| Shirley Chisholm Village Total # Units: | 35 | | | | | | | | | | | |
|--|---|--|---|--|---|--|--|--|---|---|--|---|
| rotal # Units. | 33 | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| | % annual | Comments | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
| INCOME Residential - Tenant Rents | increase 2.0% | (related to annual inc assumptions) 2% escalation per lender and investor | Total | Total | Total | Total | Total | Total | Total | Total | Total 617,090 | Total 620 424 |
| Residential - Tenant Assistance Payments (Non-LOSP) | n/a | requirements from 'Commercial Op. Budget' Worksheet; | 526,680 | 537,214 | 547,958 | 558,917 | 570,095 | 581,497 | 593,127 | 604,990 | 617,090 | 629,431 |
| Commercial Space Residential Parking | 2.5% | Commercial to Residential allocation: 100% | - | - | - | - | - | - | - | - | - | - |
| Miscellaneous Rent Income Supportive Services Income | 2.0% | | - | - | - | - | - | - | - | - | - | - |
| Interest Income - Project Operations Laundry and Vending | 2.0% | | 5,304 | 5,410 | 5,518 | 5,629 | 5,741 | 5,856 | 5,973 | 6,093 | 6,214 | 6,339 |
| Tenant Charges Miscellaneous Residential Income | 2.0% | from 'Commercial Op. Budget' Worksheet; | - | - | - | - | - | - | - | - | - | - |
| Other Commercial Income | 2.5% | Commercial to Residential allocation: 100% Link from Reserve Section below, as | - | - | - | - | - | - | - | - | - | - |
| Withdrawal from Capitalized Reserve (deposit to operating account) Gross Potential Income | n/a | applicable Enter formulas manually per relevant MOH | 531,984 | 542,624 | 553,476 | 564,546 | 575,837 | 587,353 | 599,100 | 611,082 | 623,304 | 635,770 |
| Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial | n/a n/a n/a | policy; annual incrementing usually not appropriate | (26,334) | (26,861) | (27,398) | (27,946) | (28,505) | (29,075) | (29,656) | (30,249) | (30,854) | (31,472) |
| EFFECTIVE GROSS INCOME OPERATING EXPENSES | | | 505,650 | 515,763 | 526,078 | 536,600 | 547,332 | 558,278 | 569,444 | 580,833 | 592,450 | 604,299 |
| Management | | 1st Year to be set according to HUD | | | | | | | | | | |
| Management Fee | 3.0% | 3% escalation per lender and investor | 25,200 | 25,956 | 26,735 | 27,537 | 28,363 | 29,214 | 30,090 | 30,993 | 31,923 | 32,880 |
| Asset Management Fee Sub-total Management Expenses Salaries/Benefits | 3.0% | requirements | 25,200 | 25,956 | 26,735 | 27,537 | 28,363 | 29,214 | 30,090 | 30,993 | 31,923 | 32,880 |
| Office Salaries Manager's Salary | 3.0% | | 39,239 | 40,416 | 41,629 | 42,878 | 44,164 | 45,489 | 46,853 | 48,259 | 49,707 | 51,198 |
| Health Insurance and Other Benefits Other Salaries/Benefits | 3.0% | | 28,401 31,847 | 29,253 32,802 | 30,131 33,786 | 31,035 34,800 | 31,966 35,844 | 32,925 36,919 | 33,912 38,027 | 34,930 39,168 | 35,978 40,343 | 37,057 41,553 |
| Administrative Rent-Free Unit Sub-total Salaries/Benefits | 3.0% | | 99,487 | 102,472 | 105,546 | 108,712 | 111,973 | 115,333 | 118,793 | 122,356 | 126,027 | 129,808 |
| Administration Advertising and Marketing | 3.0% | | - | - | - | - | - | - | - | - | - | |
| Office Expenses Office Rent | 3.0% 3.0% | | - | - | - | - | - | - | - | | - | - |
| Legal Expense - Property Audit Expense | 3.0% | | 455 15,450 | 469 15,914 | 483 16,391 | 497 16,883 | 512 17,389 | 527 17,911 | 543 18,448 | 560 19,002 | 576 19,572 | 594 20,159 |
| Bookkeeping/Accounting Services Bad Debts | 3.0% | | - | - | | - | - | - | - | - | - | |
| Miscellaneous Sub-total Administration Expenses | 3.0% | | 25,059 40,964 | 25,811 42,193 | 26,585 43,459 | 27,383 44,762 | 28,204 46,105 | 29,050 47,489 | 29,922 48,913 | 30,819 50,381 | 31,744 51,892 | 32,696 53,449 |
| Utilities Electricity Water | 3.0% | | 16,676 | 17,176 | 17,692 | 18,222 | 18,769 | 19,332 | 19,912 | 20,509 | 21,125 | 21,758 |
| Water Gas Sewer | 3.0% 3.0% 3.0% | | 11,247 - 32,140 | 11,584 - 33,104 | 11,932 - 34,097 | 12,290 - 35,120 | 12,659 - 36,174 | 13,038 - 37,259 | 13,430 - 38,377 | 13,832 - 39,528 | 14,247 - 40,714 | 14,675 - 41,935 |
| Sub-total Utilities Taxes and Licenses | 3.0% | | 32,140 60,063 | 33,104 61,865 | 34,097 63,721 | 35,120 65,632 | 36,174 67,601 | 37,259 69,629 | 38,377 71,718 | 39,528 73,870 | 76,086 | 41,935 78,369 |
| Real Estate Taxes Payroll Taxes | 3.0% | | 1,068 | 1,100 | 1,133 | 1,167 | 1,202 | 1,238 | 1,275 | 1,314 | 1,353 | 1,393 |
| Miscellaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses | 3.0% | | 800 1,868 | 824 1,924 | 849 1,982 | 874 2,041 | 900 | 927 2,166 | 955 2,230 | 984 2,297 | 1,013 2,366 | 1,044 2,437 |
| Insurance Property and Liability Insurance | 3.0% | | 43,365 | 44,666 | 46,006 | 47,386 | 48,808 | 50,272 | 51,780 | 53,333 | 54,933 | 56,581 |
| Fidelity Bond Insurance Worker's Compensation | 3.0% | | - | - | - | - | - | - | | - | - | - |
| Director's & Officers' Liability Insurance Sub-total Insurance | 3.0% | | 43,365 | 44,666 | 46,006 | 47,386 | 48,808 | 50,272 | - 51,780 | 53,333 | - 54,933 | 56,581 |
| Maintenance & Repair Payroll | 3.0% | | - | - | - | - | - | _ | - | _ | - | |
| Supplies Contracts | 3.0% 3.0% | | - | - | - | - | - | - | | - | - | - |
| Garbage and Trash Removal Security Payroll/Contract | 3.0% | | 15,258 | 15,716 | 16,187 | 16,673 | 17,173 | 17,688 | 18,219 | 18,765 | 19,328 | 19,908 |
| HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs | 3.0% 3.0% 3.0% | | - | 35,448 | | | | - | | - 40.007 | 43.597 | - |
| Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses | 3.0% | | 34,416 49,674 | 51,164 | 36,512 52,699 | 37,607 54,280 | 38,736 55,909 | 39,898 57,586 | 41,095 59,313 | 42,327 61,093 | 62,926 | 44,905 64,813 |
| Supportive Services Commercial Expenses | 3.0% | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% | 31,243 | 32,180 | 33,146 | 34,140 | 35,164 | 36,219 | 37,306 | 38,425 | 39,578 | 40,765 |
| TOTAL OPERATING EXPENSES | | Offinitional to reconcilina unication. 100% | 351,864 | 362,420 | 373,293 | 384,491 | 396,026 | 407,907 | 420,144 | 432,748 | 445,731 | 459,103 |
| PUPA (w/o Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees | _ | | 10,053 | Note: Hidden c | olumns are in be | tween total colur | nns. To update/de | elete values in ye | llow cells, manipi | ulate each cell ra | ther than draggin | g across multiple |
| Ground Lease Base Rent Bond Monitoring Fee | | | 1 | - 1 | - 1 | - 1 | - 1 | - 1 | - 1 | - 1 | - 1 | - 1 |
| Replacement Reserve Deposit Operating Reserve Deposit | - | | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 |
| | | | - | - | - | | - | - | | - | - | - |
| Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit | | from 'Commercial On Buildraft Worksheet | | - | - | - | - | - | - | - | - | - |
| Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Depositly, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees | | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% | - - - 14,001 | - 14,001 | - 14,001 | 14,001 | - 14,001 | 14,001 | 14,001 | - 14,001 | - 14,001 | - - - 14,001 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond | Fees) | | 365,865 | 14,001 | 14,001 | 14,001 | 14,001 | 14,001 | 14,001 | 14,001 | 14,001 | 14,001 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) | Fees) | | | 376,421 139,342 | 387,294 138,785 | 398,492 138,108 | 410,027 137,305 | 421,908 136,371 | 434,145 135,299 | 446,749 134,084 | 459,732 132,718 | 473,104 131,195 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt - First Lender | Fees) | Commercial to Residential allocation: 100% Enter comments re: annual increase, etc. | 365,865 10,453 | 376,421 139,342 | 387,294 138,785 | 398,492 138,108 | 410,027 | 421,908 136,371 | 434,145 135,299 | 446,749 134,084 | 459,732 132,718 | 473,104 131,195 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt - First Lender Hard Debt - Third Lender (HCD Program 0.42% pymt, or other 2nd Le Hard Debt - Third Lender (Other HCD Program, or other 3nd Lender) | Fees) | Commercial to Residential allocation: 100% Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. | 365,865 10,453 139,785 103,905 | 376,421 139,342 Note: Hidden c | 387,294 138,785 olumns are in be | 398,492 138,108 tween total colur | 410,027 137,305 nns. To update/de | 421,908 136,371 elete values in ye | 434,145 135,299 Illow cells, manipi | 446,749 134,084 ulate each cell ra | 459,732 132,718 ther than draggin | 473,104 131,195 g across multiple |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt. First Lender Hard Debt. Second Lender (HCD Program 0.42% pymt, or other 2nd Le | Fees) | Commercial to Residential altocation: 100% Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. | 365,865 10,453 139,785 | 376,421 139,342 Note: Hidden c | 387,294 138,785 clumns are in be 103,905 | 398,492 138,108 tween total colur | 410,027 137,305 nns. To update/de | 421,908 136,371 elete values in ye | 434,145 135,299 Illow cells, manipi | 446,749 134,084 ulate each cell ra | 459,732 132,718 ther than draggin | 473,104 131,195 g across multiple |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME ninus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt -First Lender Hard Debt -Second Lender (HCD Program 0.42% pymt, or other 2nd Le Hard Debt -Fourth Lender (Other HCD Program, or other 3rd Lender) Hard Debt -Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE | ns) | Enter comments re: annual increase, etc. Tom Commercial Op. Budget Worksheet | 365,865 10,453 139,785 103,905 | 376,421 139,342 Note: Hidden or 103,905 103,905 | 387,294 138,785 clumns are in be 103,905 103,905 | 398,492 138,108 tween total colur 103,905 103,905 | 410,027 137,305 nns. To update/de 103,905 103,905 | 421,908 136,371 blete values in ye 103,905 - - - - 103,905 | 434,145 135,299 Illow cells. manipp 103,905 103,905 | 446,749 134,084 ulate each cell ra 103,905 103,905 | 459,732 132,718 ther than draggin 103,905 - - - - 103,905 | 473,104 131,195 g across multiple 103,905 103,905 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt -First Lender Hard Debt -Second Lender (HCD Program, 0.42% pymt, or other 2nd Le Hard Debt -Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE CASH FLOW (NOI minus DEBT SERVICE) | ns) | Enter comments re: annual increase, etc. Tom Commercial Op. Budget Worksheet | 365,865 10,453 139,785 103,905 - - - 103,905 35,880 | 376,421 139,342 Note: Hidden of 103,905 - - - | 387,294 138,785 columns are in be 103,905 - - - | 398,492 138,108 tween total colur 103,905 | 410,027 137,305 nns. To update/de 103,905 - - - | 421,908 136,371 103,905 | 434,145 135,299 Ilow cells, manipi 103,905 - - - | 446,749 134,084 ulate each cell ra 103,905 - - - | 459,732 132,718 ther than draggin 103,905 - - - | 473,104 131,195 g across multiple 103,905 - - |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Le Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Tourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL 'EBowl-the-lind' Asset Mat (see Incommon in new projects, see polcy) | res) ns) | Enter comments re: annual increase, etc. Enter comments re: annual increase, e | 365,865 10,453 139,785 103,905 - - - 103,905 35,880 1,345 | 376,421 139,342 Note: Hidden or 103,905 - - - 103,905 35,437 1.341 Note: Hidden or | 387,294 138,785 clumns are in be 103,905 103,905 34,880 1.336 clumns are in be | 398,492 138,108 tween total colur 103,905 103,905 34,203 1,329 tween total colur | 410,027 137,305 nns. To update/de 103,905 - - - 103,905 33,400 1.321 nns. To update/de | 421,908 136,371 blete values in ye 103,905 103,905 32,466 1.312 blete values in ye | 434,145 135,299 Ilow cells, manipu 103,905 103,905 31,394 1.302 Ilow cells, manipu | 446,749 134,084 ulate each cell ra 103,905 103,905 30,179 1.29 | 459,732 132,718 ther than draggin 103,905 - - - 103,905 28,813 1.277 ther than draggin | 473,104 131,195 g across multiple 103,905 103,905 27,290 1.263 g across multiple |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Leftard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Tourth Lender Commercial Hard Debt Service | ns)] ender) | Enter comments re: annual increase, etc. from Commercial Op. Budger Workscheet; Commercial to Residential allocation: 100% DSCR: | 365,865 10,453 139,785 103,905 - - - - 103,905 35,880 | 376,421 139,342 Note: Hidden or 103,905 103,905 35,437 | 387,294 138,785 blumns are in be 103,905 - - - 103,905 34,880 1.336 | 398,492 138,108 tween total colur 103,905 - - - 103,905 34,203 1.329 | 410,027 137,305 nns. To update/de 103,905 - - - 103,905 33,400 1.321 | 421,908 136,371 blete values in ye 103,905 - - - 103,905 32,466 1.312 | 434,145 135,299 Illow cells, manipi 103,905 - - - - 103,905 31,394 1.302 | 446,749 134,084 ulate each ceil ra 103,905 103,905 30,179 1.29 | 459,732 132,718 ther than draggin 103,905 - - - 103,905 28,813 1.277 | 473,104 131,195 g across multiple 103,905 103,905 27,290 1.263 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME ninus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt - First Lender Hard Debt - First Lender (HCD Program 0.42% pymt, or other 2nd Le Hard Debt - Fourth Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL "Below-the-line" Asset Muft fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Uniter Payments Non-amortizing Loan Pmnt Lender 1 | res) ns) | Enter comments re: annual increase, etc. Inon Commercial Cps. Budget Worksheet. Commercial to Readortial allocation: 100% DSCR: per MOHCD policy annual increase Enter comments re: annual increase, etc. | 365,865 10,453 139,785 103,905 - - - 103,905 35,880 1,345 - - - - - - - - - - - - - - - - - - - | 376,421 139,342 Note: Hidden of 103,905 - - - - 103,905 35,437 1.341 Note: Hidden of | 387,294 138,785 blumns are in be 103,905 103,905 34,880 1.336 blumns are in be - 27,851 | 398,492 138,108 tween total colur 103,905 103,905 34,203 1,329 tween total colur 28,826 | 410,027 137,305 nns. To update/de 103,905 103,905 33,400 1.321 nns. To update/de | 421,908 136,371 hiete values in ye 103,905 103,905 32,466 1.312 hiete values in ye - 27,466 | 434,145 135,299 Illow cells, manipp 103,905 103,905 31,394 1.302 Illow cells, manipp - 26,394 | 446,749 134,084 ulate each cell ra 103,905 - 103,905 30,179 1.29 ulate each cell ra 25,179 | 459,732 132,718 ther than draggin 103,905 103,905 28,813 1.277 ther than draggin - 23,813 | 473,104 