTS | \$12,801,138 | \$0 | \$0 | \$12,801,138 | N/A | \$0 | \$10,599,423 | \$2,201,715 | \$0 |
| TOTAL DEVELOPMENT COSTS | \$13,526,138 | \$0 | \$0 | \$13,526,138 | N/A | \$0 | \$10,599,423 | \$2,926,715 | \$0 |

| Proforma | | | | | | | | | | | |
|--|--------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <i>Brookside Terrace Phase II</i> | | | | | | | | | | | |
| | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| Income | Trends | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| Residential Affordable Income | 2.0% | \$532,348 | \$542,995 | \$553,855 | \$564,932 | \$576,231 | \$587,756 | \$599,511 | \$611,501 | \$623,731 | \$636,206 |
| Residential Market Rate Income | 2.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Commercial Income | 2.0% | \$12,000 | \$12,240 | \$12,485 | \$12,734 | \$12,989 | \$13,249 | \$13,514 | \$13,784 | \$14,060 | \$14,341 |
| Total NH/Asst Living/Elderly Care | 0.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Income | 2.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Project Income | | \$544,348 | \$555,235 | \$566,340 | \$577,667 | \$589,220 | \$601,004 | \$613,024 | \$625,285 | \$637,791 | \$650,546 |
| Vacancy Allowance Residential Affordable | 5.0% | (\$26,617) | (\$27,150) | (\$27,693) | (\$28,247) | (\$28,812) | (\$29,388) | (\$29,976) | (\$30,575) | (\$31,187) | (\$31,810) |
| Vacancy Allowance Residential Market | 7.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Vacancy Allowance Commercial | 10.0% | (\$1,200) | (\$1,224) | (\$1,248) | (\$1,273) | (\$1,299) | (\$1,325) | (\$1,351) | (\$1,378) | (\$1,406) | (\$1,434) |
| Vacancy Allowance Other | 5.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Effective Gross Income | | \$516,531 | \$526,861 | \$537,399 | \$548,147 | \$559,109 | \$570,292 | \$581,697 | \$593,331 | \$605,198 | \$617,302 |

| Expenses | | | | | | | | | | | |
|--------------------------------|------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Administrative | 3.0% | \$83,200 | \$85,696 | \$88,267 | \$90,915 | \$93,642 | \$96,452 | \$99,345 | \$102,326 | \$105,395 | \$108,557 |
| Management Fee | 5.0% | \$25,827 | \$26,343 | \$26,870 | \$27,407 | \$27,955 | \$28,515 | \$29,085 | \$29,667 | \$30,260 | \$30,865 |
| Utilities | 3.0% | \$72,000 | \$74,160 | \$76,385 | \$78,676 | \$81,037 | \$83,468 | \$85,972 | \$88,551 | \$91,207 | \$93,944 |
| Operations & Maintenance | 3.0% | \$110,400 | \$113,712 | \$117,123 | \$120,637 | \$124,256 | \$127,984 | \$131,823 | \$135,778 | \$139,851 | \$144,047 |
| Real Estate Taxes | 3.0% | \$41,600 | \$42,848 | \$44,133 | \$45,457 | \$46,821 | \$48,226 | \$49,673 | \$51,163 | \$52,698 | \$54,279 |
| Property & Liability Insurance | 3.0% | \$16,800 | \$17,304 | \$17,823 | \$18,358 | \$18,909 | \$19,476 | \$20,060 | \$20,662 | \$21,282 | \$21,920 |
| Other Taxes & Insurance | 3.0% | \$21,500 | \$22,145 | \$22,809 | \$23,494 | \$24,198 | \$24,924 | \$25,672 | \$26,442 | \$27,236 | \$28,053 |
| Replacement Reserve | 3.0% | \$24,000 | \$24,720 | \$25,462 | \$26,225 | \$27,012 | \$27,823 | \$28,657 | \$29,517 | \$30,402 | \$31,315 |
| Total Expenses | | \$395,327 | \$406,928 | \$418,872 | \$431,170 | \$443,831 | \$456,866 | \$470,287 | \$484,105 | \$498,331 | \$512,979 |

