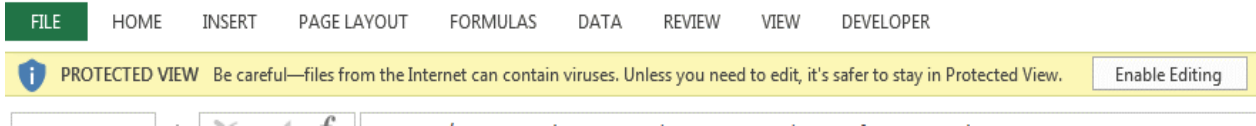
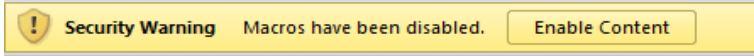


## MOHCD - DEVELOPMENT & OPERATING BUDGET PROFORMA TEMPLATE -- INSTRUCTIONS

This file may open in Protected view. If the warning message below appears, click "Enable Editing" in order to proceed.



This file contains macros. When first opening the file, the Security Warning below may first appear. Click "Enable Content" in order to use macros.



*This workbook contains worksheets colored red (Instructions), blue (data entry), and green (output only - no data entry). Data entry is allowed only in the yellow highlighted cells on the blue worksheets. Instructions are also provided in the data entry worksheets. Throughout the workbook, red error messages will appear data has not been correctly entered. Once corrected, red error messages will disappear.*

### DATA ENTRY WORKSHEETS

#### Worksheet: 1.GeneralProjectInfo

Begin here. Input to this worksheet will flow into the other worksheets in this file. Therefore, **it is very important that this worksheet is completed with all errors fixed before moving onto the other blue worksheets**. This worksheet collects general project information, information about target populations, rental subsidies as well as project financing information. **If applicable, be sure to select the local funding program** (Small Sites or LOSP) at the top of the page. This will ensure that the appropriate format of the following worksheets is displayed for data entry and printing.

Project Neighborhood, Supervisorial District, and Real Estate Districts should be identified using the San Francisco Property Information Map here:  
<https://sfpplanningqis.org/PIM/>

#### Worksheet: 2.Utilities&OtherIncome

Next, enter assumptions about utilities and other project income here. Input to this worksheet will flow into the other worksheets in this file.

#### Worksheets: 3a.NewProj-Rent&UnitMix/3b.ExistingProj-RentRoll

**Fill out only one worksheet, not both.** For new developments, provide rent and unit information on the worksheet "3a.New Proj-Rent&UnitMix". For existing developments, provide rent and unit information on the worksheet "3b.ExistingProj-RentRoll". Input to these worksheets will flow into the other worksheets in this file.

#### Worksheets: 4a.PredevS&U/4b.PermanentS&U

Complete either "4a.PredevS&U" or "4b.PermanentS&U" depending on the funding requested. Insert the number of bedrooms on the top right of the "Source Uses" worksheet. Then, insert the names of any Other Sources of funding besides MOHCD, in the yellow highlighted cells, to the right of the "MOHCD" column. needed for a permanent financing request, insert additional columns for sources and uses.

Use the line items to describe all the uses of funds proposed to be paid by each identified Source. Use the "Comments" column to describe how the amounts are derived, i.e., whether the costs are estimated or bid and provide any other relevant information which justifies the budgeted expenses, such as cost per square foot, an applicable percentage of other costs (e.g. construction contingency as a percentage of construction costs), or an estimated number of work hours. Explain any costs that are not consistent with MOHCD underwriting guidelines.

#### Worksheet: 4c.Commercial Sources and Uses

*If the project does not have a commercial component, skip this worksheet.* Insert the number of commercial spaces on the top right of the "Sources & Uses" worksheet. Then, insert the descriptions of each commercial space, the gross square footage, and the names of the commercial development sources, in the yellow highlighted cells.

#### Worksheet: 5.CommOp.Budget

*If the project does not have a commercial component, skip this worksheet.* If the project has a commercial component, enter a full year of budget data, annual increase assumptions, comments, and 20-year cashflow in the worksheet. Use the drop-down menu in cell C2 to control how much Net Commercial Revenue is contributed to the Residential Operating Budget. (100% is default, select another choice only if allowed by MOHCD policy.)

#### Worksheet: 6.1stYrOpBudget

Enter a full year of budget data, regardless of the projected start month. Data flows automatically from this worksheet into the "20Yr-Details" worksheet. Note that some data will be pulled from the worksheets 1, 2, 3, and 5, if applicable. Red error messages will appear if debt service comments have not been provided. Once corrected, red error messages will disappear.

Supply comments explain how proposed costs were estimated or derived, what assumptions were made, what other projects were the costs based on. Please provide comments to explain any formulas used.

For LOSP projects, if Shelter+Care (S+C) subsidy is anticipated, 100% of S+C Subsidy should be allocated to LOSP units, per LOSP program guidelines.

#### **Worksheet: 7a.20YrDetails**

Column F can be used to provide the rate of annual increase for budget line items. Default rates have are autopopulated.

Reserves/Ground Lease Base Rent/Bond Fees and hard debt service autopopulate based on 1st Year data entry. Update as needed. *Note: Hidden columns are in between total columns. To update/delete values in yellow cells, manipulate each cell rather than dragging across multiple cells.*

Enter uses of cash flow that preceded MOHCD debt service in water fall for years 2-20.

Lastly, be sure to provide the starting balance, withdrawals, and interest earnings for the Replacement Reserve, Operating Reserve, and any other required reserves.

Supply comments explain how proposed costs were estimated or derived, what assumptions were made, what other projects were the costs based on. Please provide comments to explain any formulas used.

#### **Worksheet: 8.Developer Fee Calculation**

This tab should be completed last. Input the developer fee amounts allowed under MOHCD's Developer Fee Policy in rows 1 through 7. If the project does not have a commercial component, clear contents in Cell D9 and rows 29-32.

In Cell D44, input the tax credit rate assumed in the proforma. Identify if the project is in a QCT/DDA in cell C45.

#### **Small Sites Program ONLY - Worksheet: CNA**

The CNA worksheet is split into two main categories, "Common Area" and "Units." Input improvements in clearly delineated subcategories, e.g. Electrical, Structural, Plumbing, Exterior, Interior, Grounds and by individual unit numbers. These subcategories should be bolded and/or in CAPS to clarify the division between them. Use "Item" column to list proposed improvements. Use "Description" column to provide a more detailed description of items in the "Item" column, i.e. any details about the materials to be used, whether the item will be replaced or repaired, rationale for timing or treatment of individual scope item etc. Use the "Add Comment" button to leave a comment anywhere in the document. Include the report name and page # of each scope item in the "Report Section #" column for reference. The worksheet will tabulate the immediate needs scope and 10-year total which can be linked to tab 4b.PermanentS&U and each subsequent year which are automatically included in tab 7.20YrDetails as withdrawals from the project's replacement reserves.

#### **PASS Program ONLY - Worksheets: 9a.PASS/9d.Refi**

Worksheet **9a.PASS** is used to size a PASS loan and the associated fees. The resulting outputs (e.g. Loan Amount, Annual Payment Amount, Origination Fee, Compliance Monitoring Fees, Loan Servicing Fees, etc.) should be subsequently input in **1.GeneralProjectInfo**, **4b.PermsS&U**, and **6.1stYrOpBudget** as necessary.

Worksheet **9d.Refi** is an analytical tool to evaluate a future refinancing and the capitalization of reserves over the next 20 years.

### **OUTPUT WORKSHEETS**

#### **Worksheet: 20YrSummary**

Summarizes the worksheet "7.20YrDetails".

#### **LOSP Projects ONLY - Worksheet: ExhibitsA1&A2**

LOSP Funding and Disbursement schedules.

#### **PASS Projects ONLY - Worksheets: 9b.MR\_Amort/9c.BMR\_Amort**

PASS Market Rate Note and Below Market Rate Note amortization schedules.

### **OTHER NOTES**

**Protection:** All of the worksheets in this workbook are "protected"; most of the cells are locked. The protection prevents users from overriding formulas and ensure that all projects are analyzed uniformly.

**Printing:** The worksheets have been formatted for optimal printing on MOHCD printers. Some worksheets are setup to print on legal-size paper. Please do not change the print settings without first conferring with the MOHCD staff with whom you are working. To avoid creating problems when MOHCD staff need to print, typically best approach is to change the print settings on a copy of the file.

MOHCD's Annual Monitoring Report ("AMR") has been designed in parallel with this Operating Budget Proforma. Please review the latest version of the AMR if you have any questions or concerns about how your project's Operating Budget Actuals will be analyzed in the future.

**GENERAL PROJECT INFORMATION**

|                                |           |                        |      |
|--------------------------------|-----------|------------------------|------|
| Application Date               | 1/24/2022 | Current AMI/Rent Year: | 2021 |
| 1st Yr of Operations           | 2023      |                        |      |
| 1st Month of Operations (1-12) | 4         |                        |      |

This application for financing is for (select only one):  
 New Construction **Complete 'Existing Proj - Rent Roll' Sheet**  
 Existing Development

Financing is requested for:  
 Acquisition/Predevelopment/Construction  
 Permanent/Gap

Local Funding Programs:  
 Small Sites  PASS Program  
 LOSP Program

**PROPOSED DEVELOPMENT**

|                             |                              |   |                                  |                                     |                         |
|-----------------------------|------------------------------|---|----------------------------------|-------------------------------------|-------------------------|
| Project Name                |                              | Project Street #                            | Project Street Name              | Project Street Suffix (St/Ave/etc.) | Project Zip Code        |
| Throughline Apartments      |                              | 777, 1204, 1525                             | Broadway, Mason, Grant           | St, St, Ave.                        | 94133, 94108, 94133     |
| Project Neighborhood        | Supervisorial District       | Real Estate District                        | Building Type                    | Gross SF                            | # Floors                |
| Chinatown                   |                              | 38 - Northeast                              | Midrise (40-85', or 4-6 stories) | 49,870                              | 4, 4, 3                 |
| Total Units                 | # of Affordable Units        | Occupancy Type                              | Supportive Housing?              | Transitional Housing?               | If Transitional, # Beds |
| 88                          | 88                           | SRO/MRO Mix                                 | No                               | No                                  | 88                      |
| # Comm Units                | Comm SF                      | Project Sponsor (parent entit(ies), not LP) |                                  | Ownership Type                      | Property Owner          |
| 4                           | 8,205                        | Chinatown Community Development Center      |                                  | Non Profit Corporation              | Throughline L.P.        |
| Property Owner Contact Name | Property Owner Contact Title | Property Owner Contact Email                |                                  | Property Owner Contact Phone        |                         |
| Bo Han                      | Project Manager              | bo.han@chinatowncdc.org                     |                                  | 415-722-2947                        |                         |

**PROPOSED UNIT DISTRIBUTION**

Enter the total proposed number of units, including manager units, and unrestricted units, if any.

| Unit Types         | Proposed # Units include Mgr's Unit(s) | % of Total Units |
|--------------------|--|------------------|
| SRO                | 33                                     | 38%              |
| Studio             | 48                                     | 55%              |
| 1 BR               | 7                                      | 8%               |
| 2 BR               |  | 0%               |
| 3 BR               |  | 0%               |
| 4 BR               |  | 0%               |
| 5 BR               |  | 0%               |
| <b>Total Units</b> | <b>88</b>                              | <b>100%</b>      |

**TARGET POPULATION**

Enter # of persons within each target proposed to be served: For persons that qualify for more than one target population group, include the individual in each target population group.

|                                 |    |
|---------------------------------|----|
| Families                        | 55 |
| Persons with HIV/AIDS           |    |
| Homeless Persons                |    |
| Mentally or Physically Disabled |    |
| Developmentally Disabled        |    |
| Seniors                         | 30 |
| Persons with Substance Abuse    |    |
| Domestic Violence Survivors     |    |
| Veterans                        |    |
| Formerly Incarcerated           |    |
| Transition-Aged Youth ("TAY")   |    |

**Narrative:** Please provide summary of target population proposed to be served.  
 Bayside has 3 stories of 30 studios with Air Rights over ground floor garage structure owned by SFHA. All units are for seniors plus 1 one-bedroom manager's unit. Consorcia has 3 stories of 18 studios plus 6 one-bedroom units including 1 studio for manager's unit over ground floor commercial with 3 commercial spaces. Each one-bedroom unit can accommodate up to 3 persons. Tower Hotel has 2 stories of 33 SRO units including one for manager's unit over ground and partial basement commercial.

**PROJECT FINANCING**

In the table below, please provide information about all existing and proposed project financing, including all hard and soft debt lenders. Lenders should be listed in lien order with the most senior lender in the first lien position and the most junior lender in the last lien position. Enter information for all columns. If not applicable, enter "N/A."  
**Data entry below is required! Drop down menus in the 1st Year Operating Budget will not work if the Project Financing Table is not completed.**

| Lien Order            | Lender (and Funding Program if applicable) | Total Funding Amount | Interest Rate | First Repymt Due Date | Maturity Date | Hard Debt/Soft Debt/Both | Repayment Terms (select from drop down) | Annual Payment Amount (or N/A, if not applicable) | Notes (please note any anticipate changes to repayment obligations) |
|-----------------------|--|----------------------|---------------|-----------------------|---------------|--------------------------|---|---|---|
| 1                     | MOHCD PASS Loan                            | 8,031,555            | 2.74%         | 4/1/2022              | 4/1/2062      | Hard                     | Periodic                                | 322,454   |   |
| 2                     | CDBG New - MOHCD                           | 13,519,791           | 3.00%         | 4/1/2022              | 4/1/2077      | Soft                     | Forgivable                              |   |   |
| 3                     | PASS Deferred Loan                         | 467,445              | 0.96%         | 4/1/2022              | 4/1/2062      | Soft                     | Deferred                                |   |   |
| 4                     | Community Proj Fund                        | 2,500,000            | 0.00%         | 4/1/2022              | 4/1/2077      | Soft                     |   |   |   |
| 5                     | Consortia 1981 CDBG                        | 733,877              | 0.00%         | 4/1/2022              | 4/1/2077      | Soft                     |   |   |   |
| 6                     | Tower 1983 CDBG                            | 1,038,158            | 0.00%         | 4/1/2022              | 4/1/2077      | Soft                     |   |   |   |
| 7                     | Bayside 1989 CDBG                          | 1,162,698            | 0.00%         | 4/1/2022              | 4/1/2077      | Soft                     |   |   |   |
| 8                     | Consortia 2004 CDBG                        | 11,344               | 0.00%         | 4/1/2022              | 4/1/2077      | Soft                     |   |   |   |
| 9                     | CCDC Sponsor Loan                          | 309,523              | 0.00%         |                       |               |                          |   |   |   |
| 10                    | GP Capital Contribution                    | 3,449,359            |               |                       |               |                          |   |   |   |
| <b>Total Funding:</b> |  | <b>\$31,223,750</b>  |               |                       |               |                          |   |   |   |

| Enter Int Rate! | Enter 1st Repymt Date! | Enter Maturity Date! | Enter Debt Type! | Enter Repymt Terms! | Enter Annual Pymt Amt! |
|-----------------|------------------------|----------------------|------------------|---------------------|------------------------|
|                 |                        |                      |                  |                     |                        |

Does the project have/will have HCD financing? **No** Acquisition cost minus the present value of 55 years of ground lease base rent payments. (This data informs the pro rata split of residual receipts, see worksheet 6, I134-I138 for detailed breakdown.)