131,195 g across multiplication 103,905 103,905 27,290 1.263 g across multiplication 22,290 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond PuPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt - Frist Lender Hard Debt - Feorth Lender (HCD Program 0.42% pymt, or other 2nd Le Hard Debt - Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL "Below-the-line" Asset Mgt fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 Deferred Developer Fee (Enter amt <= Max Fee from row 131) | res) ns) | Enter comments re: annual increase, etc. From "Commercial Op. Budget" Worksheet. Commercial to Residential allocation: 100% DSCR: DSCR: Per MOHCD policy per MOHCD policy per MOHCD policy no annual increase | 365,865 10,453 139,785 103,905 - - - 103,905 35,880 1.345 - - 25,999 5,000 | 376,421 139,342 Note: Hidden ca 103,905 | 387,294 138,785 103,905 | 398,492 138,108 tween total column 103,905 103,905 34,203 1,329 tween total column 2,8,826 5,000 | 410,027 137,305 nns. To update/dx 103,905 | 421,908 136,371 1081e values in ye 103,905 103,905 32,466 1.312 27,466 5,000 | 434,145 135,299 Illow cells. manipul 103,905 103,905 103,905 31,394 1.302 Illow cells. manipul 26,394 5,000 | 134,084 134,084 103,905 103,905 103,905 103,905 30,179 1,29 ulate each cell ra | 459,732 132,718 ther than draggin 103,905 103,905 28,813 1.277 ther than draggin | 473,104 131,195 9 across multiplication 103,905 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amontized loa Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lethard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Tourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL "Below-the-line" Asset Mqt fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mqt Fee") (see policy for limits) Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 | ns) | Enter comments re: annual increase, etc. Inon Commercial Cps. Budget Worksheet. Commercial to Readortial allocation: 100% DSCR: per MOHCD policy annual increase Enter comments re: annual increase, etc. | 365,865 10,453 139,785 103,905 - - - 103,905 35,880 1,345 - - - - - - - - - - - - - - - - - - - | 376,421 139,342 Note: Hidden of 103,905 - - - - 103,905 35,437 1.341 Note: Hidden of | 387,294 138,785 blumns are in be 103,905 103,905 34,880 1.336 blumns are in be - 27,851 | 398,492 138,108 tween total colur 103,905 103,905 34,203 1,329 tween total colur 28,826 | 410,027 137,305 nns. To update/de 103,905 103,905 33,400 1.321 nns. To update/de - 28,400 | 421,908 136,371 hiete values in ye 103,905 103,905 32,466 1.312 hiete values in ye - 27,466 | 434,145 135,299 Illow cells, manipp 103,905 103,905 31,394 1.302 Illow cells, manipp - 26,394 | 446,749 134,084 ulate each cell ra 103,905 - 103,905 30,179 1.29 ulate each cell ra 25,179 | 459,732 132,718 ther than draggin 103,905 103,905 28,813 1.277 ther than draggin - 23,813 | 473,104 131,195 g across multiplication 103,905 103,905 27,290 1.263 g across multiplication 22,290 |
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| Cother Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loal Hard Debt - First Lender ToTAL HARD DEBT SERVICE CASH FLOW (NOI minus DEBT SERVICE) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL TeBowth-the-liner' Asset May fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) (Other Payments) Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHOD RESIDUAL RECEIPTS GRASH FLOW minus PAYMENTS PRECEDING MOHOD RESIDUAL RECEIPTS DEBT SERVICE HOD Residual Receipts Amount to Loan Repayment Proposed MOHCO Residual Receipts Amount to Residual Ground Lease Total Non-MOHOD Residual Receipts Debt Service Total Non-Mohod Residual Receipts Debt Service Total Non-Mohod Residual Receipts Debt Service | 3.0% 3.5% G MOHCD) Yes No 67% / 33% Dist Soft Loans 100.00% | Enter comments re: annual increase, etc. Enter MOHCD policy per MOHCD policy per MOHCD policy per MOHCD policy no annual increase, etc. Enter comments re: annual increase, etc. | 365,865 10,453 139,785 103,905 | 376,421 139,342 Note: Hidden or 103,905 | 387,294 138,785 103,905 103,905 34,880 1,336 34,880 27,851 5,000 1,353 1,353 1,353 676 676 | 398,492 138,108 tween total colum 103,905 103,905 34,203 1,329 tween total colum 28,826 5,000 333,826 377 | 410,027 137,305 nns. To update/dx 103,905 | 421,908 136,371 1081e values in ye 103,905 103,905 32,466 1.312 27,466 5,000 | 434,145 135,299 Illow cells. manipul 103,905 103,905 103,905 31,394 1.302 Illow cells. manipul 26,394 5,000 | 134,084 134,084 103,905 103,905 103,905 103,905 30,179 1,29 ulate each cell ra | 459,732 132,718 ther than draggin 103,905 103,905 28,813 1.277 ther than draggin 2,3,813 5,000 | 473,104 131,195 9 across multiplication 103,905 |
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| Cother Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING EXPENSES) (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME minus OP EXPENSES) DEBT SERV/CE/MUST PAY PAYMENTS ("hard debt"/amortized loal Hard Debt - First Lender ToTAL HARD DEBT SERV/CE CASH FLOW (NOI minus DEBT SERV/CE) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERV/ICE) USES THAT PRECEDE MOHCD DEBT SERV/ICE in WATERFALL Fellow-the-line* Asset May fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Unber Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS DEBT SERV/ICE MOHCD RESIDUAL RECEIPTS DEBT SERV/ICE MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Lease NON-MOHCD RESIDUAL RECEIPTS DEBT SERV/ICE HCD Residual Receipts Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Lender 6 Residual Receipts Due Lender 6 Residual Receipts Due Lender 6 Residual Receipts Due Lender 7 Residual Receipts Due Lender 6 Residual Receipts Due Dender 1 Reserve 1 Deposits Operating Reserve Deposits Operating Reserve Deposits Operating Reserve Deposits Operating Reserve Universed OPERATING RESERVE - RUNNING BALAN | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | Enter comments re: annual increase, etc. Der MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Proposed Total MOHCD residual receipts policy Proposed Total MOHCD Anti Due less Loan Replayment No HCD Financing RR Balance/Unit | 365,865 104,431 139,785 103,905 | 376,421 139,342 Note: Hidden c. 103,905 | 387,294 138,785 blumns are in be 103,905 103,905 34,880 1,336 blumns are in be 27,851 5,000 | 398,492 138,108 tween total colum 103,905 103,905 34,203 34,203 4,329 tween total colum 28,826 5,000 - 33,826 377 | 410,027 137,305 nns. 7o update/do 103,905 103,905 33,400 1,321 nns. To update/do 5,000 | 421,908 136,371 103,905 103,905 103,905 32,466 1,312 27,466 5,000 32,466 | 434,145 135,299 ### ### ### ### ### ### ### ### ### # | 446,749 134,084 ulate each cell ra 103,905 103,905 103,905 30,179 - 25,179 5,000 | 459,732 132,718 ther than draggin 103,905 | 473,104 131,195 g across multiple 103,905 1103,905 27,290 1.263 g across multiple 22,290 5,000 |