Management Fee is calculated as a percentage of EGI

| | | | | | | | | | | | |
|-----------------------------|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Net Operating Income | | \$121,204 | \$119,933 | \$118,526 | \$116,977 | \$115,278 | \$113,425 | \$111,410 | \$109,226 | \$106,867 | \$104,323 |
|-----------------------------|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|

| Debt Service Financing | | | | | | | | | | | |
|-------------------------------|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| RIH First Mortgage | | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 |
| Mortgage Insurance Premium | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| RIH Second Mortgage | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Debt Service | | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 |
| Cash Flow | | \$48,733 | \$47,462 | \$46,055 | \$44,506 | \$42,808 | \$40,954 | \$38,939 | \$36,756 | \$34,396 | \$31,852 |
| Debt Coverage Ratio | | 1.67 | 1.65 | 1.64 | 1.61 | 1.59 | 1.57 | 1.54 | 1.51 | 1.47 | 1.44 |

| Cash Flow Financing | | | | | | | | | | | |
|-----------------------------|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Housing Trust Fund | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Cash Flow Debt | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Remaining Cash Flow | | \$48,733 | \$47,462 | \$46,055 | \$44,506 | \$42,808 | \$40,954 | \$38,939 | \$36,756 | \$34,396 | \$31,852 |

| Proforma | | | | | | | | | | | |
|--|--------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| <i>Brookside Terrace Phase II</i> | | | | | | | | | | | |
| | | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 |
| Income | Trends | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 |
| Residential Affordable Income | 2.0% | \$648,930 | \$661,908 | \$675,146 | \$688,649 | \$702,422 | \$716,471 | \$730,800 | \$745,416 | \$760,324 | \$775,531 |
| Residential Market Rate Income | 2.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Commercial Income | 2.0% | \$14,628 | \$14,920 | \$15,219 | \$15,523 | \$15,833 | \$16,150 | \$16,473 | \$16,803 | \$17,139 | \$17,481 |
| Total NH/Asst Living/Elderly Care | 0.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Income | 2.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Project Income | | \$663,557 | \$676,828 | \$690,365 | \$704,172 | \$718,256 | \$732,621 | \$747,273 | \$762,219 | \$777,463 | \$793,012 |
| Vacancy Allowance Residential Affordable | 5.0% | (\$32,446) | (\$33,095) | (\$33,757) | (\$34,432) | (\$35,121) | (\$35,824) | (\$36,540) | (\$37,271) | (\$38,016) | (\$38,777) |
| Vacancy Allowance Residential Market | 7.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Vacancy Allowance Commercial | 10.0% | (\$1,463) | (\$1,492) | (\$1,522) | (\$1,552) | (\$1,583) | (\$1,615) | (\$1,647) | (\$1,680) | (\$1,714) | (\$1,748) |
| Vacancy Allowance Other | 5.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Effective Gross Income | | \$629,648 | \$642,241 | \$655,086 | \$668,188 | \$681,551 | \$695,182 | \$709,086 | \$723,268 | \$737,733 | \$752,488 |

| Expenses | | | | | | | | | | | |
|--------------------------------|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Administrative | 3.0% | \$111,814 | \$115,168 | \$118,623 | \$122,182 | \$125,847 | \$129,623 | \$133,512 | \$137,517 | \$141,642 | \$145,892 |
| Management Fee | 5.0% | \$31,482 | \$32,112 | \$32,754 | \$33,409 | \$34,078 | \$34,759 | \$35,454 | \$36,163 | \$36,887 | \$37,624 |
| Utilities | 3.0% | \$96,762 | \$99,665 | \$102,655 | \$105,734 | \$108,906 | \$112,174 | \$115,539 | \$119,005 | \$122,575 | \$126,252 |
| Operations & Maintenance | 3.0% | \$148,368 | \$152,819 | \$157,404 | \$162,126 | \$166,990 | \$172,000 | \$177,160 | \$182,474 | \$187,949 | \$193,587 |
| Real Estate Taxes | 3.0% | \$55,907 | \$57,584 | \$59,312 | \$61,091 | \$62,924 | \$64,811 | \$66,756 | \$68,758 | \$70,821 | \$72,946 |
| Property & Liability Insurance | 3.0% | \$22,578 | \$23,255 | \$23,953 | \$24,671 | \$25,412 | \$26,174 | \$26,959 | \$27,768 | \$28,601 | \$29,459 |
| Other Taxes & Insurance | 3.0% | \$28,894 | \$29,761 | \$30,654 | \$31,573 | \$32,521 | \$33,496 | \$34,501 | \$35,536 | \$36,602 | \$37,700 |
| Replacement Reserve | 3.0% | \$32,254 | \$33,222 | \$34,218 | \$35,245 | \$36,302 | \$37,391 | \$38,513 | \$39,668 | \$40,858 | \$42,084 |
| Total Expenses | | \$528,060 | \$543,586 | \$559,573 | \$576,033 | \$592,979 | \$610,428 | \$628,393 | \$646,891 | \$665,936 | \$685,545 |

