

730 Eddy (Le Nain) 2/1/21 lease rent calculation:

PRIOR LEASE YEAR Monthly Rental Rate through 1/31/20:
 (Per 2/13/20 letter from CG to HSH & RED database)

\$ 74,675.96 (A)

\$ 896,111.52

Section 4.3 Fair Market Rent Adjustments for Extended Terms

THE GREATER OF:

100% of PRIOR LEASE YEAR = (A)

\$ 74,675.96

OR

51% OF [MOST RECENTLY PUBLISHED GOVERNMENTAL MONTHLY RENT INDEX FOR EFFICIENCY] X UNITS:

MOHCD Efficiency Rent allowance for 100% AMI tenants based on HUD published rates)	% Factor	# Units specified in Lease		% INCREASE FROM CURRENT RATE (A)
2,124.00	0.51	92	99,658.08	33.5% (E)

MOHCD SRO Rent allowance for 100% AMI tenants based on HUD published rates)	% Factor	# Units specified in Lease		
1,593.00	0.51	92	74,743.56	0.1% (SRO)

896,922.72

% DECREASE FROM LEASE FORMULA EXTENDED TERM RATE (E) TO SRO BASED RATE (SRO)	25.0%	RECOMMENDED
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RENT BASED ON 15% DECREASE OF CURRENT RENT PER BOS GUIDELINE

\$ 63,474.57