| Other Required Reserve 2 Deposit Required Reserve Deposits/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt - Strat Lender Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Leftard Debt - Total Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Leftard Debt - Total Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Second Lender (HCD Program, or other 3rd Lender) Hard Debt - Second Lender (TCD Program, or other 3rd Lender) Hard Debt - Second Lender (TCD Program, or other 3rd Lender) Hard Debt - Second Lender (TCD Program, or other 3rd Lender) Hard Debt - Second Lender (TCD Program, or other 3rd Lender) Hard Debt - Second Lender (TCD Program, or other 3rd Lender) TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL 'EBelow-the-line' Asset May fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Unestor Service Fee (ash 2rd - Asset May Fee') (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDIN Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Residual Ground Lease MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Due Total Non-MOHCD Residual Receipts Amount to Residual Ground Lease Non-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Service Other Distributions/Lease Hands Receipts Due Lender 4 | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | Enter comments re: annual increase, etc. Der MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Proposed Total MOHCD residual receipts policy Proposed Total MOHCD Anti Due less Loan Replayment No HCD Financing RR Balance/Unit | 365,865 104,431 139,785 103,905 | 376,421 139,342 Note: Hidden c. 103,905 | 387,294 138,785 blumns are in be 103,905 103,905 34,880 1,336 blumns are in be 27,851 5,000 | 398,492 138,108 tween total colum 103,905 103,905 34,203 34,203 4,329 tween total colum 28,826 5,000 - 33,826 377 | 410,027 137,305 nns. 7o update/do 103,905 103,905 33,400 1,321 nns. To update/do 5,000 | 421,908 136,371 103,905 103,905 103,905 32,466 1,312 27,466 5,000 32,466 | 434,145 135,299 ### ### ### ### ### ### ### ### ### # | 446,749 134,084 ulate each cell ra 103,905 103,905 103,905 30,179 - 25,179 5,000 | 459,732 132,718 ther than draggin 103,905 | 473,104 131,195 g across multiple 103,905 |
| Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt Service Modern First Lender Hard Debt Sevice Deposits of the Modern Commercial Hard Debt Sevice TOTAL HARD DEBT SERVICE Hard Debt Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt Total Lender (Other HCD Program, or other 3rd Lender) Hard Debt Total Lender (Other HCD Program, or other 3rd Lender) Hard Debt Total Lender (Other HCD Program, or other 3rd Lender) Hard Debt Total Lender (Other HCD Program, or other 3rd Lender) Hard Debt Total Lender (Other HCD Program, or other 3rd Lender) Hard Debt Total Lender (Other HCD Program, or other 3rd Lender) Hard Debt Total Lender (Other HCD Program, or other 3rd Lender) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL 'Eslow-the-line' Asset May fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Uneston Service Fee (aka "La "Asset May Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-Bortizing Loan Pmnt - Lender 1 Non-B | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | Enter comments re: annual increase, etc. Der MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Proposed Total MOHCD residual receipts policy Proposed Total MOHCD Anti Due less Loan Replayment No HCD Financing RR Balance/Unit | 365,865 104,431 139,785 103,905 | 376,421 139,342 Note: Hidden c. 103,905 | 387,294 138,785 blumns are in be 103,905 103,905 34,880 1,336 blumns are in be 27,851 5,000 | 398,492 138,108 tween total colum 103,905 103,905 34,203 34,203 4,329 tween total colum 28,826 5,000 - 33,826 377 | 410,027 137,305 nns. 7o update/do 103,905 103,905 33,400 1,321 nns. To update/do 5,000 | 421,908 136,371 103,905 103,905 103,905 32,466 1,312 27,466 5,000 32,466 | 434,145 135,299 ### ### ### ### ### ### ### ### ### # | 446,749 134,084 ulate each cell ra 103,905 103,905 103,905 30,179 - 25,179 5,000 | 459,732 132,718 ther than draggin 103,905 | 473,104 131,195 g across multiple 103,905 |
| Cother Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERV/CE/MUST PAY PAYMENTS ("hard debt"/amortized loal Hard Debt - First Lender Hard Debt - First Lender Hard Debt - First Lender Hard Debt - Trist Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This row also shows DSCR.) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MONCO DEBT SERVICE IN WATERFALL TeBowth-the-infer / Asset May fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Unestor Service Fee (aka "L" Asset May Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Defered Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHOD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHOD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHOD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Lease NON-MOHOD RESIDUAL RECEIPTS DEBT SERVICE MOHOD RESIDU | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | Enter comments re: annual increase, etc. Der MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Proposed Total MOHCD residual receipts policy Proposed Total MOHCD Anti Due less Loan Replayment No HCD Financing RR Balance/Unit | 365,865 10,453 139,785 103,905 | 376,421 139,342 Note: Hidden c 103,905 103,905 35,437 1.341 Note: Hidden c 26,909 5,000 31,909 3,528 2,352 2,352 1,176 1,176 1,176 - 14,000 14,000 28,000 0.0% | 387,294 138,785 clumms are in be 103,905 1103,905 34,880 1,336 clumms are in be 27,851 5,000 27,851 2,029 1,353 1,353 1,353 1,353 | 398,492 138,108 tween total colum 103,905 103,905 34,203 34,203 28,826 5,000 33,826 5,000 126 126 126 126 126 126 | 410,027 137,305 nns. 7o update/do 103,905 103,905 33,400 1,321 nns. To update/do 5,000 | 421,908 136,371 103,905 103,905 32,466 1,312 27,456 5,000 32,466 | 434,145 135,299 ### ### ### ### ### ### ### ### ### # | 446,749 134,084 ulate each cell ra 103,905 | 459,732 132,718 ther than draggin 103,905 | 473,104 131,195 g across multiple 103,905 |

| Total # Units: | 25 | | | | | | | | | | | |
|--|--|--|---|--|--|--|--|--|--|--|---|---|
| | 35 | | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 |
| | % annual | Comments | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 |
| INCOME Residential - Tenant Rents | increase 2.0% | (related to annual inc assumptions) 2% escalation per lender and investor requirements | Total 642,020 | Total 654,860 | Total 667,958 | Total 681,317 | Total 694,943 | Total 708,842 | Total 723,019 | Total 737,479 | Total 752,229 | Total 767,273 |
| Residential - Tenant Assistance Payments (Non-LOSP) | n/a | from 'Commercial Op. Budget' Worksheet; | 042,020 | 004,000 | 007,930 | 001,317 | 004,040 | 700,042 | 120,018 | 131,418 | 132,228 | 707,273 |
| Commercial Space Residential Parking Miscellaneous Rent Income | 2.5% 2.0% 2.0% | Commercial to Residential allocation: 100% | - | - | - | - | - | - | - | - | | |
| Supportive Services Income Interest Income - Project Operations | 2.0% | | | - | - | - | - | - | - | - | - | - |
| Laundry and Vending Tenant Charges | 2.0% | | 6,466 | 6,595 | 6,727 | 6,861 | 6,999 | 7,138 | 7,281 | 7,427 | 7,575 | 7,727 |
| Miscellaneous Residential Income Other Commercial Income | 2.0% | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% | - | - | - | | - | - | - | - | | - |