Management Fee is calculated as a percentage of EGI

| | | | | | | | | | | | |
|-----------------------------|--|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Net Operating Income | | \$101,589 | \$98,655 | \$95,513 | \$92,155 | \$88,572 | \$84,754 | \$80,693 | \$76,377 | \$71,797 | \$66,943 |
|-----------------------------|--|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|

| Debt Service Financing | | | | | | | | | | | |
|-------------------------------|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| RIH First Mortgage | | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 |
| Mortgage Insurance Premium | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| RIH Second Mortgage | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Debt Service | | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 |
| Cash Flow | | \$29,118 | \$26,184 | \$23,042 | \$19,684 | \$16,101 | \$12,283 | \$8,222 | \$3,906 | (\$674) | (\$5,528) |
| Debt Coverage Ratio | | 1.40 | 1.36 | 1.32 | 1.27 | 1.22 | 1.17 | 1.11 | 1.05 | 0.99 | 0.92 |

| Cash Flow Financing | | | | | | | | | | | |
|-----------------------------|---|----------|----------|----------|----------|----------|----------|---------|---------|---------|-----------|
| Housing Trust Fund | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Cash Flow Debt | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Remaining Cash Flow | | \$29,118 | \$26,184 | \$23,042 | \$19,684 | \$16,101 | \$12,283 | \$8,222 | \$3,906 | (\$674) | (\$5,528) |

Proforma
Brookside Terrace Phase II

| | | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 |
|--|--------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Income | Trends | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 |
| Residential Affordable Income | 2.0% | \$791,042 | \$806,862 | \$823,000 | \$839,460 | \$856,249 | \$873,374 | \$890,841 | \$908,658 | \$926,831 | \$945,368 |
| Residential Market Rate Income | 2.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Commercial Income | 2.0% | \$17,831 | \$18,188 | \$18,551 | \$18,922 | \$19,301 | \$19,687 | \$20,081 | \$20,482 | \$20,892 | \$21,310 |
| Total NH/Asst Living/Elderly Care | 0.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Income | 2.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Project Income | | \$808,873 | \$825,050 | \$841,551 | \$858,382 | \$875,550 | \$893,061 | \$910,922 | \$929,140 | \$947,723 | \$966,678 |
| Vacancy Allowance Residential Affordable | 5.0% | (\$39,552) | (\$40,343) | (\$41,150) | (\$41,973) | (\$42,812) | (\$43,669) | (\$44,542) | (\$45,433) | (\$46,342) | (\$47,268) |
| Vacancy Allowance Residential Market | 7.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Vacancy Allowance Commercial | 10.0% | (\$1,783) | (\$1,819) | (\$1,855) | (\$1,892) | (\$1,930) | (\$1,969) | (\$2,008) | (\$2,048) | (\$2,089) | (\$2,131) |
| Vacancy Allowance Other | 5.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Effective Gross Income | | \$767,537 | \$782,888 | \$798,546 | \$814,517 | \$830,807 | \$847,423 | \$864,372 | \$881,659 | \$899,293 | \$916,278 |