Does the project have/will have Federal Funding? **Yes**

**PROPOSED RENTAL SUBSIDIES**

Enter # of units proposed to be supported by each rental subsidy type.

|  |    |
|--|----|
| LOSP   |    |
| Project-Based-Section 8  | 30 |
| Project-Based-Section 8 (Mod Rehab SRO) HAP Contract With (Select if any PB-Sec8 Units): |    |
| Section 8-Voucher  |    |
| HOPWA  |    |

**RESIDUAL RECEIPTS/GROUND LEASE INFORMATION**

|   |     |
|---|-----|
| Does/Will the project have a MOHCD/OCII Residual Receipts loan repayment obligation?  | Yes |
| Will the project defer the payment of the Developer Fee, and therefore have two different Residual Receipts splits? (See Developer Fee Policy.) | No  |
| Residual Receipts split for all years.  |     |
| % of Residual Receipts available for distribution to all soft debt lenders:   | 67% |
| % of Residual Receipts available for distribution to Owner:   | 33% |

MOHCD Proforma - General Project Information

|   |  |                             |  |                        |  |  |
|---|--|-----------------------------|--|------------------------|--|--|
| PRAC - 202  |  |                             |  |                        |  |  |
| PRAC - 811  |  |                             |  |                        |  |  |
| S+C   |  |                             |  |                        |  |  |
| VASH  |  |                             |  |                        |  |  |
| HOME TBA  |  |                             |  |                        |  |  |
| Other:  |  |                             |  |                        |  |  |
| Does/Will the project have a MOHCD/OCII ground lease?     |  |                             |  |                        |  | No   |
| Does/Will the project have a non-MOHCD/OCII ground lease? |  |                             |  |                        |  | Yes  |
| If yes, enter Lessor name:                                |  |                             |  |                        |  | Air Rights lease with SFHA paid w/ residual cash. See Tab 6 Li |
| Must Pay<br>Base Rent<br>Amount:                          |  | Residual<br>Rent<br>Amount: |  | Annual Rent<br>Amount: |  | 0  |

**UTILITIES AND OTHER PROJECT INCOME**

Throughline Apartments

Application Date: 1/24/2022

**UTILITY ALLOWANCE**

For each utility type below, select either "Tenant" or "Owner" and the type of utility source, as applicable. The selections will automatically calculate the total utility allowance by unit type, and will be used in the calculation of "Max Tenant Paid Rent" in the "New Devt - Rent & Unit Mix" and "Existing Devt - Rent Roll" worksheets.

If using an engineer calculated utility allowance, select "Owner" for all utility types, and enter in calculated utility allowance directly in the row "Other".

| Utility Allowance Year:        | 2021   | Who Pays?<br><i>(select from drop down menu)</i> | Type | SRO      | Studio    | 1BR       | 2BR       | 3BR        | 4BR        | 5BR        |
|--------------------------------|--------|--|------|----------|-----------|-----------|-----------|------------|------------|------------|
| Heating*                       | Owner  | Natural Gas                                      |      | 0        | 0         | 0         | 0         | 0          | 0          | 0          |
| Cooking*                       | Tenant | Electric   |      | 0        | 11        | 13        | 23        | 30         | 37         | 44         |
| Other Electric*                | Tenant |  |      | 0        | 41        | 48        | 68        | 91         | 115        | 138        |
| Water Heating*                 | Owner  | Natural Gas                                      |      | 0        | 0         | 0         | 0         | 0          | 0          | 0          |
| Other: (please describe)       |        |  |      |          |           |           |           |            |            |            |
| <b>Total Utility Allowance</b> |        |  |      | <b>0</b> | <b>52</b> | <b>61</b> | <b>91</b> | <b>121</b> | <b>152</b> | <b>182</b> |

Utility Allowances approved for the San Francisco Housing Authority, effective 10/23/2020:

**OTHER PROJECT INCOME**

Please use the tables below to provide detailed information about other projected monthly residential and commercial income. The information provided below will link to income line items in the 1st year Operating Budget worksheet.

**Residential Parking**

|  |          |
|--|----------|
| No. of Tenant Rental Spaces              |          |
| Monthly Income Per Space                 |          |
| Monthly Residential Parking Income       | 0        |
| <b>Annual Residential Parking Income</b> | <b>0</b> |

**Miscellaneous Rent Income**

In the table below, enter each type of anticipated rent-related income not already included in the calculation of gross rental income.

| Miscellaneous Rent Income Source        | Amount     |
|---|------------|
| Tenant charges                          | 13         |
| Cleaning & Damages                      | 40         |
|   |            |
| Monthly Miscellaneous Rent Income       | 53         |
| <b>Annual Miscellaneous Rent Income</b> | <b>640</b> |

**Laundry**

|                                    |              |
|------------------------------------|--------------|
| No. of Units Using Central Laundry | 31           |
| Weekly Assumed Income Per Unit     | 0.93         |
| <b>Annual Total Laundry Income</b> | <b>1,500</b> |

**Interest Income - Project Operations**

| Interest Income Source                             | Amount   |
|--|----------|
|  |          |
|  |          |
|  |          |
| Monthly Interest Income                            | 0        |
| <b>Annual Interest Income - Project Operations</b> | <b>0</b> |

**Tenant Charges**

| Tenant Charges Source               | Amount   |
|-------------------------------------|----------|
|                                     |          |
|                                     |          |
|                                     |          |
| Monthly Tenant Charges              | 0        |
| <b>Annual Tenant Charges Income</b> | <b>0</b> |

**Miscellaneous Residential Income**

In the table below, itemize other revenue proposed to be generated by the project and not already included in other income line items. Do not include misc. rent-related income below; enter those under Miscellaneous Rent Income.

| Miscellaneous Residential Income Source | Amount   |
|---|----------|
|   |          |
|   |          |
|   |          |
| Monthly Misc Residential Income         | 0        |
| <b>Annual Misc Residential Income</b>   | <b>0</b> |

**Other Commercial Income**

In the table below, enter each type of anticipated Other Monthly

| Other Commercial Income Source  | Amount        |
|---------------------------------|---------------|
| celltower lease                 | 1236          |
|                                 |               |
|                                 |               |
| Monthly Other Commercial Income | 1,236         |
| <b>Annual Commercial income</b> | <b>14,832</b> |

**RENT AND UNIT MIX INFORMATION - NEW CONSTRUCTION PROJECTS ONLY**

Throughline Apartments

**Skip this worksheet!**

Application Date: 1/24/2022  
 Current AMI/Rent Year: 2021  
 Utility Allowance Year: 2021

**RESTRICTED UNITS - NO RENTAL SUBSIDY**

In the four tables below, enter information for restricted units that will not receive any rental subsidy. Use one table for each AMI/rent limit level proposed for the project. First select the applicable income limit and corresponding regulatory agency that sets the Applicable Rent Limit. Enter the number of units at the selected AMI level. The table will automatically populate with the current Maximum Gross Rent and Utility Allowance. After reviewing the Maximum Gross Rent, then enter the Proposed Tenant Paid Rents based on the most restrictive funder that are at or below the MOHCD Maximum Tenant Paid Rent.

Note that TCAC is an available Applicable Rent Limit for analytical purposes only. The final version of the proforma must be based on MOHCD AMI/rent levels.

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit<br><small>(select from drop down)</small> | Unit Type | No. of Units | Max Gross Rent | Less Utility Allowance | Max Tenant Paid Rent | Proposed Tenant Paid Rent<br><small>(most restrictive)</small> | Monthly Income at Proposed Tenant Paid Rents | Monthly Income at Maximum Tenant Paid Rents | Name of Most Restrictive Funder |
|--|---|-----------|--------------|----------------|------------------------|----------------------|--|--|---|---------------------------------|
|  |   | SRO       |              |                |                        |                      |  |  |   |                                 |
|  |   | Studio    |              |                |                        |                      |  |  |   |                                 |
|  |   | 1BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 2BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 3BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 4BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 5BR       |              |                |                        |                      |  |  |   |                                 |
| <b>Subtotal:</b>   |   |           | <b>0</b>     |                |                        |                      |  | <b>0</b>                                     | <b>0</b>                                    |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit<br><small>(select from drop down)</small> | Unit Type | No. of Units | Max Gross Rent | Less Utility Allowance | Max Tenant Paid Rent | Proposed Tenant Paid Rent<br><small>(most restrictive)</small> | Monthly Income at Proposed Tenant Paid Rents | Monthly Income at Maximum Tenant Paid Rents | Name of Most Restrictive Funder |
|--|---|-----------|--------------|----------------|------------------------|----------------------|--|--|---|---------------------------------|
|  |   | SRO       |              |                |                        |                      |  |  |   |                                 |
|  |   | Studio    |              |                |                        |                      |  |  |   |                                 |
|  |   | 1BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 2BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 3BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 4BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 5BR       |              |                |                        |                      |  |  |   |                                 |
| <b>Subtotal:</b>   |   |           | <b>0</b>     |                |                        |                      |  | <b>0</b>                                     | <b>0</b>                                    |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit<br><small>(select from drop down)</small> | Unit Type | No. of Units | Max Gross Rent | Less Utility Allowance | Max Tenant Paid Rent | Proposed Tenant Paid Rent<br><small>(most restrictive)</small> | Monthly Income at Proposed Tenant Paid Rents | Monthly Income at Maximum Tenant Paid Rents | Name of Most Restrictive Funder |
|--|---|-----------|--------------|----------------|------------------------|----------------------|--|--|---|---------------------------------|
|  |   | SRO       |              |                |                        |                      |  |  |   |                                 |
|  |   | Studio    |              |                |                        |                      |  |  |   |                                 |
|  |   | 1BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 2BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 3BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 4BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 5BR       |              |                |                        |                      |  |  |   |                                 |
| <b>Subtotal:</b>   |   |           | <b>0</b>     |                |                        |                      |  | <b>0</b>                                     | <b>0</b>                                    |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit<br><small>(select from drop down)</small> | Unit Type | No. of Units | Max Gross Rent | Less Utility Allowance | Max Tenant Paid Rent | Proposed Tenant Paid Rent<br><small>(most restrictive)</small> | Monthly Income at Proposed Tenant Paid Rents | Monthly Income at Maximum Tenant Paid Rents | Name of Most Restrictive Funder |
|--|---|-----------|--------------|----------------|------------------------|----------------------|--|--|---|---------------------------------|
|  |   | SRO       |              |                |                        |                      |  |  |   |                                 |
|  |   | Studio    |              |                |                        |                      |  |  |   |                                 |
|  |   | 1BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 2BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 3BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 4BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 5BR       |              |                |                        |                      |  |  |   |                                 |
| <b>Subtotal:</b>   |   |           | <b>0</b>     |                |                        |                      |  | <b>0</b>                                     | <b>0</b>                                    |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit<br><small>(select from drop down)</small> | Unit Type | No. of Units | Max Gross Rent | Less Utility Allowance | Max Tenant Paid Rent | Proposed Tenant Paid Rent<br><small>(most restrictive)</small> | Monthly Income at Proposed Tenant Paid Rents | Monthly Income at Maximum Tenant Paid Rents | Name of Most Restrictive Funder |
|--|---|-----------|--------------|----------------|------------------------|----------------------|--|--|---|---------------------------------|
|  |   | SRO       |              |                |                        |                      |  |  |   |                                 |
|  |   | Studio    |              |                |                        |                      |  |  |   |                                 |
|  |   | 1BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 2BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 3BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 4BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 5BR       |              |                |                        |                      |  |  |   |                                 |
| <b>Subtotal:</b>   |   |           | <b>0</b>     |                |                        |                      |  | <b>0</b>                                     | <b>0</b>                                    |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit<br><small>(select from drop down)</small> | Unit Type | No. of Units | Max Gross Rent | Less Utility Allowance | Max Tenant Paid Rent | Proposed Tenant Paid Rent<br><small>(most restrictive)</small> | Monthly Income at Proposed Tenant Paid Rents | Monthly Income at Maximum Tenant Paid Rents | Name of Most Restrictive Funder |
|--|---|-----------|--------------|----------------|------------------------|----------------------|--|--|---|---------------------------------|
|  |   | SRO       |              |                |                        |                      |  |  |   |                                 |
|  |   | Studio    |              |                |                        |                      |  |  |   |                                 |
|  |   | 1BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 2BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 3BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 4BR       |              |                |                        |                      |  |  |   |                                 |
|  |   | 5BR       |              |                |                        |                      |  |  |   |                                 |
| <b>Subtotal:</b>   |   |           | <b>0</b>     |                |                        |                      |  | <b>0</b>                                     | <b>0</b>                                    |                                 |

**RENT AND UNIT MIX INFORMATION - NEW CONSTRUCTION PROJECTS ONLY**

Throughline Apartments

***Skip this worksheet!***

Application Date: 1/24/2022  
Current AMI/Rent Year: 2021  
Utility Allowance Year: 2021

|           |   |   |   |
|-----------|---|---|---|
| Subtotal: | 0 | 0 | 0 |
|-----------|---|---|---|

Total Restricted Non-Subsidy Units: 0      Total Monthly Tenant Paid Rent from Non-Rental Subsidy Units: 0      AVG Tenant Paid Rent expressed as MOHCD AMI equivalent



**RENT AND UNIT MIX INFORMATION - NEW CONSTRUCTION PROJECTS ONLY**

Throughline Apartments

**Skip this worksheet!**

Application Date: 1/24/2022  
 Current AMI/Rent Year: 2021  
 Utility Allowance Year: 2021

**RESTRICTED UNITS - WITH RENTAL SUBSIDY**

In the four tables below, only enter information for restricted units that will receive rental subsidy. Use one table for each AMI/rent limit level with subsidized units. First select the applicable income limit and Subsidy Program. Enter the Monthly Contract Rent set by the subsidy program selected. Then, enter the Estimated Tenant Paid Rent for the applicable unit size. Tenant Assistance Payment will automatically calculate as Monthly Contract Rent minus Estimated Tenant Paid Rent. Enter the number of units at the selected AMI level and subsidy program. Please also provide any notes to describe the calculation of the Tenant Assistance Payments.