| Withdrawal from Capitalized Reserve (deposit to operating account) | n/a | Link from Reserve Section below, as applicable | | | | | | | | | | |
| Vacancy Loss - Residential - Tenant Rents | n/a | Enter formulas manually per relevant MOH policy; annual incrementing usually not | 648,486 (32,101) | 661,455 (32,743) | (33,398) | 688,178 (34,066) | 701,942 (34,747) | 715,980 (35,442) | 730,300 (36,151) | 744,906 (36,874) | 759,804 (37,611) | 775,000 (38,364) |
| Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial EFFECTIVE GROSS INCOME | n/a n/a | appropriate | 616,385 | 628,712 | - 641,286 | 654,112 | 667,194 | 680,538 | 694,149 | 708,032 | 722,193 | 736,637 |
| OPERATING EXPENSES Management | | | | | | | | | | | | |
| Management Fee | 3.0% | 1st Year to be set according to HUD schedule. | 33,867 | 34,883 | 35,929 | 37,007 | 38,117 | 39,261 | 40,439 | 41,652 | 42,901 | 44,188 |
| Asset Management Fee Sub-total Management Expenses | 3.0% | 3% escalation per lender and investor requirements | 33,867 | 34,883 | 35,929 | 37,007 | 38,117 | 39,261 | 40,439 | 41,652 | 42,901 | 44,188 |
| Salaries/Benefits Office Salaries | 3.0% | | 52,734 | | 55,945 | 57,624 | 59,353 | 61,133 | 62,967 | 64,856 | 66,802 | 68,806 |
| Manager's Salary Health Insurance and Other Benefits | 3.0% | | - 38,169 | 39,314 | 40,493 | 41,708 | 42,959 | 44,248 | 45,575 | 46,943 | 48,351 | 49,801 |
| Other Salaries/Benefits Administrative Rent-Free Unit | 3.0% | | 42,800 | 44,084 | 45,406 | 46,768 | 48,171 | 49,617 | 51,105 | 52,638 | 54,217 | 55,844 |
| Sub-total Salaries/Benefits Administration | | | 133,702 | 137,713 | 141,845 | 146,100 | 150,483 | 154,998 | 159,647 | 164,437 | 169,370 | 174,451 |
| Advertising and Marketing Office Expenses Office Rent | 3.0% 3.0% 3.0% | | - | - | - | - : | - | - | - | - | - | - |
| Legal Expense - Property Audit Expense | 3.0% | | 611 20,764 | 630 21,386 | 649 22,028 | 668 | 688 23,370 | 709 24,071 | 730 24,793 | 752 25,536 | 775 26,303 | 798 27,092 |
| Bookkeeping/Accounting Services Bad Debts | 3.0% 3.0% | | - | - | - | - | - | - | - | - | - | - |
| Miscellaneous Sub-total Administration Expenses | 3.0% | | 33,677 55,052 | 34,688 56,704 | 35,728 58,405 | 36,800 60,157 | 37,904 61,962 | 39,041 63,821 | 40,212 65,735 | 41,419 67,707 | 42,661 69,738 | 43,941 71,831 |
| Utilities Electricity Water | 3.0% | | 22,411 | 23,083 | 23,776 | 24,489 | 25,224 | 25,981 | 26,760 | 27,563 | 28,390 | 29,241 |
| Water Gas Sewer | 3.0% 3.0% 3.0% | | 15,115 - 43,193 | 15,568 - 44,489 | 16,036 - 45,824 | 16,517 - 47,199 | 17,012 - 48,615 | 17,522 - 50,073 | 18,048 - 51,575 | 18,590 - 53,123 | 19,147 - 54,716 | 19,722 - 56,358 |
| Sub-total Utilities Taxes and Licenses | U.U /0 | | 43,193 80,720 | 83,141 | 45,824 85,635 | 88,205 | 90,851 | 93,576 | 96,383 | 99,275 | 102,253 | 105,321 |
| Real Estate Taxes Payroll Taxes | 3.0% | | 1,435 | 1,478 | 1,523 | 1,568 | 1,615 | 1,664 | 1,714 | 1,765 | 1,818 | 1,873 |
| Miscellaneous Taxes, Licenses and Permits Sub-total Taxes and Licenses | 3.0% | | 1,075 2,510 | 1,107 2,586 | 1,141 2,663 | 1,175 2,743 | 1,210 2,826 | 1,246 2,910 | 1,284 2,998 | 1,322 3,088 | 1,362 3,180 | 1,403 3,276 |
| Insurance Property and Liability Insurance | 3.0% | | 58,279 | 60,027 | 61,828 | 63,683 | 65,593 | 67,561 | 69,588 | 71,676 | 73,826 | 76,041 |
| Fidelity Bond Insurance Worker's Compensation Director's & Officers' Liability Insurance | 3.0% | | - | - | - | - | - | - | - | - | - | - |
| Director's & Officers' Liability Insurance Sub-total Insurance Maintenance & Repair | 3.0% | | 58,279 | 60,027 | 61,828 | 63,683 | 65,593 | 67,561 | 69,588 | 71,676 | 73,826 | 76,041 |
| Payroll Supplies | 3.0% | | | - | - | - | - | - | - | - | - | - |
| Contracts Garbage and Trash Removal | 3.0% | | 20,505 | 21,121 | 21,754 | 22,407 | 23,079 | 23,771 | 24,485 | 25,219 | 25,976 | 26,755 |
| Security Payroll/Contract HVAC Repairs and Maintenance | 3.0% | | - | - | - | | - | - | - | | | - |
| Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses | 3.0% | | 46,252 | 47,640 | 49,069 | 50,541 | 52,057 | 53,619 | 55,228 | 56,884 | 58,591 | 60,349 |
| Sub-total Maintenance & Repair Expenses Supportive Services | 3.0% | | 66,758 41,988 | 68,760 43,248 | 70,823 44,545 | 72,948 45,881 | 75,136 47,258 | 77,390 48,676 | 79,712 50,136 | 82,104 51,640 | 84,567 53,189 | 87,104 54,785 |
| Commercial Expenses | | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% | _ | - | - | - | - | - | - | - | - | - |
| TOTAL OPERATING EXPENSES PUPA (w/o Reserves/GL Base Rent/Bond Fees) | | | 472,876 | 487,062 | 501,674 | 516,724 | 532,226 | 548,193 | 564,638 | 581,578 | 599,025 | 616,996 |
| Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent |] | | cells. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bond Monitoring Fee Replacement Reserve Deposit | | | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 | 14,000 |
| Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit | | | - | - | - | - | - | - | - | - | - | |
| Required Reserve Deposit/s, Commercial | | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% | _ | - | - | - | - | - | - | - | - | - |
| Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond | | | 14,001 486,877 | 14,001 501,063 | 14,001 515,675 | 14,001 530,725 | 14,001 546,227 | 14,001 562,194 | 14,001 578,639 | 14,001 595,579 | 14,001 613,026 | 14,001 630,997 |
| PUPA (w/ Reserves/GL Base Rent/Bond Fees NET OPERATING INCOME (INCOME minus OP EXPENSES) | | | 129,508 | 127,649 | 125,612 | 123,387 | 120,968 | 118,345 | 115,510 | 112,453 | 109,167 | 105,640 |
| DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loa Hard Debt - First Lender | ns) | Enter comments re: annual increase, etc. | cells. | 103,905 | 103,905 | 103,905 | 103,905 | 103,905 | 103,905 | 103,905 | 103,905 | 103,905 |
| Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd L Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) | ender) | Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. | - | - | - | - | - | - | - | - | - | - |
| Hard Debt - Fourth Lender | | Enter comments re: annual increase, etc. from 'Commercial Op. Budget' Worksheet; | - | - | - | - | - | - | - | - | - | - |
| Commercial Hard Debt Service TOTAL HARD DEBT SERVICE | 1 | Commercial to Residential allocation: 100% | 103,905 | 103,905 | 103,905 | 103,905 | | - 1 | | | | |
| CASH FLOW (NOI minus DEBT SERVICE) USES OF CASH FLOW BELOW (This row also shows DSCR.) | | | 25,603 | | | | 103,905 | 103,905 | 103,905 | 103,905 | 103,905 | 103,905 |
| USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL | | DSCR: | | 23,744 | 21,707 | 19,482 | 17,063 | 14,440 | 11,605 | 8,548 | 5,262 | 1,735 |
| I POINT METHOD WORK IN THE MAN HOUSE SEE POLICY) | 3.0% | | 1.246 cells. | | | | | | | | | |
| "Below-the-line" Asset Mgt fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) | 3.0% 3.5% | | 1.246 | 23,744 | 21,707 | 19,482 | 17,063 | 14,440 | 11,605 | 8,548 | 5,262 | 1,735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 | | per MOHCD policy per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. | 1.246 cells. | 23,744 1.229 | 21,707 1.209 - 16,707 | 19,482 1.187 - 14,482 | 17,063 1.164 - 12,063 | 14,440 1.139 | 11,605 1.112 | 8,548 1.082 | 5,262 1.051 | 1,735 1.017 |