Expenses

| | | | | | | | | | | | |
|--------------------------------|------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Administrative | 3.0% | \$150,268 | \$154,777 | \$159,420 | \$164,202 | \$169,128 | \$174,202 | \$179,428 | \$184,811 | \$190,356 | \$196,066 |
| Management Fee | 5.0% | \$38,377 | \$39,144 | \$39,927 | \$40,726 | \$41,540 | \$42,371 | \$43,219 | \$44,083 | \$44,965 | \$45,864 |
| Utilities | 3.0% | \$130,040 | \$133,941 | \$137,959 | \$142,098 | \$146,361 | \$150,752 | \$155,275 | \$159,933 | \$164,731 | \$169,673 |
| Operations & Maintenance | 3.0% | \$199,395 | \$205,377 | \$211,538 | \$217,884 | \$224,420 | \$231,153 | \$238,088 | \$245,230 | \$252,587 | \$260,165 |
| Real Estate Taxes | 3.0% | \$75,134 | \$77,388 | \$79,710 | \$82,101 | \$84,564 | \$87,101 | \$89,714 | \$92,406 | \$95,178 | \$98,033 |
| Property & Liability Insurance | 3.0% | \$30,343 | \$31,253 | \$32,191 | \$33,156 | \$34,151 | \$35,175 | \$36,231 | \$37,318 | \$38,437 | \$39,590 |
| Other Taxes & Insurance | 3.0% | \$38,831 | \$39,996 | \$41,196 | \$42,432 | \$43,705 | \$45,016 | \$46,367 | \$47,758 | \$49,190 | \$50,666 |
| Replacement Reserve | 3.0% | \$43,347 | \$44,647 | \$45,986 | \$47,366 | \$48,787 | \$50,251 | \$51,758 | \$53,311 | \$54,910 | \$56,558 |
| Total Expenses | | \$705,735 | \$726,523 | \$747,928 | \$769,966 | \$792,658 | \$816,022 | \$840,079 | \$864,849 | \$890,354 | \$916,615 |

Management Fee is calculated as a percentage of EGI

| | | | | | | | | | | | |
|-----------------------------|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|--------------|
| Net Operating Income | | \$61,803 | \$56,365 | \$50,618 | \$44,551 | \$38,149 | \$31,401 | \$24,293 | \$16,810 | \$8,939 | \$663 |
|-----------------------------|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|--------------|

Debt Service Financing

| | | | | | | | | | | | |
|----------------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| RIH First Mortgage | | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$54,353 |
| Mortgage Insurance Premium | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| RIH Second Mortgage | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Debt Service | | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$72,471 | \$54,353 |
| Cash Flow | | (\$10,668) | (\$16,106) | (\$21,852) | (\$27,920) | (\$34,321) | (\$41,070) | (\$48,178) | (\$55,661) | (\$63,532) | (\$53,690) |
| Debt Coverage Ratio | | 0.85 | 0.78 | 0.70 | 0.61 | 0.53 | 0.43 | 0.34 | 0.23 | 0.12 | 0.01 |

Cash Flow Financing

| | | | | | | | | | | | |
|--------------------|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Housing Trust Fund | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| | | | | | | | | | | | |
|----------------------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Total Cash Flow Debt | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Remaining Cash Flow | | (\$10,668) | (\$16,106) | (\$21,852) | (\$27,920) | (\$34,321) | (\$41,070) | (\$48,178) | (\$55,661) | (\$63,532) | (\$53,690) |

| Proforma | | | | | | | | | | | |
|--|--------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <i>Brookside Terrace Phase II</i> | | | | | | | | | | | |
| | | Year 31 | Year 32 | Year 33 | Year 34 | Year 35 | Year 36 | Year 37 | Year 38 | Year 39 | Year 40 |
| Income | Trends | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 |
| Residential Affordable Income | 2.0% | \$964,275 | \$983,561 | \$1,003,232 | \$1,023,297 | \$1,043,763 | \$1,064,638 | \$1,085,931 | \$1,107,649 | \$1,129,802 | \$1,152,398 |
| Residential Market Rate Income | 2.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Commercial Income | 2.0% | \$21,736 | \$22,171 | \$22,614 | \$23,066 | \$23,528 | \$23,998 | \$24,478 | \$24,968 | \$25,467 | \$25,977 |
| Total NH/Asst Living/Elderly Care | 0.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Income | 2.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Gross Project Income | | \$986,011 | \$1,005,732 | \$1,025,846 | \$1,046,363 | \$1,067,290 | \$1,088,636 | \$1,110,409 | \$1,132,617 | \$1,155,269 | \$1,178,375 |
| Vacancy Allowance Residential Affordable | 5.0% | (\$48,214) | (\$49,178) | (\$50,162) | (\$51,165) | (\$52,188) | (\$53,232) | (\$54,297) | (\$55,382) | (\$56,490) | (\$57,620) |
| Vacancy Allowance Residential Market | 7.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Vacancy Allowance Commercial | 10.0% | (\$2,174) | (\$2,217) | (\$2,261) | (\$2,307) | (\$2,353) | (\$2,400) | (\$2,448) | (\$2,497) | (\$2,547) | (\$2,598) |
| Vacancy Allowance Other | 5.0% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Effective Gross Income | | \$935,624 | \$954,336 | \$973,423 | \$992,892 | \$1,012,749 | \$1,033,004 | \$1,053,665 | \$1,074,738 | \$1,096,233 | \$1,118,157 |