For LOSP Projects - leave "Monthly Contract Rent" blank, and enter Estimated Tenant Paid Rent and Number of Units. The amount of LOSP subsidy is calculated on the 1st Year and 20-Year Operating Budget worksheets.

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit | Unit Type | Monthly Contract Rent<br><small>(per unit)</small> | Estimated Tenant Paid Rent Excluding Utility Allowance | Tenant Assistance Payment<br><small>(per unit)</small> | No. of Units | Monthly Income at Estimated Tenant Paid Rents | Monthly Income from Tenant Assistance Payments | Monthly Income from Contract | Tenant Assistance Payment Notes |
|--|-----------------------|-----------|--|--|--|--------------|---|--|------------------------------|---------------------------------|
|  |                       | SRO       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | Studio    |  |  | 0  |              |   | 0  |                              |                                 |
| Subsidy Program:<br><small>(select from drop down)</small>     |                       | 1BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 2BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 3BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 4BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 5BR       |  |  | 0  |              |   | 0  |                              |                                 |
| <b>Subtotal</b>  |                       |           |  |  |  | <b>0</b>     | <b>0</b>                                      | <b>0</b>                                       | <b>0</b>                     |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit | Unit Type | Monthly Contract Rent<br><small>(per unit)</small> | Estimated Tenant Paid Rent Excluding Utility Allowance | Tenant Assistance Payment<br><small>(per unit)</small> | No. of Units | Monthly Income at Estimated Tenant Paid Rents | Monthly Income from Tenant Assistance Payments | Monthly Income from Contract | Tenant Assistance Payment Notes |
|--|-----------------------|-----------|--|--|--|--------------|---|--|------------------------------|---------------------------------|
|  |                       | SRO       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | Studio    |  |  | 0  |              |   | 0  |                              |                                 |
| Subsidy Program:<br><small>(select from drop down)</small>     |                       | 1BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 2BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 3BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 4BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 5BR       |  |  | 0  |              |   | 0  |                              |                                 |
| <b>Subtotal</b>  |                       |           |  |  |  | <b>0</b>     | <b>0</b>                                      | <b>0</b>                                       | <b>0</b>                     |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit | Unit Type | Gross Monthly Contract Rent<br><small>(per unit)</small> | Estimated Tenant Paid Rent Excluding Utility Allowance | Tenant Assistance Payment<br><small>(per unit)</small> | No. of Units | Monthly Income at Estimated Tenant Paid Rents | Monthly Income from Tenant Assistance Payments | Monthly Income from Contract | Tenant Assistance Payment Notes |
|--|-----------------------|-----------|--|--|--|--------------|---|--|------------------------------|---------------------------------|
|  |                       | SRO       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | Studio    |  |  | 0  |              |   | 0  |                              |                                 |
| Subsidy Program:<br><small>(select from drop down)</small>     |                       | 1BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 2BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 3BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 4BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 5BR       |  |  | 0  |              |   | 0  |                              |                                 |
| <b>Subtotal</b>  |                       |           |  |  |  | <b>0</b>     | <b>0</b>                                      | <b>0</b>                                       | <b>0</b>                     |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit | Unit Type | Monthly Contract Rent<br><small>(per unit)</small> | Estimated Tenant Paid Rent Excluding Utility Allowance | Tenant Assistance Payment<br><small>(per unit)</small> | No. of Units | Monthly Income at Estimated Tenant Paid Rents | Monthly Income from Tenant Assistance Payments | Monthly Income from Contract | Tenant Assistance Payment Notes |
|--|-----------------------|-----------|--|--|--|--------------|---|--|------------------------------|---------------------------------|
|  |                       | SRO       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | Studio    |  |  | 0  |              |   | 0  |                              |                                 |
| Subsidy Program:<br><small>(select from drop down)</small>     |                       | 1BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 2BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 3BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 4BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 5BR       |  |  | 0  |              |   | 0  |                              |                                 |
| <b>Subtotal</b>  |                       |           |  |  |  | <b>0</b>     | <b>0</b>                                      | <b>0</b>                                       | <b>0</b>                     |                                 |

| Income Limit (% AMI)<br><small>(select from drop down)</small> | Applicable Rent Limit | Unit Type | Monthly Contract Rent<br><small>(per unit)</small> | Estimated Tenant Paid Rent Excluding Utility Allowance | Tenant Assistance Payment<br><small>(per unit)</small> | No. of Units | Monthly Income at Estimated Tenant Paid Rents | Monthly Income from Tenant Assistance Payments | Monthly Income from Contract | Tenant Assistance Payment Notes |
|--|-----------------------|-----------|--|--|--|--------------|---|--|------------------------------|---------------------------------|
|  |                       | SRO       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | Studio    |  |  | 0  |              |   | 0  |                              |                                 |
| Subsidy Program:<br><small>(select from drop down)</small>     |                       | 1BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 2BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 3BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 4BR       |  |  | 0  |              |   | 0  |                              |                                 |
|  |                       | 5BR       |  |  | 0  |              |   | 0  |                              |                                 |
| <b>Subtotal</b>  |                       |           |  |  |  | <b>0</b>     | <b>0</b>                                      | <b>0</b>                                       | <b>0</b>                     |                                 |

**RENT AND UNIT MIX INFORMATION - NEW CONSTRUCTION PROJECTS ONLY**

Throughline Apartments

**Skip this worksheet!**

Application Date: 1/24/2022  
 Current AMI/Rent Year: 2021  
 Utility Allowance Year: 2021

| Income Limit<br>(% AMI)<br><small>(select from drop down)</small> | Applicable<br>Rent Limit | Unit Type | Monthly<br>Contract<br>Rent<br><small>(per unit)</small> | Estimated<br>Tenant<br>Paid Rent<br>Excluding<br>Utility<br>Allowance | Tenant<br>Assistance<br>Payment<br><small>(per unit)</small> | No. of Units | Monthly<br>Income at<br>Estimated<br>Tenant Paid<br>Rents | Monthly<br>Income<br>from Tenant<br>Assistance<br>Payments | Monthly<br>Income from<br>Contract | Tenant Assistance Payment Notes |
|---|--------------------------|-----------|--|---|--|--------------|---|--|------------------------------------|---------------------------------|
|   |                          | SRO       |  |   | 0  |              |   | 0  |                                    |                                 |
|   |                          | Studio    |  |   | 0  |              |   | 0  |                                    |                                 |
| <b>Subsidy Program:</b><br><small>(select from drop down)</small> |                          | 1BR       |  |   | 0  |              |   | 0  |                                    |                                 |
|   |                          | 2BR       |  |   | 0  |              |   | 0  |                                    |                                 |
|   |                          | 3BR       |  |   | 0  |              |   | 0  |                                    |                                 |
|   |                          | 4BR       |  |   | 0  |              |   | 0  |                                    |                                 |
|   |                          | 5BR       |  |   | 0  |              |   | 0  |                                    |                                 |
| <b>Subtotal</b>   |                          |           |  |   |  | <b>0</b>     | <b>0</b>  | <b>0</b>   | <b>0</b>                           |                                 |

Total Restricted Units with Rent Subsidy: 0

| Total Monthly Income From Rent-Subsidized Units: |                       |
|--|-----------------------|
| Tenant Paid Rent                                 | Tenant Asst. Payments |
| 0  | 0                     |

AVG Tenant Paid Rent expressed as MOHCD AMI equivalent

**RENT AND UNIT MIX INFORMATION - NEW CONSTRUCTION PROJECTS ONLY**

Throughline Apartments

**Skip this worksheet!**

Application Date: 1/24/2022  
 Current AMI/Rent Year: 2021  
 Utility Allowance Year: 2021

| UNRESTRICTED UNITS   |           |              |                           | RENTAL INCOME SUMMARY                                       |  |   |
|--|-----------|--------------|---------------------------|---|--|---|
| <i>In the table below, enter in information for non-restricted units. Rents entered below will flow into the calculation of total Tenant Rents in the 1st Year Operating Budget.</i> |           |              |                           | <b>Monthly Tenant Paid Rental Income - Restricted Units</b> |  |   |
| Unrestricted Units<br>(Indicate if Mgr's unit)   | Unit Size | No. of Units | Proposed Tenant Paid Rent | Monthly Income at Proposed Tenant Paid Rents                | Tenant Paid Rent from Restricted Non-Subsidy Units   | 0 |
|  |           |              |                           |   | Tenant Paid Rent from Restricted Subsidized Units  | 0 |
|  |           |              |                           |   | Subtotal Monthly Tenant Paid Rent - Restricted Units   | 0 |
|  |           |              |                           |   | <b>Monthly Tenant Paid Rental Income - Unrestricted Units</b>  | 0 |
|  |           |              |                           |   | Tenant Paid Rent from Unrestricted Units   | 0 |
|  |           |              |                           |   | <b>Total Monthly Tenant Paid Rental Income - Restricted and Unrestricted Units</b>   | 0 |
|  |           |              |                           |   | <b>Total Annual Tenant Paid Rental Income - Restricted and Unrestricted Units (O138 x 12)</b>  | 0 |
|  |           |              |                           |   | <b>Annual Tenant Paid Rent - Rent Adjustments:</b>   |   |
|  |           |              |                           |   | <i>Rent adjustments are not typically applicable. If rent adjustment is entered, please provide description of rent adjustment here.</i> |   |
|  |           |              |                           |   | <b>Total Residential Tenant Paid Rents (Annual Rental Income + Rent Adjustments):</b>  | 0 |
|  |           |              |                           |   | <i>(Number above will link to 1st Year Op. Budget, cell F9)</i>  |   |
|  |           |              |                           |   | <b>Income from Tenant Assistance Payments</b>  | 0 |
|  |           |              |                           |   | Monthly Income from Tenant Assistance Payments   | 0 |
|  |           |              |                           |   | Annual Income from Tenant Assistance Payments (O147 x 12)  | 0 |
|  |           |              |                           |   | <i>(Number above will link to 1st Year Op. Budget, cell F10)</i>   |   |
| <b>Total for Unrestricted Units:</b>   |           | <b>0</b>     |                           | <b>0</b>  |  |   |

| SUMMARY OF PROPOSED UNIT TYPES BY INCOME CATEGORIES  |                                     |  |
|--|-------------------------------------|--|
| <i>Unit distribution by AMI level will auto-populate when detailed information is entered above. No data entry is needed in the table below. If unit count information does not match the total numbers provided in the Proposed Unit Distribution table above, red error messages will appear. When unit information above has been corrected, red error messages will disappear. If you don't understand the cause for an error message, please check with MOHCD asset management staff.</i> |                                     |  |
| <b>Restricted Units - No Subsidy</b>   |                                     |  |
| Unit Types   | Total Restricted Units - No Subsidy |  |
| SRO  | 0                                   |  |
| Studio   | 0                                   |  |
| 1BR  | 0                                   |  |
| 2BR  | 0                                   |  |
| 3BR  | 0                                   |  |
| 4BR  | 0                                   |  |
| 5BR  | 0                                   |  |
| <b>Total Units</b>   | <b>0</b>                            |  |
| <b>Restricted Units - With Rental Subsidy</b>  |                                     |  |

Rent Roll Date: **Throughline Apartments**

Current AMI/Rent Year: 2021

Total Units:

Rent Roll Date: 12/31/2020

| Row Num | Unit No.    | Summary of Current and Proposed Affordability Limits      |                                 |                             |                        |          | Unrestricted/ Manager Units | Total Restricted Units | MOHCD 80% |
|---------|-------------|---|---------------------------------|-----------------------------|------------------------|----------|-----------------------------|------------------------|-----------|
|         |             | Unit Types  | Total # Units (inc. Mgr's Unit) | Unrestricted/ Manager Units | Total Restricted Units | Other 0% |                             |                        |           |
| 1       | Bayside 101 | SRO   | 33                              | 1                           | 0                      | 1        | 32                          | 32                     |           |
| 2       | Bayside 102 | Studio  | 48                              | 1                           | 30                     | 1        | 47                          | 47                     |           |
| 3       | Bayside 103 | 1BR   | 7                               | 1                           | 0                      | 1        | 6                           | 6                      |           |
| 4       | Bayside 104 | 2BR   | 0                               | 0                           | 0                      | 0        | 0                           | 0                      |           |
| 5       | Bayside 105 | 3BR   | 0                               | 0                           | 0                      | 0        | 0                           | 0                      |           |
| 6       | Bayside 106 | 4BR   | 0                               | 0                           | 0                      | 0        | 0                           | 0                      |           |
| 7       | Bayside 107 | 5BR   | 0                               | 0                           | 0                      | 0        | 0                           | 0                      |           |
| 8       | Bayside 108 | <b>Total Units</b>  | <b>88</b>                       | <b>3</b>                    | <b>30</b>              | <b>3</b> | <b>85</b>                   | <b>85</b>              |           |
| 9       | Bayside 109 | Calculated Unadjusted MOHCD AMI per Current Gross Rents:  |                                 |                             |                        |          |                             |                        | 18.1%     |
| 10      | Bayside 110 | Calculated Unadjusted MOHCD AMI per Proposed Gross Rents: |                                 |                             |                        |          |                             |                        | 16.2%     |
| 11      | Bayside 201 |   |                                 |                             |                        |          |                             |                        |           |

RENT AND UNIT MIX INFORMATION - EXISTING PROJECTS ONLY

Throughline Apartments

Complete this worksheet!