| Partnership Management Fee (see policy for limits) Inwestor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) | | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 | 3.5% | per MOHCD policy per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. | 1.246 cells. | 23,744 1.229 | 21,707 1.209 - 16,707 | 19,482 1.187 - 14,482 | 17,063 1.164 - 12,063 | 14,440 1.139 | 11,605 1.112 | 8,548 1.082 | 5,262 1.051 | 1,735 1.017 - |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDIN Does Project have a MOHCO Residual Receipt Obligation? Will Project Delere Developer Fee? | 3.5% G MOHCD) Yes No | per MOHCD policy per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 - 12,485 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset MgI Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDIN Does Project have a MOHCD Residual Receipt Obligation? | 3.5% G MOHCD) Yes | per MOHCD policy per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 - 12,485 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDIN Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owner | 3.5% G MOHCD) Yes No 67% / 33% Dist. Soft | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 - 12,485 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDIN Does Project have a MOHCO Residual Receipt Obligation? Will Project Delere Developer Fee? | 3.5% G MOHCD) Yes No 67% / 33% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 - 12,485 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka T L Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Entler amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHOR RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owner MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment | 3.5% G MOHCD) Yes No 67% / 33% Dist. Soft | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 - 12,485 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDIN Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owner MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 1,955 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LA Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts amount Duesers Service MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Lease NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due | 3.5% G MOHCD) Yes No 67% / 33% Dist: Soft Debt Loans 100.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 1,955 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LA Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD Will Project Defer Developer Fee? Residual Receipt Smith or all years Lender/Owner MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Lease NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due | 3.5% G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 - 12,063 5,000 | 14,440 1.139 - 12,485 1,955 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka T. Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Entler amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHOR RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHOR RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHOR Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owner MOHOD RESIDUAL RECEIPTS DEBT SERVICE MOHOD Residual Receipts Amount Due Proposed MOHOD Residual Receipts Amount to Residual Ground Lease NON-MOHOD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Amount Due Lender 4 Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Total Non-MOHOD Residual Receipts Debt Service | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 - 12,485 1,955 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka Ty Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Nor-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Entler amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO Noes Project have a MOHCO Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owner MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due Proposed MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due Lender 6 Residual Receipts Due Lender 6 Residual Receipts Due Comer Distributions/Incentive Management Fee Owner Distributions/Incentive Management Fee | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 - 12,485 1,955 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LA Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHC RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owner MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Leasse NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,955 1,303 1,303 1,303 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Entler amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO NOHED Fees (Part Payment Proposed MOHCO Residual Receipt Obligation? WII Project Defer Developer Fee? Residual Receipts split for all years Lender/Owner MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCO Residual Receipts Amount Due Proposed MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due Lender 6 Residual Receipts Due Lender 7 Residual Receipts Due Lender 7 Residual Receipts Due Lender 9 Residual Receipts Due Lender 9 Residual Receipts MohCO Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below) Owner Distributions/Uses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment. | 1.246 cells. - 20,603 5,000 | 23,744 1.229 - 18,744 5,000 | 21,707 1.209 - 16,707 5,000 | 19,482 1.187 - 14,482 5,000 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,955 1,303 1,303 1,303 | 11,605 1.112 | 8,548 1.082 - 8,548 - | 5,262 1.051 - 5,262 - | 1,735 1.017 - 1.735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L- Asset Mgt Fee") (see policy for limits) Other Payments Mon-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS DEBT SERVICE MOHCO RESIDUAL RECEIPTS DEBT SERVICE MOHCO RESIDUAL RECEIPTS DEBT SERVICE MOHCO Residual Receipts Amount Due Proposed MOHCO Residual Receipts Amount to Loan Repayment Proposed MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due Total Non-MOHCO Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below Owner Distributions/Uses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Stafring Balance Replacement Reserve Deposits Replacement Reserve Deposits | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment. | 1.246 | 23,744 1.229 18,744 5.000 23,744 | 21,707 1.209 | 19,482 1.187 14,482 5,000 | 17,063 1.164 12.063 5.000 17,063 | 14,440 1.139 12,485 1,985 1,303 1,303 1,303 | 11,605 1.112 11,605 | 8,548 1.082 | 5,262 1.051 5.262 5.262 5.262 | 1,735 1.017 1,735 1,735 1,735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L Asset Mgt Fee") (see policy for limits) Other Payments Mon-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Entler amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS DEBT SERVICE MOHCO RESIDUAL RECEIPTS DEBT SERVICE MOHCO RESIDUAL RECEIPTS DEBT SERVICE MOHCO Residual Receipts Amount Due Proposed MOHCO Residual Receipts Amount to Loan Repayment Proposed MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Due Lender 1 Residual Receipts Due Lender 1 Residual Receipts