| Expenses | | | | | | | | | | | |
|--------------------------------|------|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Administrative | 3.0% | \$201,948 | \$208,007 | \$214,247 | \$220,674 | \$227,295 | \$234,113 | \$241,137 | \$248,371 | \$255,822 | \$263,497 |
| Management Fee | 5.0% | \$46,781 | \$47,717 | \$48,671 | \$49,645 | \$50,637 | \$51,650 | \$52,683 | \$53,737 | \$54,812 | \$55,908 |
| Utilities | 3.0% | \$174,763 | \$180,006 | \$185,406 | \$190,968 | \$196,697 | \$202,598 | \$208,676 | \$214,936 | \$221,384 | \$228,026 |
| Operations & Maintenance | 3.0% | \$267,970 | \$276,009 | \$284,289 | \$292,818 | \$301,602 | \$310,650 | \$319,970 | \$329,569 | \$339,456 | \$349,640 |
| Real Estate Taxes | 3.0% | \$100,974 | \$104,003 | \$107,123 | \$110,337 | \$113,647 | \$117,057 | \$120,568 | \$124,185 | \$127,911 | \$131,748 |
| Property & Liability Insurance | 3.0% | \$40,778 | \$42,001 | \$43,261 | \$44,559 | \$45,896 | \$47,273 | \$48,691 | \$50,152 | \$51,656 | \$53,206 |
| Other Taxes & Insurance | 3.0% | \$52,186 | \$53,752 | \$55,364 | \$57,025 | \$58,736 | \$60,498 | \$62,313 | \$64,182 | \$66,108 | \$68,091 |
| Replacement Reserve | 3.0% | \$58,254 | \$60,002 | \$61,802 | \$63,656 | \$65,566 | \$67,533 | \$69,559 | \$71,645 | \$73,795 | \$76,009 |
| Total Expenses | | \$943,655 | \$971,497 | \$1,000,164 | \$1,029,682 | \$1,060,076 | \$1,091,372 | \$1,123,597 | \$1,156,778 | \$1,190,944 | \$1,226,124 |

Management Fee is calculated as a percentage of EGI

| | | | | | | | | | | | |
|-----------------------------|--|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| Net Operating Income | | (\$8,031) | (\$17,160) | (\$26,741) | (\$36,791) | (\$47,327) | (\$58,368) | (\$69,933) | (\$82,040) | (\$94,712) | (\$107,967) |
|-----------------------------|--|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|

| Debt Service Financing | | | | | | | | | | | |
|-------------------------------|--|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| RIH First Mortgage | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mortgage Insurance Premium | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| RIH Second Mortgage | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Debt Service | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Cash Flow | | (\$8,031) | (\$17,160) | (\$26,741) | (\$36,791) | (\$47,327) | (\$58,368) | (\$69,933) | (\$82,040) | (\$94,712) | (\$107,967) |
| Debt Coverage Ratio | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| Cash Flow Financing | | | | | | | | | | | |
|-----------------------------|--|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| Housing Trust Fund | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Cash Flow Debt | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Remaining Cash Flow | | (\$8,031) | (\$17,160) | (\$26,741) | (\$36,791) | (\$47,327) | (\$58,368) | (\$69,933) | (\$82,040) | (\$94,712) | (\$107,967) |