Application Date: 1/24/2022

Current AMI/Rent Year: 2021

Utility Allowance Year: 2021

Rent Roll Date: 12/31/2020

Average Household AMI: 18%

Monthly Rental Assistance: \$72,249

Annual Rental Assistance: \$866,988

Total Units: 88

(Number above links to 1st Year Op. Budget, cell F10)

| Row Num | Unit No.    | Current Unit Restriction (select below) | Unit Type (select below) | Date Of Most Recent Recertification | Household Annual Income as of Most Recent Recertification | Household Size as of Most Recent Recertification (select below) | Household Income AMI | Rental Assistance Type (select below) | Amount of Monthly Rental Assistance | Utility Allowance |
|---------|-------------|---|--------------------------|-------------------------------------|---|---|----------------------|---------------------------------------|-------------------------------------|-------------------|
| 1       | Bayside 101 | Manager                                 | 1BR                      |                                     |   |   |                      |                                       |                                     | \$61              |
| 2       | Bayside 102 | Restricted                              | Studio                   | 7/1/2020                            | \$43,824  | 1   | 47%                  | Section 8 - Project-Based             | \$1,667                             | \$52              |
| 3       | Bayside 103 | Restricted                              | Studio                   | 12/1/2020                           | \$19,470  | 2   | 18%                  | Section 8 - Project-Based             | \$2,276                             | \$52              |
| 4       | Bayside 104 | Restricted                              | Studio                   | 1/1/2020                            | \$11,351  | 1   | 12%                  | Section 8 - Project-Based             | \$2,479                             | \$52              |
| 5       | Bayside 105 | Restricted                              | Studio                   | 1/1/2020                            | \$19,288  | 2   | 18%                  | Section 8 - Project-Based             | \$2,281                             | \$52              |
| 6       | Bayside 106 | Restricted                              | Studio                   | 12/1/2020                           | \$18,960  | 2   | 18%                  | Section 8 - Project-Based             | \$2,289                             | \$52              |
| 7       | Bayside 107 | Restricted                              | Studio                   | 11/1/2020                           | \$11,316  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 8       | Bayside 108 | Restricted                              | Studio                   | 1/1/2020                            | \$11,964  | 2   | 11%                  | Section 8 - Project-Based             | \$2,464                             | \$52              |
| 9       | Bayside 109 | Restricted                              | Studio                   | 7/1/2020                            | \$613   | 1   | 1%                   | Section 8 - Project-Based             | \$2,728                             | \$52              |
| 10      | Bayside 110 | Restricted                              | Studio                   | 2/1/2020                            | \$11,566  | 1   | 12%                  | Section 8 - Project-Based             | \$2,474                             | \$52              |
| 11      | Bayside 201 | Restricted                              | Studio                   | 10/1/2020                           | \$8,964   | 1   | 10%                  | Section 8 - Project-Based             | \$2,539                             | \$52              |
| 12      | Bayside 202 | Restricted                              | Studio                   | 4/1/2020                            | \$11,325  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 13      | Bayside 203 | Restricted                              | Studio                   | 2/1/2020                            | \$17,559  | 2   | 16%                  | Section 8 - Project-Based             | \$2,324                             | \$52              |
| 14      | Bayside 204 | Restricted                              | Studio                   | 5/1/2020                            | \$11,325  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 15      | Bayside 205 | Restricted                              | Studio                   | 11/1/2020                           | \$11,316  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 16      | Bayside 206 | Restricted                              | Studio                   | 12/1/2020                           | \$11,316  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 17      | Bayside 207 | Restricted                              | Studio                   | 3/1/2020                            | \$11,172  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 18      | Bayside 208 | Restricted                              | Studio                   | 12/1/2020                           | \$11,317  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 19      | Bayside 209 | Restricted                              | Studio                   | 11/1/2020                           | \$11,316  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 20      | Bayside 210 | Restricted                              | Studio                   | 12/5/2020                           | \$11,557  | 1   | 12%                  | Section 8 - Project-Based             | \$2,474                             | \$52              |
| 21      | Bayside 211 | Restricted                              | Studio                   | 12/1/2020                           | \$18,960  | 2   | 18%                  | Section 8 - Project-Based             | \$2,289                             | \$52              |
| 22      | Bayside 301 | Restricted                              | Studio                   | 12/1/2020                           | \$18,960  | 2   | 18%                  | Section 8 - Project-Based             | \$2,289                             | \$52              |
| 23      | Bayside 302 | Restricted                              | Studio                   | 9/1/2020                            | \$11,556  | 1   | 12%                  | Section 8 - Project-Based             | \$2,474                             | \$52              |
| 24      | Bayside 303 | Restricted                              | Studio                   | 10/1/2020                           | \$11,532  | 1   | 12%                  | Section 8 - Project-Based             | \$2,475                             | \$52              |
| 25      | Bayside 304 | Restricted                              | Studio                   | 4/4/2020                            | \$11,326  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 26      | Bayside 305 | Restricted                              | Studio                   | 8/1/2020                            | \$18,960  | 2   | 18%                  | Section 8 - Project-Based             | \$2,289                             | \$52              |
| 27      | Bayside 306 | Restricted                              | Studio                   | 2/1/2020                            | \$20,534  | 2   | 19%                  | Section 8 - Project-Based             | \$2,345                             | \$52              |
| 28      | Bayside 307 | Restricted                              | Studio                   | 12/1/2020                           | \$11,556  | 1   | 12%                  | Section 8 - Project-Based             | \$2,474                             | \$52              |
| 29      | Bayside 308 | Restricted                              | Studio                   | 8/1/2020                            | \$11,316  | 1   | 12%                  | Section 8 - Project-Based             | \$2,480                             | \$52              |
| 30      | Bayside 309 | Restricted                              | Studio                   | 6/1/2020                            | \$16,704  | 2   | 16%                  | Section 8 - Project-Based             | \$2,345                             | \$52              |
| 31      | Bayside 310 | Restricted                              | Studio                   | 7/1/2020                            | \$11,556  | 1   | 12%                  | Section 8 - Project-Based             | \$2,474                             | \$52              |
| 32      | Tower 1     | Manager                                 | SRO                      |                                     |   |   |                      |                                       |                                     | \$0               |
| 33      | Tower 2     | Restricted                              | SRO                      | 11/1/2020                           | \$11,325  | 1   | 12%                  | none                                  |                                     | \$0               |
| 34      | Tower 3     | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 35      | Tower 5     | Restricted                              | SRO                      | 1/1/2020                            | \$18,986  | 2   | 18%                  | none                                  |                                     | \$0               |
| 36      | Tower 6     | Restricted                              | SRO                      | 11/1/2020                           | \$9,758   | 1   | 10%                  | none                                  |                                     | \$0               |
| 37      | Tower 7     | Restricted                              | SRO                      | 2/1/2020                            | \$9,493   | 1   | 10%                  | none                                  |                                     | \$0               |
| 38      | Tower 8     | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 39      | Tower 9     | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 40      | Tower 10    | Restricted                              | SRO                      | 9/1/2020                            | \$11,325  | 1   | 12%                  | none                                  |                                     | \$0               |
| 41      | Tower 11    | Restricted                              | SRO                      | 4/1/2020                            | \$10,192  | 1   | 11%                  | none                                  |                                     | \$0               |
| 42      | Tower 12    | Restricted                              | SRO                      | 3/1/2020                            | \$12,204  | 1   | 13%                  | none                                  |                                     | \$0               |
| 43      | Tower 14    | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 44      | Tower 15    | Restricted                              | SRO                      | 8/1/2020                            | \$24,367  | 2   | 23%                  | none                                  |                                     | \$0               |
| 45      | Tower 16    | Restricted                              | SRO                      | 1/1/2020                            | \$20,521  | 1   | 22%                  | none                                  |                                     | \$0               |
| 46      | Tower 17    | Restricted                              | SRO                      | 6/1/2020                            | \$11,325  | 1   | 12%                  | none                                  |                                     | \$0               |
| 47      | Tower 18    | Restricted                              | SRO                      | 2/1/2020                            | \$10,432  | 1   | 11%                  | none                                  |                                     | \$0               |
| 48      | Tower 19    | Restricted                              | SRO                      | 8/1/2020                            | \$15,120  | 1   | 16%                  | none                                  |                                     | \$0               |
| 49      | Tower 20    | Restricted                              | SRO                      | 10/1/2020                           | \$23,684  | 1   | 25%                  | none                                  |                                     | \$0               |
| 50      | Tower 21    | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 51      | Tower 22    | Restricted                              | SRO                      | 5/1/2020                            | \$11,569  | 1   | 12%                  | none                                  |                                     | \$0               |
| 52      | Tower 23    | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 53      | Tower 24    | Restricted                              | SRO                      | 2/1/2020                            | \$13,104  | 1   | 14%                  | none                                  |                                     | \$0               |
| 54      | Tower 25    | Restricted                              | SRO                      | 3/1/2020                            | \$11,575  | 1   | 12%                  | none                                  |                                     | \$0               |
| 55      | Tower 26    | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 56      | Tower 27    | Restricted                              | SRO                      | 9/1/2020                            | \$11,567  | 1   | 12%                  | none                                  |                                     | \$0               |
| 57      | Tower 28    | Restricted                              | SRO                      | 7/1/2020                            | \$13,918  | 1   | 15%                  | none                                  |                                     | \$0               |
| 58      | Tower 29    | Restricted                              | SRO                      | 12/1/2020                           | \$11,325  | 1   | 12%                  | none                                  |                                     | \$0               |
| 59      | Tower 30    | Restricted                              | SRO                      | 7/1/2020                            | \$4,880   | 1   | 5%                   | none                                  |                                     | \$0               |
| 60      | Tower 31    | Restricted                              | SRO                      | 12/1/2020                           | \$50,884  | 1   | 55%                  | none                                  |                                     | \$0               |
| 61      | Tower 32    | Restricted                              | SRO                      | 12/1/2020                           | \$7,848   | 1   | 8%                   | none                                  |                                     | \$0               |
| 62      | Tower 33    | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 63      | Tower 34    | Restricted                              | SRO                      | 3/1/2020                            | \$12,331  | 1   | 13%                  | none                                  |                                     | \$0               |
| 64      | Tower 35    | Restricted                              | SRO                      |                                     |   | vacant  |                      | none                                  |                                     | \$0               |
| 65      | Consort 1   | Restricted                              | Studio                   | 8/1/2019                            | \$47,092  | 1   | 51%                  | none                                  |                                     | \$52              |
| 66      | Consort 2   | Restricted                              | 1BR                      | 7/1/2020                            | \$33,516  | 1   | 36%                  | none                                  |                                     | \$61              |
| 67      | Consort 3   | Restricted                              | Studio                   | 2/1/2020                            | \$19,070  | 2   | 19%                  | none                                  |                                     | \$52              |
| 68      | Consort 4   | Restricted                              | Studio                   | 11/1/2020                           | \$19,236  | 2   | 18%                  | none                                  |                                     | \$52              |
| 69      | Consort 5   | Restricted                              | Studio                   | 12/1/2020                           | \$49,200  | 1   | 53%                  | none                                  |                                     | \$52              |
| 70      | Consort 6   | Restricted                              | Studio                   | 7/1/2020                            | \$18,986  | 2   | 18%                  | none                                  |                                     | \$52              |
| 71      | Consort 7   | Manager                                 | Studio                   |                                     |   |   |                      |                                       |                                     | \$52              |
| 72      | Consort 8   | Restricted                              | 1BR                      | 12/1/2020                           | \$12,252  | 1   | 13%                  | none                                  |                                     | \$61              |

Throughline Aptarmer
Application Date:
Current AMI/Rent Year:
Utility Allowance Year:
Rent Roll Date:

Throughline Apartments
Application Date: 1/24/2022
Current AMI/Rent Year: 2021
Utility Allowance Year: 2021
Rent Roll Date: 12/31/2020
Total Units: 88

Monthly Proposed Max Tenant Rent: \$142,399
Annual Proposed Max Tenant Rent: \$1,708,788

Monthly Proposed Tenant Rent: \$27,323
Annual Proposed Tenant Rent: \$327,876

Application Date: 1/24/2022
Current AMI/Rent Year: 2021
UA Year: 2021
Rent Roll Date: 12/31/2020
Total Units: 88

(# above links to 1st Year OpBudget, cell F9)

Table with columns: Row Num, Unit No., Current Tenant Rent, Current Tenant Gross Rent, Calculated Unadjusted MOHCD AMI, Current Income Limit, Maximum Tenant Gross Rent, Applicable Rent Limit, Income Limit, Max Gross Rent, Current Max Tenant Rent, Proposed Unit Restriction, Proposed Income Limit, Proposed Max Gross Rent, Proposed Max Tenant Rent, Proposed Tenant Rent Type, Proposed Tenant Rent Amount, % Change, Calculated Unadjusted MOHCD AMI, Rent Burden @ Proposed Tenant Rent.