Due Lender 2 Residual Receipts Due REMAINDER (Should be zero unless there are distributions below, Owner Distributions/lucentive Management Fee Other Distributions/luces Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Epopolss | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 | 23,744 1.229 18,744 5,000 23,744 | 21,707 1.209 16,707 5,000 21,707 - - - - - - - - - - - - - - - - - - | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,365 1,303 1,303 1,303 652 652 210,000 14,000 224,000 | 11,605 1.112 11,605 11,605 11,605 | 8,548 1.082 8,548 8,548 | 5,262 1.051 5.262 5.262 5.262 | 1,735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LA Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts Service MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Lease NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due REMAINDER (Should be zero unless there are distributions below, Owner Distributions/licentive Management Fee Other Distributions/licentive Management Fee Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Validrawals (ideally tied to CNA) Replacement Reserve Interest RR Running Balance OPERATING RESERVE - RUNNING BALANCE | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment. | 1.246 | 23,744 1.229 18,744 5,000 23,744 | 21,707 1.209 16,707 5,000 21,707 | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,2485 1,955 1,303 1,303 1,303 1,303 1,303 1,303 1,303 1,303 1,303 | 11,605 1.112 11,605 11,605 | 8,548 1.082 8,548 8,546 | 5,262 1.051 5,262 5,262 5,262 | 1,735 1.017 1.735 1.735 1.735 1.735 1.736 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LA Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter and <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD ROSE Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts and Proposed MOHCD Residual Receipts DEBT SERVICE MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Residual Ground Lease NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Due Lender 1 Residual Receipts Due Lender 1 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below) Owner Distributions/Uses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Beposits Replacement Reserve Beposits RREQUERTED RESERVE - RUNNING BALANCE Operating Reserve Starting Balance OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance OPERATING RESERVE - RUNNING BALANCE | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 | 23,744 1.229 18,744 5,000 23,744 | 21,707 1.209 16,707 5,000 21,707 - - - - - - - - - - - - - - - - - - | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,365 1,303 1,303 1,303 652 652 210,000 14,000 224,000 | 11,605 1.112 11,605 11,605 11,605 | 8,548 1.082 8,548 8,548 | 5,262 1.051 5.262 5.262 5.262 | 1,735 1,017 1,735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L Asset Mgt Fee") (see policy for limits) Other Payments Mon-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) **TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING Does Project have a MOHCO Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts amount Due Proposed MOHCO Residual Receipts Amount to Loan Repayment Proposed MOHCO Residual Receipts Amount to Residual Ground Lease **NON-MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO Residual Receipts Amount to Loan Repayment Proposed MOHCO Residual Receipts Amount to Loan Residual Ground Lease **NON-MOHCO Residual Receipts Amount to Loan Residual Ground Lease Total Non-MOHCO Residual Receipts Amount to Loan Residual Ground Lease **TOTAL PAYMENT RECEIPTS DEBT SERVICE **HOED Residual Receipts Due Lender 4 Residual Receipts Due **Londer 4 Residual Receipts Due **Total Non-MOHCO Residual Receipts Debt Service **REMAINDER** (Should be zero unless there are distributions below) **Owner Distributions/Uses **Total Non-MOHCO Residual Receipts Debt Service **REMAINDER** (Should be zero unless there are distributions below) **Owner Distributions/Uses **Final Balance (should be zero) **REPLACEMENT RESERVE - RUNNING BALANCE** **Replacement Reserve Withdrawals (ideal) tied to CNA) **Replacement Reserve Withdrawals (ideal) tied to CNA) **Replacement Reserve Withdrawals (ideal) tied to CNA) **Replacement Reserve Starting Balance **OPERATING RESERVE - RUNNING BALANCE | G MOHCD) Yes No 67% / 33% Dist Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 | 23,744 1.229 18,744 5,000 23,744 | 21,707 1.209 16,707 5,000 21,707 - - - - - - - - - - - - - - - - - - | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,365 1,303 1,303 1,303 652 652 210,000 14,000 224,000 | 11,605 1.112 11,605 11,605 11,605 | 8,548 1.082 8,548 8,548 | 5,262 1.051 5.262 5.262 5.262 | 1,735 1,017 1,735 |
| Partnership Management Fee (see policy for limits) Unter Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING Does Project have a MCHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts spit for all years Lender/Owner MOHCD RESIDUAL RECEIPTS DEBT SERVICE MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground Lease NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below Owner Distributions/Incentive Management Fee Other Distributions/Less Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Vibrawals (ideally lied to CNA) Replacement Reserve Interest OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance Operating Reserve Unitervals OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance Operating Reserve Unitervals OPERATING RESERVE - RUNNING BALANCE | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 | 23,744 1.229 18,744 5,000 23,744 | 21,707 1.209 16,707 5,000 21,707 - - - - - - - - - - - - - - - - - - | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,365 1,303 1,303 1,303 652 652 210,000 14,000 224,000 | 11,605 1.112 11,605 11,605 11,605 | 8,548 1.082 8,548 8,548 | 5,262 1.051 5.262 5.262 5.262 | 1,735 1,017 1,735 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS DEBT SERVICE HOD Residual Receipts Amount Due Proposed MOHCO Residual Receipts Amount to Loan Repayment Proposed MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO RESIDUAL RECEIPTS DEBT SERVICE HOD Residual Receipts Due Lender 1 Residual Receipts Due Lender 3 Residual Receipts Due Total Non-MOHCO Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below Owner Distributions/lucentive Management Fee Other Distributions/lucentive Management Fee Other Distributions/lucentive Management Fee Replacement Reserve Starting Balance Replacement Reserve Deposits RR Running Balance Operating Reserve Deposits Operating Reserve Deposits Operating Reserve Deposits Operating Reserve University Other Reserve Withdrawals Operating Reserve Interest Other Reserve I Starting Balance Other Reserve Vi Interest Other Reserve 1 Starting Balance Other Reserve 1 Starting Balance Other Reserve 1 Deposits Other Reserve 1 Deposits | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 | 23,744 1.229 18,744 5,000 23,744 23,744 154,000 14,000 14,000 158,000 54,800 | 21,707 1.209 16,707 5,000 21,707 - - - - - - - - - - - - - - - - - - | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,2485 1,303 1,303 1,303 1,303 | 11,605 1.112 11,605 11,605 11,605 11,605 