Project Summary

Brookside Terrace Phase II

Current Model Progress Date: 9/24/2020

RIH Program Type: **Rental Production**

| SOURCES | Total | Per Unit | Per NRSF |
|-----------------------------------|----------------------|-------------------|------------------|
| Permanent Loans | | | |
| RIH First Mortgage | \$ 1,125,000 | \$ 23,438 | \$ 26.73 |
| RIH Second Mortgage | \$ - | \$ - | \$ - |
| Housing Trust Fund | \$ 720,000 | \$ 15,000 | \$ 17.11 |
| 0 | \$ - | \$ - | \$ - |
| 0 | \$ - | \$ - | \$ - |
| 0 | \$ - | \$ - | \$ - |
| 0 | \$ - | \$ - | \$ - |
| 0 | \$ - | \$ - | \$ - |
| Total Loans | \$ 1,845,000 | \$ 38,438 | \$ 43.84 |
| Equity | | | |
| LIHTC Proceeds | \$ 11,681,138 | \$ 243,357 | \$ 277.57 |
| Fed. Historic Tax Credit Proceeds | \$ - | \$ - | \$ - |
| General Partner Capital | \$ - | \$ - | \$ - |
| State Historic TC Proceeds | \$ - | \$ - | \$ - |
| Other (Describe) | \$ - | \$ - | \$ - |
| Total Equity | \$ 11,681,138 | \$ 243,357 | \$ 277.57 |
| Grants | | | |
| None | \$ - | \$ - | \$ - |
| None | \$ - | \$ - | \$ - |
| None | \$ - | \$ - | \$ - |
| None | \$ - | \$ - | \$ - |
| None | \$ - | \$ - | \$ - |
| Total Grants | \$ - | \$ - | \$ - |
| TOTAL SOURCES | \$ 13,526,138 | \$ 281,795 | \$ 321.41 |

| USES | Total | Per Unit | Per NRSF |
|------------------------------------|----------------------|-------------------|------------------|
| Acquisition | \$ 725,000 | \$ 15,104 | \$ 17.23 |
| Construction | \$ 8,953,548 | \$ 186,532 | \$ 212.75 |
| Contingency | \$ 447,677 | \$ 9,327 | \$ 10.64 |
| Soft Costs | \$ 1,441,272 | \$ 30,027 | \$ 34.25 |
| Financing | \$ 771,542 | \$ 16,074 | \$ 18.33 |
| Replacement Cost | \$ 12,339,039 | \$ 257,063 | \$ 293.20 |
| Base Developer Fee | \$ 907,200 | \$ 18,900 | \$ 21.56 |
| Approved Cost | \$ 13,246,239 | \$ 275,963 | \$ 314.76 |
| Incentive Developer Fee | \$ - | \$ - | \$ - |
| TDC Net of Reserves | \$ 13,246,239 | \$ 275,963 | \$ 314.76 |
| Operating Reserve | \$ 233,899 | \$ 4,873 | \$ 5.56 |
| Replacement Reserve | \$ 16,800 | \$ 350 | \$ 0.40 |
| Tax + Insurance | \$ 29,200 | \$ 608 | \$ 0.69 |
| Lease-up Reserve | \$ - | \$ - | \$ - |
| Other | \$ - | \$ - | \$ - |
| TDC Including Reserves | \$ 13,526,138 | \$ 281,795 | \$ 321.41 |
| TOTAL USES | \$ 13,526,138 | \$ 281,795 | \$ 321.41 |
| Total Hard Costs incl. Contingency | | | |
| | \$ 9,401,225 | \$ 195,859 | \$ 223.39 |
| Year 1 Operating Expenses | | | |
| | \$ 395,327 | \$ 8,236 | \$ 9.39 |
| | Total | Per Unit | per NRSF |
| PROJECT SURPLUS | \$0 | \$0 | \$0 |

UNDERWRITER ASSUMPTIONS

| | | |
|--|--|--------------|
| Debt Service Coverage Ratio | 1.15 | |
| Syndication Credit Detail: | \$1,239,502 per year at \$0.943 per Credit | |
| First Year of Operations/Pro Forma Yr. 1 | 2023 | |
| Number of Units (Total) | 48 | |
| Type Detail | Market | LIHTC |
| SRO/EFF | 0 | 0 |
| 1 Bedroom | 0 | 12 |
| 2 Bedrooms | 0 | 36 |
| 3 Bedrooms | 0 | 0 |
| 4 Bedrooms | 0 | 0 |
| 5 Bedrooms | 0 | 0 |
| Totals by Type | 0 | 48 |

| | |
|------------------------------------|--------|
| Mortgage (Yes or No)? | Yes |
| Risk Sharing (Yes or No)? | No |
| Historic Credits (Yes or No)? | Yes |
| Mortgage Interest Rate | 5.000% |
| Mortgage Term | 30 |
| Second Mortgage Not Applicable | |
| Financing Status is Taxable | |
| Loan to Value | 48% |
| Vacancy Rates | |
| Residential Market Rate | 7.00% |
| Residential Affordable Rate | 5.00% |
| Commercial Market Rate | 10.00% |
| NH/Assisted/Congregate Market Rate | 0.00% |