|     |           |            |        |           |          |   |     |      |  |      |
|-----|-----------|------------|--------|-----------|----------|---|-----|------|--|------|
| 73  | Conсор 9  | Restricted | Studio | 9/1/2020  | \$43,482 | 2 | 41% | none |  | \$52 |
| 74  | Conсор 10 | Restricted | 1BR    | 3/1/2020  | \$19,241 | 2 | 18% | none |  | \$61 |
| 75  | Conсор 11 | Restricted | Studio | 3/1/2020  | \$16,666 | 1 | 18% | none |  | \$52 |
| 76  | Conсор 12 | Restricted | Studio | 6/1/2020  | \$34,213 | 1 | 37% | none |  | \$52 |
| 77  | Conсор 14 | Restricted | Studio | 8/1/2020  | \$18,985 | 2 | 18% | none |  | \$52 |
| 78  | Conсор 15 | Restricted | Studio | 3/1/2020  | \$9,516  | 1 | 10% | none |  | \$52 |
| 79  | Conсор 16 | Restricted | Studio | 8/1/2020  | \$17,206 | 1 | 18% | none |  | \$52 |
| 80  | Conсор 17 | Restricted | 1BR    | 3/1/2020  | \$58,661 | 3 | 49% | none |  | \$61 |
| 81  | Conсор 18 | Restricted | Studio | 12/1/2020 | \$14,861 | 2 | 14% | none |  | \$52 |
| 82  | Conсор 19 | Restricted | 1BR    | 4/1/2020  | \$19,235 | 2 | 18% | none |  | \$61 |
| 83  | Conсор 20 | Restricted | Studio | 9/1/2020  | \$11,324 | 1 | 12% | none |  | \$52 |
| 84  | Conсор 21 | Restricted | Studio | 7/1/2020  | \$18,940 | 1 | 20% | none |  | \$52 |
| 85  | Conсор 22 | Restricted | Studio | 6/23/2020 | \$11,024 | 2 | 10% | none |  | \$52 |
| 86  | Conсор 24 | Restricted | Studio | 10/1/2020 | \$7,124  | 1 | 8%  | none |  | \$52 |
| 87  | Conсор 25 | Restricted | Studio | 5/1/2020  | \$52,581 | 1 | 56% | none |  | \$52 |
| 88  | Conсор 26 | Restricted | 1BR    | 8/1/2020  | \$50,655 | 2 | 48% | none |  | \$61 |
| 89  |           |            |        |           |          |   |     |      |  | \$0  |
| 90  |           |            |        |           |          |   |     |      |  | \$0  |
| 91  |           |            |        |           |          |   |     |      |  | \$0  |
| 92  |           |            |        |           |          |   |     |      |  | \$0  |
| 93  |           |            |        |           |          |   |     |      |  | \$0  |
| 94  |           |            |        |           |          |   |     |      |  | \$0  |
| 95  |           |            |        |           |          |   |     |      |  | \$0  |
| 96  |           |            |        |           |          |   |     |      |  | \$0  |
| 97  |           |            |        |           |          |   |     |      |  | \$0  |
| 98  |           |            |        |           |          |   |     |      |  | \$0  |
| 99  |           |            |        |           |          |   |     |      |  | \$0  |
| 100 |           |            |        |           |          |   |     |      |  | \$0  |
| 101 |           |            |        |           |          |   |     |      |  | \$0  |
| 102 |           |            |        |           |          |   |     |      |  | \$0  |
| 103 |           |            |        |           |          |   |     |      |  | \$0  |
| 104 |           |            |        |           |          |   |     |      |  | \$0  |
| 105 |           |            |        |           |          |   |     |      |  | \$0  |
| 106 |           |            |        |           |          |   |     |      |  | \$0  |
| 107 |           |            |        |           |          |   |     |      |  | \$0  |
| 108 |           |            |        |           |          |   |     |      |  | \$0  |
| 109 |           |            |        |           |          |   |     |      |  | \$0  |
| 110 |           |            |        |           |          |   |     |      |  | \$0  |
| 111 |           |            |        |           |          |   |     |      |  | \$0  |
| 112 |           |            |        |           |          |   |     |      |  | \$0  |
| 113 |           |            |        |           |          |   |     |      |  | \$0  |
| 114 |           |            |        |           |          |   |     |      |  | \$0  |
| 115 |           |            |        |           |          |   |     |      |  | \$0  |
| 116 |           |            |        |           |          |   |     |      |  | \$0  |
| 117 |           |            |        |           |          |   |     |      |  | \$0  |
| 118 |           |            |        |           |          |   |     |      |  | \$0  |
| 119 |           |            |        |           |          |   |     |      |  | \$0  |
| 120 |           |            |        |           |          |   |     |      |  | \$0  |
| 121 |           |            |        |           |          |   |     |      |  | \$0  |
| 122 |           |            |        |           |          |   |     |      |  | \$0  |
| 123 |           |            |        |           |          |   |     |      |  | \$0  |
| 124 |           |            |        |           |          |   |     |      |  | \$0  |
| 125 |           |            |        |           |          |   |     |      |  | \$0  |
| 126 |           |            |        |           |          |   |     |      |  | \$0  |
| 127 |           |            |        |           |          |   |     |      |  | \$0  |
| 128 |           |            |        |           |          |   |     |      |  | \$0  |
| 129 |           |            |        |           |          |   |     |      |  | \$0  |
| 130 |           |            |        |           |          |   |     |      |  | \$0  |
| 131 |           |            |        |           |          |   |     |      |  | \$0  |
| 132 |           |            |        |           |          |   |     |      |  | \$0  |
| 133 |           |            |        |           |          |   |     |      |  | \$0  |
| 134 |           |            |        |           |          |   |     |      |  | \$0  |
| 135 |           |            |        |           |          |   |     |      |  | \$0  |
| 136 |           |            |        |           |          |   |     |      |  | \$0  |
| 137 |           |            |        |           |          |   |     |      |  | \$0  |
| 138 |           |            |        |           |          |   |     |      |  | \$0  |
| 139 |           |            |        |           |          |   |     |      |  | \$0  |
| 140 |           |            |        |           |          |   |     |      |  | \$0  |
| 141 |           |            |        |           |          |   |     |      |  | \$0  |
| 142 |           |            |        |           |          |   |     |      |  | \$0  |
| 143 |           |            |        |           |          |   |     |      |  | \$0  |
| 144 |           |            |        |           |          |   |     |      |  | \$0  |
| 145 |           |            |        |           |          |   |     |      |  | \$0  |
| 146 |           |            |        |           |          |   |     |      |  | \$0  |
| 147 |           |            |        |           |          |   |     |      |  | \$0  |
| 148 |           |            |        |           |          |   |     |      |  | \$0  |
| 149 |           |            |        |           |          |   |     |      |  | \$0  |
| 150 |           |            |        |           |          |   |     |      |  | \$0  |
| 151 |           |            |        |           |          |   |     |      |  | \$0  |
| 152 |           |            |        |           |          |   |     |      |  | \$0  |
| 153 |           |            |        |           |          |   |     |      |  | \$0  |
| 154 |           |            |        |           |          |   |     |      |  | \$0  |
| 155 |           |            |        |           |          |   |     |      |  | \$0  |
| 156 |           |            |        |           |          |   |     |      |  | \$0  |
| 157 |           |            |        |           |          |   |     |      |  | \$0  |
| 158 |           |            |        |           |          |   |     |      |  | \$0  |
| 159 |           |            |        |           |          |   |     |      |  | \$0  |
| 160 |           |            |        |           |          |   |     |      |  | \$0  |
| 161 |           |            |        |           |          |   |     |      |  | \$0  |
| 162 |           |            |        |           |          |   |     |      |  | \$0  |
| 163 |           |            |        |           |          |   |     |      |  | \$0  |

MOHCD Proforma - Existing Project Rent Roll

|     |           |       |       |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
|-----|-----------|-------|-------|-------|--|--|--|--|--|--|------------|-----|---------|---------|---------------------|-------|-------|------|-------|-------|
| 73  | Conсор 9  | \$446 | \$498 | 21.4% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$446 | 0.0% | 21.4% | 13.7% |
| 74  | Conсор 10 | \$460 | \$521 | 19.6% |  |  |  |  |  |  | Restricted | 80% | \$2,131 | \$2,070 | Current Tenant Rent | \$630 | \$460 | 0.0% | 19.6% | 32.5% |
| 75  | Conсор 11 | \$446 | \$498 | 21.4% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$446 | 0.0% | 21.4% | 35.9% |
| 76  | Conсор 12 | \$397 | \$449 | 19.3% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$397 | 0.0% | 19.3% | 15.7% |
| 77  | Conсор 14 | \$412 | \$464 | 19.9% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$412 | 0.0% | 19.9% | 29.3% |
| 78  | Conсор 15 | \$433 | \$485 | 20.8% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$433 | 0.0% | 20.8% | 61.2% |
| 79  | Conсор 16 | \$446 | \$498 | 21.4% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$446 | 0.0% | 21.4% | 34.7% |
| 80  | Conсор 17 | \$590 | \$651 | 24.4% |  |  |  |  |  |  | Restricted | 80% | \$2,131 | \$2,070 | Current Tenant Rent | \$630 | \$590 | 0.0% | 24.4% | 13.3% |
| 81  | Conсор 18 | \$446 | \$498 | 21.4% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$446 | 0.0% | 21.4% | 40.2% |
| 82  | Conсор 19 | \$611 | \$672 | 25.2% |  |  |  |  |  |  | Restricted | 80% | \$2,131 | \$2,070 | Current Tenant Rent | \$630 | \$611 | 0.0% | 25.2% | 41.9% |
| 83  | Conсор 20 | \$446 | \$498 | 21.4% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$446 | 0.0% | 21.4% | 52.8% |
| 84  | Conсор 21 | \$380 | \$432 | 18.5% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$380 | 0.0% | 18.5% | 27.4% |
| 85  | Conсор 22 | \$446 | \$498 | 21.4% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$446 | 0.0% | 21.4% | 54.2% |
| 86  | Conсор 24 | \$380 | \$432 | 18.5% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$380 | 0.0% | 18.5% | 72.8% |
| 87  | Conсор 25 | \$446 | \$498 | 21.4% |  |  |  |  |  |  | Restricted | 80% | \$1,865 | \$1,813 | Current Tenant Rent | \$484 | \$446 | 0.0% | 21.4% | 11.4% |
| 88  | Conсор 26 | \$460 | \$521 | 19.6% |  |  |  |  |  |  | Restricted | 80% | \$2,131 | \$2,070 | Current Tenant Rent | \$630 | \$460 | 0.0% | 19.6% | 12.3% |
| 89  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 90  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 91  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 92  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 93  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 94  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 95  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 96  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 97  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 98  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 99  |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 100 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 101 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 102 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 103 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 104 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 105 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 106 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 107 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 108 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 109 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 110 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 111 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 112 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 113 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 114 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 115 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 116 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 117 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 118 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 119 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 120 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 121 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 122 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 123 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 124 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 125 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 126 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 127 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 128 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 129 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 130 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 131 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 132 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 133 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 134 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 135 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 136 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 137 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 138 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 139 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 140 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 141 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 142 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 143 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 144 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
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| 147 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
| 148 |           |       | \$0   |       |  |  |  |  |  |  |            |     |         |         |                     |       |       |      |       |       |
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| 297 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| 301 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 302 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 303 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 304 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 305 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 306 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 307 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| 320 |  |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| 394 |  |  |  |  |  |  |  |  |  | \$0 |
| 395 |  |  |  |  |  |  |  |  |  | \$0 |
| 396 |  |  |  |  |  |  |  |  |  | \$0 |
| 397 |  |  |  |  |  |  |  |  |  | \$0 |
| 398 |  |  |  |  |  |  |  |  |  | \$0 |
| 399 |  |  |  |  |  |  |  |  |  | \$0 |
| 400 |  |  |  |  |  |  |  |  |  | \$0 |

MOHCD Proforma - Existing Project Rent Roll

|     |  |  |     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----|--|--|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 346 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 347 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 348 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 349 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 350 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 351 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 352 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 353 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 354 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 355 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 356 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 357 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 358 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 359 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 360 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 361 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 362 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 363 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 364 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 365 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 366 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 367 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 368 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 369 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 370 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 371 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 372 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 373 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 374 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 375 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 376 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 377 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 378 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 379 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 380 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 381 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 382 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 383 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 384 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 385 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 386 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 387 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 388 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 389 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 390 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 391 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 392 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 393 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 394 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 395 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 396 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 397 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 398 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 399 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 400 |  |  | \$0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |







Application Date: 1/24/22 # Commercial Spaces:   
 Project Name: Throughline Apartments  
 Project Address: 777, 1204, 1525 Broadway, Mason, Grant St, St, Ave.  
 Project Sponsor: Chinatown Community Development Center

Don't forget to fill in D138:D140!