11,605 224,000 14,000 238,000 \$6,600 | 8,548 1.082 8,548 8,548 8,548 2.238,000 14,000 2.252,000 57,200 | 5,262 1.051 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 | 1,735 1.017 1.735 1.735 1.735 1.735 2.66,000 14,000 280,000 88,000 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LA Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD Noes Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts Service MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Lease NON-MOHCD Residual Receipts Amount to Lease NON-MOHCD Residual Receipts Amount Due Lender 5 Residual Receipts Due Lender 6 Residual Receipts Due Lender 6 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below Owner Distributions/Incentive Management Fee Other Distributions/Uses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Deposits RR Running Balance OPERATING RESERVE - RUNNING BALANCE Operating Reserve Deposits OR Running Balance OPERATING RESERVE - RUNNING BALANCE Operating Reserve Starting Balance OPERATING RESERVE Interest Other Reserve 1 Starting Balance OHER Reserve 1 Starting Balance | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 | 23,744 1.229 18,744 5,000 23,744 23,744 154,000 14,000 14,000 158,000 54,800 | 21,707 1.209 16,707 5,000 21,707 - - - - - - - - - - - - - - - - - - | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,2485 1,303 1,303 1,303 1,303 | 11,605 1.112 11,605 11,605 11,605 11,605 11,605 224,000 14,000 238,000 \$6,600 | 8,548 1.082 8,548 8,548 8,548 2.238,000 14,000 2.252,000 57,200 | 5,262 1.051 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 | 1,735 1.017 1.735 1.735 1.735 1.735 2.735 1.735 2.735 |
| Partnership Management Fee (see policy for limits) Unter Dayments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING Does Project have a MOHCO Residual Receipt Obligation? Will Project Delefer Developer Fee? Residual Receipts Service MOHCO RESIDUAL RECEIPTS DEBT SERVICE MOHCO Residual Receipts Amount Due Proposed MOHCO Residual Receipts Amount to Loan Repayment Proposed MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due REMAINDER (Should be zero unless there are distributions below) Owner Distributions/Incentive Management Fee Other Distributions/Incentive Management Fee Other Distributions/Uses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Withdrawals (ideally tied to CNA) Replacement Reserve Withdrawals Operating Reserve Starting Balance OPERATING RESERVE - RUNNING BALANCE OPERATING RESERVE - RUNNING BALANCE OPERATING RESERVE - RUNNING BALANCE OHER RESERVE Islating Balance OPERATING RESERVE Islating Balance OHER RESERVE INTERVAL ISLANCE OHER RESERVE INTERVAL ISLANCE OHER RESERVE INTERVAL ISLANCE OHER RESERVE INTERVAL ISLANCE OHER RESERVE INTER | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 | 23,744 1.229 18,744 5,000 23,744 23,744 154,000 14,000 14,000 158,000 54,800 | 21,707 1.209 16,707 5,000 21,707 - - - - - - - - - - - - - | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,2485 1,303 1,303 1,303 1,303 | 11,605 1.112 11,605 11,605 11,605 11,605 11,605 224,000 14,000 238,000 \$6,600 | 8,548 1.082 8,548 8,548 8,548 2.238,000 14,000 2.252,000 57,200 | 5,262 1.051 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 | 1,735 1.017 1.735 1.735 1.735 1.735 2.60,000 14,000 280,000 88,000 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCO RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING Does Project have a MOHCO Residual Receipt Obligation? Will Project Delefer Developer Fee? Residual Receipts Amount Due Proposed MOHCO Residual Receipts Amount to Loan Repayment Proposed MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO Residual Receipts Amount to Residual Ground Lease NON-MOHCO Residual Receipts Amount to Residual Ground Lease Total Non-MOHCO Residual Receipts Amount to Residual Ground Lease Total Non-MOHCO Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below) Owner Distributions/Uses Total Non-MOHCO Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below) Owner Distributions/Uses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Withdrawals (ideally tied to CNA) Replacement Reserve Withdrawals Operating Reserve Starting Balance OPERATING RESERVE - RUNNING BALANCE OPERATING RESERVE Interest OR Running Balance OTHER REQUIRED RESERVE 1 - RUNNING BALANCE OTHER RESERVE 1 Starting Balance OTHER RESERVE 2 - RUNNING BALANCE OTHER RESERVE 1 Starting Balance OTHER RESERVE 2 - RUNNING BALANCE | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 | 23,744 1.229 18,744 5,000 23,744 23,744 154,000 14,000 14,000 158,000 54,800 | 21,707 1.209 16,707 5,000 21,707 - - - - - - - - - - - - - | 19,482 1.187 14,482 5,000 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,2485 1,303 1,303 1,303 1,303 | 11,605 1.112 11,605 11,605 11,605 11,605 11,605 224,000 14,000 238,000 \$6,600 | 8,548 1.082 8,548 8,548 8,548 2.238,000 14,000 2.252,000 57,200 | 5,262 1.051 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 | 1,735 1.017 1.735 1.735 1.735 1.735 2.60,000 14,000 280,000 88,000 |
| Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L Asset Mgt Fee") (see policy for limits) Other Payments Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 1 Non-amortizing Loan Pmnt1 - Lender 2 Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD Will Project Defer Developer Fee? Residual Receipts Service MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Loan Repayment Lease MON-MOHCD Residual Receipts Amount to Residual Ground Lease NON-MOHCD Residual Receipts Amount to Residual Ground Lease HCD Residual Receipts Due Lender 5 Residual Receipts Due Lender 5 Residual Receipts Due Lender 6 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions below Owner Distributions/Uses Final Balance (should be zero) REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance Operating Reserve Deposits RR Running Balance Operating Reserve Starting Balance Operating Reserve Uniterest OR Running Balance Other Reserve I Starting Balance Other Reserve I Starting Balance Other Reserve 1 Starting Balance Other Reserve 1 Deposits Other Reserve 1 Interest Other Reserve 1 Starting Balance Other Reserve 1 Interest Other Reserve 1 Starting Balance Other Reserve 1 Interest Other Reserve 1 Interest Other Reserve 1 Starting Balance | G MOHCD) Yes No 67% / 33% Dist. Soft Debt Loans 100.00% 0.00% 0.00% | per MOHCD policy per MOHCD policy per MOHCD policy no annual increase Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Allocation per pro rata share of all soft debt toans, and MOHCD residual receipts policy Proposed Total MOHCD Amt Due less Loan Repayment No HCD Financing | 1.246 20,603 5,000 | 23,744 1.229 18,744 5.000 23,744 | 21,707 1.209 16,707 5,000 21,707 | 19,482 1.187 14,482 5,000 19,482 19,482 | 17,063 1.164 12,063 5,000 17,063 | 14,440 1.139 12,485 1,303 1,303 1,303 1,303 652 652 210,000 14,000 0.0% | 11,605 1.112 11,605 11,605 11,605 11,605 21,605 224,000 14,000 238,000 56,800 | 8,548 1.082 8,548 8,548 | 5,262 1.051 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 5.262 | 1,735 1.017 1.735 1.735 1.735 1.735 2.60,000 14,000 280,000 88,000 |