| COMMERCIAL SPACE             | Space 1 | Space 2 | Space 3 | Space 4 | Space 5 | %age Total Building Costs in Commercial Budget |
|------------------------------|---------|---------|---------|---------|---------|--|
| Commercial Use - Description |         |         |         |         |         |  |
| Gross SF                     |         |         |         |         |         | Total Commercial SF                            |

| SOURCES          | Total Sources |  |  |  |  | Comments |
|------------------|---------------|--|--|--|--|----------|
| Name of Sources: |               |  |  |  |  |          |

| USES             | Total Sources |  |  |  |  | Comments |
|------------------|---------------|--|--|--|--|----------|
| Name of Sources: |               |  |  |  |  |          |

| ACQUISITION                          | Space 1  | Space 2  | Space 3  | Space 4  | Space 5  |          |
|--------------------------------------|----------|----------|----------|----------|----------|----------|
| Acquisition cost or value            |          |          |          |          |          | 0        |
| Legal / Closing costs / Broker's Fee |          |          |          |          |          | 0        |
| Holding Costs                        |          |          |          |          |          | 0        |
| Transfer Tax                         |          |          |          |          |          | 0        |
| <b>TOTAL ACQUISITION</b>             | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

| CONSTRUCTION (HARD COSTS)                                 | Space 1  | Space 2  | Space 3  | Space 4  | Space 5  |          |
|---|----------|----------|----------|----------|----------|----------|
| Unit Construction/Rehab                                   |          |          |          |          |          | 0        |
| Commercial Warm Shell Construction                        |          |          |          |          |          | 0        |
| Commercial Cold Shell Construction                        |          |          |          |          |          | 0        |
| Demolition  |          |          |          |          |          | 0        |
| Environmental Remediation                                 |          |          |          |          |          | 0        |
| Onsite Improvements/Landscaping                           |          |          |          |          |          | 0        |
| Offsite Improvements                                      |          |          |          |          |          | 0        |
| Infrastructure Improvements                               |          |          |          |          |          | 0        |
| Parking   |          |          |          |          |          | 0        |
| GC Bond Premium/GC Insurance/GC Taxes                     |          |          |          |          |          | 0        |
| GC Overhead & Profit                                      |          |          |          |          |          | 0        |
| CG General Conditions                                     |          |          |          |          |          | 0        |
| <i>Sub-total Construction Costs</i>                       | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> |
| Design Contingency (remove at DD)                         |          |          |          |          |          | 0        |
| Bid Contingency (remove at bid)                           |          |          |          |          |          | 0        |
| Plan Check Contingency (remove/reduce during Plan Review) |          |          |          |          |          | 0        |
| Hard Cost Construction Contingency                        |          |          |          |          |          | 0        |
| <i>Sub-total Construction Contingencies</i>               | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> |
| <b>TOTAL CONSTRUCTION COSTS</b>                           | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Construction line item costs as a % of hard costs

| SOFT COSTS  | Space 1  | Space 2  | Space 3  | Space 4  | Space 5  |          |
|---|----------|----------|----------|----------|----------|----------|
| <b>Architecture &amp; Design</b>  |          |          |          |          |          |          |
| Architect design fees   | 0        |          |          | 0        |          | 0        |
| Architecture design fees for Schematic Drawings for tenant-paid tenant improvements |          |          |          |          |          | 0        |
| Design Subconsultants to the Architect (incl. Fees)                                 |          |          |          |          |          | 0        |
| Architect Construction Admin  |          |          |          |          |          | 0        |
| Reimbursables   |          |          |          |          |          | 0        |
| Additional Services   |          |          |          |          |          | 0        |
| <i>Sub-total Architect Contract</i>   | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> |
| Other Third Party design consultants (not included under Architect contract)        |          |          |          |          |          | 0        |
| <b>Total Architecture &amp; Design</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

See MOHCD A&E Fee Guidelines: <http://sfmohcd.org/documents-reports-and-forms>

|  |          |          |          |          |          |          |
|--|----------|----------|----------|----------|----------|----------|
| <b>Engineering &amp; Environmental Studies</b>       |          |          |          |          |          |          |
| Survey   |          |          |          |          |          | 0        |
| Geotechnical studies                                 |          |          |          |          |          | 0        |
| Phase I & II Reports                                 |          |          |          |          |          | 0        |
| CEQA / Environmental Review consultants              |          |          |          |          |          | 0        |
| NEPA / 106 Review                                    |          |          |          |          |          | 0        |
| CNA/PNA (rehab only)                                 |          |          |          |          |          | 0        |
| Other environmental consultants                      |          |          |          |          |          | 0        |
| <b>Total Engineering &amp; Environmental Studies</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Name consultants & contract amounts

|   |          |          |          |          |          |          |
|---|----------|----------|----------|----------|----------|----------|
| <b>Financing Costs</b>                  |          |          |          |          |          |          |
| <b>Construction Financing Costs</b>     |          |          |          |          |          |          |
| Construction Loan Origination Fee       |          |          |          |          |          | 0        |
| Construction Loan Interest              |          |          |          |          |          | 0        |
| Title & Recording                       |          |          |          |          |          | 0        |
| CDLAC & CDIAC fees                      |          |          |          |          |          | 0        |
| Bond Issuer Fees                        |          |          |          |          |          | 0        |
| Other Bond Cost of Issuance             |          |          |          |          |          | 0        |
| Other Lender Costs (specify)            |          |          |          |          |          | 0        |
| <i>Sub-total Const. Financing Costs</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> |
| <b>Permanent Financing Costs</b>        |          |          |          |          |          |          |
| Permanent Loan Origination Fee          |          |          |          |          |          | 0        |
| Credit Enhance. & Appl. Fee             |          |          |          |          |          | 0        |
| Title & Recording                       |          |          |          |          |          | 0        |
| Commercial Loan Origination Fee         |          |          |          |          |          | 0        |
| <i>Sub-total Perm. Financing Costs</i>  | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> |
| <b>Total Financing Costs</b>            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

|                               |          |          |          |          |          |          |
|-------------------------------|----------|----------|----------|----------|----------|----------|
| <b>Legal Costs</b>            |          |          |          |          |          |          |
| Borrower Legal fees           |          |          |          |          |          | 0        |
| Land Use / CEQA Attorney fees |          |          |          |          |          | 0        |
| Tax Credit Counsel            |          |          |          |          |          | 0        |
| Bond Counsel                  |          |          |          |          |          | 0        |
| Construction Lender Counsel   |          |          |          |          |          | 0        |
| Permanent Lender Counsel      |          |          |          |          |          | 0        |
| Other Legal (specify)         |          |          |          |          |          | 0        |
| <b>Total Legal Costs</b>      | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

|  |          |          |          |          |          |          |
|--|----------|----------|----------|----------|----------|----------|
| <b>Other Development Costs</b>             |          |          |          |          |          |          |
| Appraisal                                  |          |          |          |          |          | 0        |
| Market Study                               |          |          |          |          |          | 0        |
| Insurance                                  |          |          |          |          |          | 0        |
| Property Taxes                             |          |          |          |          |          | 0        |
| Accounting / Audit                         |          |          |          |          |          | 0        |
| Organizational Costs                       |          |          |          |          |          | 0        |
| Entitlement / Permit Fees                  |          |          |          |          |          | 0        |
| Marketing / Lease-up                       |          |          |          |          |          | 0        |
| Furnishings                                |          |          |          |          |          | 0        |
| PGE / Utility Fees                         |          |          |          |          |          | 0        |
| TCAC App / Alloc / Monitor Fees            |          |          |          |          |          | 0        |
| Financial Consultant fees                  |          |          |          |          |          | 0        |
| Construction Management fees / Owner's Rep |          |          |          |          |          | 0        |
| Security during Construction               |          |          |          |          |          | 0        |
| Relocation                                 |          |          |          |          |          | 0        |
| Other (specify)                            |          |          |          |          |          | 0        |
| Other (specify)                            |          |          |          |          |          | 0        |
| Other (specify)                            |          |          |          |          |          | 0        |
| <b>Total Other Development Costs</b>       | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Total Soft Cost Contingency as % of Total Soft Costs

|   |          |          |          |          |          |          |
|---|----------|----------|----------|----------|----------|----------|
| <b>Soft Cost Contingency</b>                    |          |          |          |          |          |          |
| Contingency (Arch, Eng, Fin, Legal & Other Dev) |          |          |          |          |          | 5%       |
| <b>TOTAL SOFT COSTS</b>                         | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

|                              |          |          |          |          |          |          |
|------------------------------|----------|----------|----------|----------|----------|----------|
| <b>RESERVES</b>              |          |          |          |          |          |          |
| Operating Reserves           |          |          |          |          |          | 0        |
| Replacement Reserves         |          |          |          |          |          | 0        |
| Tenant Improvements Reserves |          |          |          |          |          | 0        |
| Commercial Lease-Up Reserves |          |          |          |          |          | 0        |
| Other (specify)              |          |          |          |          |          | 0        |
| <b>TOTAL RESERVES</b>        | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

|  |          |          |          |          |          |          |
|--|----------|----------|----------|----------|----------|----------|
| <b>DEVELOPER COSTS</b>                                 |          |          |          |          |          |          |
| Commercial Developer Fee - Cash-out Paid at Milestones |          |          |          |          |          | 0        |
| Other (specify)  |          |          |          |          |          | 0        |
| Other (specify)  |          |          |          |          |          | 0        |
| <b>TOTAL DEVELOPER COSTS</b>                           | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

|   |          |          |          |          |          |          |
|---|----------|----------|----------|----------|----------|----------|
| <b>TOTAL DEVELOPMENT COST</b>               | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |
| Development Cost/SF by Source               |          |          |          |          |          |          |
| Development Cost/Unit as % of TDC by Source |          |          |          |          |          |          |

|  |  |  |  |  |  |      |
|--|--|--|--|--|--|------|
| Acquisition Cost/SF by Source                          |  |  |  |  |  |      |
| Construction Cost (inc Const Contingency)/SF By Source |  |  |  |  |  |      |
| Construction Cost (inc Const Contingency)/SF           |  |  |  |  |  | 0.00 |

Commercial Loan Amount:  Fill in with value or 'N/A' if not applicable.  
 Commercial Loan Term (in years):  Fill in with value or 'N/A' if not applicable.  
 Commercial Interest Rate (as %):  Fill in with value or 'N/A' if not applicable.

**Throughline Apartments**

Drop down menu to the right controls how much Net Commercial Revenue is contributed to the Residential Operating Budget. (100% is default, select another choice only if allowed by MOHCD policy.)

|   |      |                                      | Year 1         | Year 2         | Year 3         | Year 4         | Year 5         | Year 6         | Year 7         | Year 8         | Year 9         | Year 10        | Year 11        | Year 12        | Year 13        | Year 14        | Year 15        | Year 16        | Year 17        | Year 18        | Year 19        | Year 20        |
|---|------|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|   |      |                                      | 2023           | 2024           | 2025           | 2026           | 2027           | 2028           | 2029           | 2030           | 2031           | 2032           | 2033           | 2034           | 2035           | 2036           | 2037           | 2038           | 2039           | 2040           | 2041           | 2042           |
| <b>Commercial Income</b>  |      | <b>Total # Units:</b>                | 88             |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
|   |      | <b>% annual increase</b>             |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Comments</b>   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Commercial Space 1  | 2.0% | Tower Office (3)                     | 87,060         | 87,060         | 87,060         | 88,801         | 90,577         | 92,389         | 94,237         | 96,121         | 98,044         | 100,005        | 102,005        | 104,045        | 106,126        | 108,248        | 110,413        | 112,621        | 114,874        | 117,171        | 119,515        | 121,905        |
| Commercial Space 2  | 2.0% | Consortia - Gallery Café             | 36,000         | 36,000         | 36,000         | 36,720         | 37,454         | 38,203         | 38,968         | 39,747         | 40,542         | 41,353         | 42,180         | 43,023         | 43,884         | 44,761         | 45,657         | 46,570         | 47,501         | 48,451         | 49,420         | 50,409         |
| Commercial Space 3  | 2.0% | Consortia - Dewey Xu (Laundromat)    | 24,720         | 24,720         | 24,720         | 25,214         | 25,719         | 26,233         | 26,758         | 27,293         | 27,839         | 28,396         | 28,963         | 29,543         | 30,134         | 30,736         | 31,351         | 31,978         | 32,618         | 33,270         | 33,935         | 34,614         |
| Commercial Space 4  | 2.0% | Consortia - NICOS (nonprofit office) | 15,648         | 15,648         | 15,648         | 15,961         | 16,280         | 16,606         | 16,938         | 17,277         | 17,622         | 17,973         | 18,334         | 18,701         | 19,075         | 19,456         | 19,845         | 20,242         | 20,647         | 21,060         | 21,481         | 21,911         |
| Commercial Space 5  | 2.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Commercial Income   | 3.0% | Celphone Tower Lease                 | 14,832         | 15,277         | 15,277         | 15,277         | 15,277         | 15,277         | 15,735         | 15,735         | 15,735         | 15,735         | 16,207         | 16,207         | 16,207         | 16,207         | 16,207         | 16,207         | 16,694         | 16,694         | 16,694         | 16,694         |
| <b>Gross Potential Income</b>                                       |      |                                      | <b>178,260</b> | <b>178,705</b> | <b>178,705</b> | <b>181,974</b> | <b>185,307</b> | <b>188,708</b> | <b>192,635</b> | <b>196,173</b> | <b>199,782</b> | <b>203,463</b> | <b>207,217</b> | <b>211,519</b> | <b>215,425</b> | <b>219,410</b> | <b>223,474</b> | <b>227,619</b> | <b>232,333</b> | <b>236,646</b> | <b>241,045</b> | <b>245,532</b> |
| <i>Rent/SF/Month:</i>   |      |                                      | \$1.66         | \$1.66         | \$1.66         | \$1.69         | \$1.73         | \$1.76         | \$1.80         | \$1.83         | \$1.87         | \$1.91         | \$1.94         | \$1.98         | \$2.02         | \$2.06         | \$2.11         | \$2.15         | \$2.19         | \$2.23         | \$2.28         | \$2.32         |
| Vacancy Loss - Commercial   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>EFFECTIVE GROSS INCOME</b>                                       |      |                                      | <b>145,574</b> | <b>96,991</b>  | <b>96,991</b>  | <b>96,625</b>  | <b>100,292</b> | <b>101,993</b> | <b>104,185</b> | <b>105,954</b> | <b>107,759</b> | <b>109,599</b> | <b>111,476</b> | <b>113,863</b> | <b>115,816</b> | <b>117,808</b> | <b>119,840</b> | <b>121,913</b> | <b>124,513</b> | <b>126,670</b> | <b>128,869</b> | <b>131,113</b> |
| <b>COMMERCIAL OPERATING EXPENSES</b>                                |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Management</b>   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Commercial Management Fee   | 3.0% | per agreement with Ventura Partners  | 7,446          | 7,669          | 7,899          | 8,136          | 8,381          | 8,632          | 8,891          | 9,158          | 9,432          | 9,715          | 10,007         | 10,307         | 10,616         | 10,935         | 11,263         | 11,601         | 11,949         | 12,307         | 12,676         | 13,057         |
| <b>Sub-total Management Expenses</b>                                |      |                                      | <b>7,446</b>   | <b>7,669</b>   | <b>7,899</b>   | <b>8,136</b>   | <b>8,381</b>   | <b>8,632</b>   | <b>8,891</b>   | <b>9,158</b>   | <b>9,432</b>   | <b>9,715</b>   | <b>10,007</b>  | <b>10,307</b>  | <b>10,616</b>  | <b>10,935</b>  | <b>11,263</b>  | <b>11,601</b>  | <b>11,949</b>  | <b>12,307</b>  | <b>12,676</b>  | <b>13,057</b>  |
| <b>Utilities</b>  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Electricity   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Water   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Gas   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Sewer   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Sub-total Utilities</b>  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Taxes and Licenses</b>   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Real Estate Taxes   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Payroll Taxes   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Miscellaneous Taxes, Licenses and Permits                           | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Sub-total Taxes and Licenses</b>                                 |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Insurance</b>  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Property and Liability Insurance                                    | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Fidelity Bond Insurance   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Worker's Compensation   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Director's & Officers' Liability Insurance                          | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Sub-total Insurance</b>  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Maintenance &amp; Repair</b>                                     |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Payroll   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Supplies  | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Contracts   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Garbage and Trash Removal   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Security Payroll/Contract   | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| HVAC Repairs and Maintenance  | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Vehicle and Maintenance Equipment Operation and Repairs             | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Miscellaneous Operating and Maintenance Expenses                    | 3.0% |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Sub-total Maintenance &amp; Repair Expenses</b>                  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Reserves/Ground Lease Base Rent/Bond Fees</b>                    |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Replacement Reserve Deposit   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Operating Reserve Deposit   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Required Reserve 1 Deposit                                    |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Required Reserve 2 Deposit                                    |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Sub-total Reserves/Ground Lease Base Rent/Bond Fees</b>          |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>TOTAL COMMERCIAL OPERATING EXPENSES</b>                          |      |                                      | <b>7,446</b>   | <b>7,669</b>   | <b>7,899</b>   | <b>8,136</b>   | <b>8,381</b>   | <b>8,632</b>   | <b>8,891</b>   | <b>9,158</b>   | <b>9,432</b>   | <b>9,715</b>   | <b>10,007</b>  | <b>10,307</b>  | <b>10,616</b>  | <b>10,935</b>  | <b>11,263</b>  | <b>11,601</b>  | <b>11,949</b>  | <b>12,307</b>  | <b>12,676</b>  | <b>13,057</b>  |
| <b>NET OPERATING INCOME (INCOME minus OP EXPENSES)</b>              |      |                                      | <b>138,128</b> | <b>89,322</b>  | <b>89,091</b>  | <b>90,489</b>  | <b>91,912</b>  | <b>93,361</b>  | <b>95,294</b>  | <b>96,796</b>  | <b>98,326</b>  | <b>99,884</b>  | <b>101,469</b> | <b>103,556</b> | <b>105,200</b> | <b>106,874</b> | <b>108,578</b> | <b>110,312</b> | <b>112,565</b> | <b>114,363</b> | <b>116,193</b> | <b>118,056</b> |
| <b>DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)</b> |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Hard Debt - First Lender  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Hard Debt - Second Lender   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Hard Debt - Third Lender  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Hard Debt - Fourth Lender   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>TOTAL HARD DEBT SERVICE</b>                                      |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>CASH FLOW (NOI minus DEBT SERVICE)</b>                           |      |                                      | <b>138,128</b> | <b>89,322</b>  | <b>89,091</b>  | <b>90,489</b>  | <b>91,912</b>  | <b>93,361</b>  | <b>95,294</b>  | <b>96,796</b>  | <b>98,326</b>  | <b>99,884</b>  | <b>101,469</b> | <b>103,556</b> | <b>105,200</b> | <b>106,874</b> | <b>108,578</b> | <b>110,312</b> | <b>112,565</b> | <b>114,363</b> | <b>116,193</b> | <b>118,056</b> |
| <b>REPLACEMENT RESERVE - RUNNING BALANCE</b>                        |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Replacement Reserve Starting Balance                                |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Replacement Reserve Deposits  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Replacement Reserve Withdrawals (ideally tied to CNA)               |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Replacement Reserve Interest  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>RR Running Balance</b>   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>OPERATING RESERVE - RUNNING BALANCE</b>                          |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Operating Reserve Starting Balance                                  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Operating Reserve Deposits  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Operating Reserve Withdrawals                                       |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Operating Reserve Interest  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>OR Running Balance</b>   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>OTHER REQUIRED RESERVE 1 - RUNNING BALANCE</b>                   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Reserve 1 Starting Balance                                    |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Reserve 1 Deposits  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Reserve 1 Withdrawals   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Reserve 1 Interest  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Other Required Reserve 1 Running Balance</b>                     |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>OTHER RESERVE 2 - RUNNING BALANCE</b>                            |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Reserve 2 Starting Balance                                    |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Reserve 2 Deposits  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Reserve 2 Withdrawals   |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| Other Reserve 2 Interest  |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
| <b>Other Required Reserve 2 Running Balance</b>                     |      |                                      |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |

Application Date: 1/24/2022 Project Name: Throughline Apartments  
 Total # Units: 88 Project Address: Ave.  
 First Year of Operations (provide data assuming that Year 1 is a full year, i.e. 12 months of operations): 2023 Project Sponsor: Chinatown Community Development Center  
 Correct errors noted in Col N!

| INCOME   | Total            | Comments   |
|--|------------------|--|
| Residential - Tenant Rents   | 327,876          | Links from 'Existing Proj - Rent Info' Worksheet                                   |
| Residential - Tenant Assistance Payments (Non-LOSP)                | 866,988          | Links from 'Existing Proj - Rent Info' Worksheet                                   |
| Commercial Space   | 163,428          | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% |
| Residential Parking  | 0                | Links from 'Utilities & Other Income' Worksheet                                    |
| Miscellaneous Rent Income  | 640              | Links from 'Utilities & Other Income' Worksheet                                    |
| Supportive Services Income   | 0                |  |
| Interest Income - Project Operations                               | 0                | Links from 'Utilities & Other Income' Worksheet                                    |
| Laundry and Vending  | 1,500            | Links from 'Utilities & Other Income' Worksheet                                    |
| Tenant Charges   | 0                | Links from 'Utilities & Other Income' Worksheet                                    |
| Miscellaneous Residential Income                                   | 0                | Links from 'Utilities & Other Income' Worksheet                                    |
| Other Commercial Income  | 14,832           | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% |
| Withdrawal from Capitalized Reserve (deposit to operating account) | 0                |  |
| <b>Gross Potential Income</b>                                      | <b>1,375,264</b> |  |
| Vacancy Loss - Residential - Tenant Rents                          | (16,394)         | Vacancy loss is 5% of Tenant Rents.  |
| Vacancy Loss - Residential - Tenant Assistance Payments            | (43,349)         | Vacancy loss is 5% of Tenant Assistance Payments.                                  |
| Vacancy Loss - Commercial  | (32,686)         | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% |
| <b>EFFECTIVE GROSS INCOME</b>                                      | <b>1,282,835</b> | <b>PUPA: 14,578</b>  |

**OPERATING EXPENSES**

| Management                           |               |   |
|--------------------------------------|---------------|---|
| Management Fee                       | 72,405        | 1st Year to be set according to HUD schedule. |
| Asset Management Fee                 | 0             |   |
| <b>Sub-total Management Expenses</b> | <b>72,405</b> | <b>PUPA: 823</b>                              |

| Salaries/Benefits                   |                |                    |
|-------------------------------------|----------------|--------------------|
| Office Salaries                     | 42,715         |                    |
| Manager's Salary                    | 61,250         |                    |
| Health Insurance and Other Benefits | 44,721         |                    |
| Other Salaries/Benefits             | 3,914          |                    |
| Administrative Rent-Free Unit       | 0              |                    |
| <b>Sub-total Salaries/Benefits</b>  | <b>152,600</b> | <b>PUPA: 1,734</b> |

| Administration                           |               |   |
|--|---------------|---|
| Advertising and Marketing                | 3,000         |   |
| Office Expenses                          | 29,626        | Office supplies, Other Renting ex. Computer services, Telephone service |
| Office Rent                              | 0             |   |
| Legal Expense - Property                 | 3,000         |   |
| Audit Expense                            | 23,570        |   |
| Bookkeeping/Accounting Services          | 10,032        |   |
| Bad Debts                                | 8,393         |   |
| Miscellaneous                            | 6,317         |   |
| <b>Sub-total Administration Expenses</b> | <b>83,998</b> | <b>PUPA: 955</b>  |

| Utilities                  |                |                    |
|----------------------------|----------------|--------------------|
| Electricity                | 35,166         |                    |
| Water                      | 27,523         |                    |
| Gas                        | 15,749         |                    |
| Sewer                      | 37,850         |                    |
| <b>Sub-total Utilities</b> | <b>116,288</b> | <b>PUPA: 1,321</b> |

| Taxes and Licenses                        |               |   |
|---|---------------|---|
| Real Estate Taxes                         | 6,778         |   |
| Payroll Taxes                             | 12,026        |   |
| Miscellaneous Taxes, Licenses and Permits | 10,149        | Misc Taxes, Licenses, Permits & Insurance; PASS Fee |
| <b>Sub-total Taxes and Licenses</b>       | <b>29,853</b> | <b>PUPA: 339</b>                                    |

| Insurance                                  |               |                  |
|--|---------------|------------------|
| Property and Liability Insurance           | 87,012        |                  |
| Fidelity Bond Insurance                    | 0             |                  |
| Worker's Compensation                      | 0             |                  |
| Director's & Officers' Liability Insurance | 0             |                  |
| <b>Sub-total Insurance</b>                 | <b>87,012</b> | <b>PUPA: 989</b> |

| Maintenance & Repair                                    |                |  |
|---|----------------|--|
| Payroll   | 65,000         |  |
| Supplies  | 0              |  |
| Contracts   | 101,892        | Janitor, Janitor Supplies, Elev Maint, Extermin, Deco, Repairs |
| Garbage and Trash Removal                               | 38,498         |  |
| Security Payroll/Contract                               | 0              |  |
| HVAC Repairs and Maintenance                            | 0              |  |
| Vehicle and Maintenance Equipment Operation and Repairs | 0              |  |
| Miscellaneous Operating and Maintenance Expenses        | 0              |  |
| <b>Sub-total Maintenance &amp; Repair Expenses</b>      | <b>205,390</b> | <b>PUPA: 2,334</b>   |

|                                 |                |  |
|---------------------------------|----------------|--|
| <b>Supportive Services</b>      | 38,000         | Tenant Services & Activities   |
| <b>Commercial Expenses</b>      | 7,446          | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% |
| <b>TOTAL OPERATING EXPENSES</b> | <b>792,992</b> | <b>PUPA: 9,011</b>   |

**Reserves/Ground Lease Base Rent/Bond Fees**

|  |               |  |              |
|--|---------------|--|--------------|
| Ground Lease Base Rent                                     | 0             | lease with SFHA paid w/  | See line 118 |
| Bond Monitoring Fee  | 0             |  |              |
| Replacement Reserve Deposit                                | 52,800        |  |              |
| Operating Reserve Deposit                                  | 0             |  |              |
| Other Required Reserve 1 Deposit                           | 0             |  |              |
| Other Required Reserve 2 Deposit                           | 0             |  |              |
| Required Reserve Deposits, Commercial                      | 0             | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% |              |
| <b>Sub-total Reserves/Ground Lease Base Rent/Bond Fees</b> | <b>52,800</b> | <b>PUPA: 600</b>   |              |

|   |                |                    |  |
|---|----------------|--------------------|--|
| <b>TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)</b> | <b>845,792</b> | <b>PUPA: 9,611</b> | Min DSCR: 1.09<br>Mortgage Rate: 5.00%   |
| <b>NET OPERATING INCOME (INCOME minus OP EXPENSES)</b>                | <b>437,043</b> | <b>PUPA: 4,966</b> | Term (Years): 30<br>Supportable 1st Mortgage Pmt: 400,957<br>Supportable 1st Mortgage Amt: \$6,224,243<br>Proposed 1st Mortgage Amt: \$8,031,555 |

| DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)            |                |  |  |
|---|----------------|--|--|
| Hard Debt - First Lender  | 322,454        | MOHCD PASS Loan  | Provide additional comments here, if needed. |
| Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender) | 0              |  | Provide additional comments here, if needed. |
| Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)       | 0              |  | Provide additional comments here, if needed. |
| Hard Debt - Fourth Lender   | 0              |  | Provide additional comments here, if needed. |
| Commercial Hard Debt Service  | 0              | from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% |  |
| <b>TOTAL HARD DEBT SERVICE</b>  | <b>322,454</b> | <b>PUPA: 3,664</b>   |  |

|  |                |  |
|--|----------------|--|
| <b>CASH FLOW (NOI minus DEBT SERVICE)</b>                  | <b>114,589</b> |  |
| <b>USES OF CASH FLOW BELOW (This row also shows DSCR.)</b> | <b>1.36</b>    |  |

**USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL**

|   |               |  |
|---|---------------|--|
| "Below-the-line" Asset Mgt Fee (uncommon in new projects, see policy) | 22,670        |  |
| Partnership Management Fee (see policy for limits)                    | 0             |  |
| Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) | 15,750        | SFHA Air Rights lease paid from residual cash (1.4% of effective gross income) |
| Other Payments  | 0             |  |
| Non-amortizing Loan Pmt - Lender 1 (select lender in comments field)  | 0             | Provide additional comments here, if needed.                                   |
| Non-amortizing Loan Pmt - Lender 2 (select lender in comments field)  | 0             | Provide additional comments here, if needed.                                   |
| Deferred Developer Fee (Enter amt <= Max Fee from cell I130)          | 0             | Def. Develop. Fee split: 0%<br>Provide additional comments here, if needed.    |
| <b>TOTAL PAYMENTS PRECEDING MOHCD</b>                                 | <b>38,420</b> | <b>PUPA: 437</b>   |

|   |               |  |
|---|---------------|--|
| <b>RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)</b> | <b>76,169</b> |  |
|---|---------------|--|

**Residual Receipts Calculation**

|   |     |                                 |    |
|---|-----|---------------------------------|----|
| Does Project have a MOHCD Residual Receipt Obligation?                    | Yes | Project has MOHCD ground lease? | No |
| Will Project Defer Developer Fee?   | No  |                                 |    |
| Max Deferred Developer Fee/Borrower % of Residual Receipts in Yr 1:       | 33% |                                 |    |
| % of Residual Receipts available for distribution to soft debt lenders in | 67% |                                 |    |

| Soft Debt Lenders with Residual Receipts Obligations | (Select lender name/program from drop down) | Total Principal Amt | Distrib. of Soft Debt Loans |
|--|---|---------------------|-----------------------------|
| MOHCD/OCII - Soft Debt Loans                         | All MOHCD/OCII Loans payable from res. recs | \$13,839,707        | 100.00%                     |
| MOHCD/OCII - Ground Lease Value or Land Acq Cost     | Ground Lease Value                          | 0                   | 0.00%                       |
| HCD (soft debt loan) - Lender 3                      |   | 0                   | 0.00%                       |
| Other Soft Debt Lender - Lender 4                    |   | 0                   | 0.00%                       |
| Other Soft Debt Lender - Lender 5                    |   | 0                   | 0.00%                       |

**MOHCD RESIDUAL RECEIPTS DEBT SERVICE**

|  |        |  |
|--|--------|--|
| MOHCD Residual Receipts Amount Due                               | 50,779 | 67% of residual receipts, multiplied by 100% - MOHCD's pro rata share of all soft debt |
| Proposed MOHCD Residual Receipts Amount to Loan Repayment        | 50,779 | Enter/override amount of residual receipts proposed for loan repayment.                |
| Proposed MOHCD Residual Receipts Amount to Residual Ground Lease | 0      | If applicable, MOHCD residual receipts amt due LESS amt proposed for loan repaymt.     |

|   |               |  |
|---|---------------|--|
| <b>REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE</b> | <b>25,390</b> |  |
|---|---------------|--|

**NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE**

|   |          |  |
|---|----------|--|
| HCD Residual Receipts Amount Due                      | 0        |  |
| Lender 4 Residual Receipts Due                        | 0        |  |
| Lender 5 Residual Receipts Due                        | 0        |  |
| <b>Total Non-MOHCD Residual Receipts Debt Service</b> | <b>0</b> |  |

**REMAINDER (should be zero unless there are distributions below)**

|  |               |  |
|--|---------------|--|
| <b>REMAINDER (should be zero unless there are distributions below)</b> | <b>25,390</b> |  |
| Owner Distributions/Incentive Management Fee                           | 25,390        | 100% of Borrower share of 33% of residual receipts |
| Other Distributions/Uses   | 0             |  |
| <b>Final Balance (should be zero)</b>                                  | <b>0</b>      |  |



|   |                          | Year 1  | Year 2       | Year 3       | Year 4       | Year 5       | Year 6       | Year 7       | Year 8       | Year 9       | Year 10      |
|---|--------------------------|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|   |                          | 2023  | 2024         | 2025         | 2026         | 2027         | 2028         | 2029         | 2030         | 2031         | 2032         |
| <b>INCOME</b>                                   | <b>% annual increase</b> | <b>Comments (related to annual inc assumptions)</b> |              |              |              |              |              |              |              |              |              |
|   |                          | <b>Total</b>  | <b>Total</b> | <b>Total</b> | <b>Total</b> | <b>Total</b> | <b>Total</b> | <b>Total</b> | <b>Total</b> | <b>Total</b> | <b>Total</b> |
| Other Reserve 2 Interest                        |                          |   |              |              |              |              |              |              |              |              |              |
| <i>Other Required Reserve 2 Running Balance</i> |                          |   |              |              |              |              |              |              |              |              |              |

Throughline Apartments

Total # Units: 88

|  | % annual increase | Comments (related to annual inc assumptions)   | Year 11<br>2033 | Year 12<br>2034 | Year 13<br>2035 | Year 14<br>2036 | Year 15<br>2037 | Year 16<br>2038 | Year 17<br>2039 | Year 18<br>2040 | Year 19<br>2041 | Year 20<br>2042 |
|--|-------------------|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>INCOME</b>  |                   |  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Residential - Tenant Rents   | 2.0%              |  | 399,679         | 407,673         | 415,826         | 424,143         | 432,625         | 441,278         | 450,103         | 459,106         | 468,288         | 477,653         |
| Residential - Tenant Assistance Payments (Non-LOSP)                | 2.0%              |  | 1,086,854       | 1,077,991       | 1,099,550       | 1,121,541       | 1,143,972       | 1,166,852       | 1,190,189       | 1,213,993       | 1,238,272       | 1,263,038       |
| Commercial Space   | 2.0%              | from 'Commercial Op. Budget' Worksheet, Commercial to Residential allocation: 100%           | 191,482         | 195,312         | 199,218         | 203,202         | 207,266         | 211,412         | 215,640         | 219,953         | 224,352         | 228,839         |
| Residential Parking  |                   |  | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               |
| Miscellaneous Rent Income  | 2.0%              |  | 780             | 796             | 812             | 828             | 844             | 861             | 879             | 896             | 914             | 932             |
| Supportive Services Income   | 2.0%              |  | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               |
| Interest Income - Project Operations                               | 2.0%              |  | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               |
| Laundry and Vending  | 2.0%              |  | 1,828           | 1,865           | 1,902           | 1,940           | 1,979           | 2,019           | 2,059           | 2,100           | 2,142           | 2,185           |
| Tenant Charges   | 2.0%              |  | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               |
| Miscellaneous Residential Income                                   | 2.0%              |  | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               |
| Other Commercial Income  | 3.0%              | from 'Commercial Op. Budget' Worksheet, Commercial to Residential allocation: 100%           | 15,735          | 16,207          | 16,207          | 16,207          | 16,207          | 16,207          | 16,207          | 16,694          | 16,694          | 16,694          |
| Withdrawal from Capitalized Reserve (deposit to operating account) | n/a               | Link from Reserve Section below, as applicable   | -               | -               | -               | -               | -               | -               | -               | -               | -               | -               |
| <b>Gross Potential Income</b>                                      |                   |  | 1,666,358       | 1,699,843       | 1,733,516       | 1,767,862       | 1,802,895       | 1,838,629       | 1,875,563       | 1,912,741       | 1,950,662       | 1,989,341       |
| Vacancy Loss - Residential - Tenant Rents                          | n/a               | Enter formulas manually per relevant MOH policy; annual incrementing usually not appropriate | (19,984)        | (20,394)        | (20,791)        | (21,207)        | (21,631)        | (22,064)        | (22,505)        | (22,955)        | (23,414)        | (23,883)        |
| Vacancy Loss - Residential - Tenant Assistance Payments            | n/a               |  | (52,843)        | (53,900)        | (54,978)        | (56,077)        | (57,199)        | (58,343)        | (59,509)        | (60,700)        | (61,914)        | (63,152)        |
| Vacancy Loss - Commercial  | n/a               |  | (95,741)        | (97,656)        | (99,609)        | (101,601)       | (103,633)       | (105,706)       | (107,820)       | (109,976)       | (112,176)       | (114,419)       |
| <b>EFFECTIVE GROSS INCOME</b>                                      |                   |  | 1,497,791       | 1,527,904       | 1,558,138       | 1,588,976       | 1,620,432       | 1,652,516       | 1,685,729       | 1,719,109       | 1,753,158       | 1,787,887       |

**OPERATING EXPENSES**

| <b>Management</b>                                       |      |   |         |         |         |         |         |         |         |         |         |         |
|---|------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Management Fee  | 3.0% | 1st Year to be set according to HUD schedule. | 97,306  | 100,225 | 103,232 | 106,329 | 109,519 | 112,805 | 116,189 | 119,674 | 123,265 | 126,963 |
| Asset Management Fee                                    | 3.0% | per MOHCD policy                              | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| <b>Sub-total Management Expenses</b>                    |      |   | 97,306  | 100,225 | 103,232 | 106,329 | 109,519 | 112,805 | 116,189 | 119,674 | 123,265 | 126,963 |
| <b>Salaries/Benefits</b>                                |      |   |         |         |         |         |         |         |         |         |         |         |
| Office Salaries   | 3.0% |   | 57,405  | 59,128  | 60,901  | 62,728  | 64,610  | 66,549  | 68,545  | 70,601  | 72,719  | 74,901  |
| Manager's Salary  | 3.0% |   | 82,315  | 84,784  | 87,328  | 89,948  | 92,646  | 95,426  | 98,288  | 101,237 | 104,274 | 107,402 |
| Health Insurance and Other Benefits                     | 3.0% |   | 60,101  | 61,904  | 63,761  | 65,674  | 67,645  | 69,674  | 71,764  | 73,917  | 76,135  | 78,419  |
| Other Salaries/Benefits                                 | 3.0% |   | 5,260   | 5,418   | 5,580   | 5,748   | 5,920   | 6,098   | 6,281   | 6,469   | 6,663   | 6,863   |
| Administrative Rent-Free Unit                           | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| <b>Sub-total Salaries/Benefits</b>                      |      |   | 205,081 | 211,234 | 217,571 | 224,098 | 230,821 | 237,746 | 244,878 | 252,225 | 259,791 | 267,585 |
| <b>Administration</b>                                   |      |   |         |         |         |         |         |         |         |         |         |         |
| Advertising and Marketing                               | 3.0% |   | 4,032   | 4,153   | 4,277   | 4,406   | 4,538   | 4,674   | 4,814   | 4,959   | 5,107   | 5,261   |
| Office Expenses   | 3.0% |   | 39,815  | 41,009  | 42,240  | 43,507  | 44,812  | 46,156  | 47,541  | 48,967  | 50,436  | 51,949  |
| Office Rent   | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Legal Expense - Property                                | 3.0% |   | 4,032   | 4,153   | 4,277   | 4,406   | 4,538   | 4,674   | 4,814   | 4,959   | 5,107   | 5,261   |
| Audit Expense   | 3.0% |   | 31,676  | 32,626  | 33,605  | 34,613  | 35,652  | 36,721  | 37,823  | 38,958  | 40,126  | 41,330  |
| Bookkeeping/Accounting Services                         | 3.0% |   | 13,482  | 13,887  | 14,303  | 14,732  | 15,174  | 15,630  | 16,098  | 16,581  | 17,079  | 17,591  |
| Bad Debts   | 3.0% |   | 11,279  | 11,618  | 11,966  | 12,325  | 12,695  | 13,076  | 13,468  | 13,872  | 14,289  | 14,717  |
| Miscellaneous   | 3.0% |   | 8,570   | 8,827   | 9,092   | 9,365   | 9,646   | 9,935   | 10,233  | 10,540  | 10,856  | 11,182  |
| <b>Sub-total Administration Expenses</b>                |      |   | 112,886 | 116,273 | 119,761 | 123,354 | 127,055 | 130,866 | 134,792 | 138,836 | 143,001 | 147,291 |
| <b>Utilities</b>  |      |   |         |         |         |         |         |         |         |         |         |         |
| Electricity   | 3.0% |   | 47,260  | 48,678  | 50,138  | 51,642  | 53,192  | 54,787  | 56,431  | 58,124  | 59,868  | 61,664  |
| Water   | 3.0% |   | 36,969  | 38,096  | 39,241  | 40,418  | 41,631  | 42,880  | 44,166  | 45,491  | 46,856  | 48,262  |
| Gas   | 3.0% |   | 21,165  | 21,800  | 22,454  | 23,128  | 23,822  | 24,536  | 25,273  | 26,031  | 26,812  | 27,616  |
| Sewer   | 3.0% |   | 50,867  | 52,393  | 53,965  | 55,584  | 57,252  | 58,969  | 60,738  | 62,560  | 64,437  | 66,370  |
| <b>Sub-total Utilities</b>                              |      |   | 156,261 | 160,970 | 165,799 | 170,773 | 175,896 | 181,173 | 186,608 | 192,206 | 197,973 | 203,912 |
| <b>Taxes and Licenses</b>                               |      |   |         |         |         |         |         |         |         |         |         |         |
| Real Estate Taxes                                       | 3.0% |   | 9,109   | 9,362   | 9,664   | 9,964   | 10,252  | 10,560  | 10,877  | 11,203  | 11,539  | 11,885  |
| Payroll Taxes   | 3.0% |   | 17,371  | 17,895  | 18,429  | 18,962  | 19,502  | 20,138  | 20,742  | 21,365  | 22,006  | 22,666  |
| Miscellaneous Taxes, Licenses and Permits               | 3.0% |   | 13,639  | 14,049  | 14,470  | 14,904  | 15,351  | 15,812  | 16,286  | 16,775  | 17,278  | 17,796  |
| <b>Sub-total Taxes and Licenses</b>                     |      |   | 40,119  | 41,324  | 42,563  | 43,840  | 45,155  | 46,510  | 47,905  | 49,342  | 50,823  | 52,347  |
| <b>Insurance</b>  |      |   |         |         |         |         |         |         |         |         |         |         |
| Property and Liability Insurance                        | 3.0% |   | 116,937 | 120,445 | 124,058 | 127,780 | 131,613 | 135,562 | 139,629 | 143,818 | 148,132 | 152,576 |
| Fidelity Bond Insurance                                 | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Worker's Compensation                                   | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Director's & Officers' Liability Insurance              | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| <b>Sub-total Insurance</b>                              |      |   | 116,937 | 120,445 | 124,058 | 127,780 | 131,613 | 135,562 | 139,629 | 143,818 | 148,132 | 152,576 |
| <b>Maintenance &amp; Repair</b>                         |      |   |         |         |         |         |         |         |         |         |         |         |
| Payroll   | 3.0% |   | 87,355  | 89,975  | 92,674  | 95,455  | 98,318  | 101,268 | 104,306 | 107,435 | 110,658 | 113,978 |
| Supplies  | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Contracts   | 3.0% |   | 136,934 | 141,042 | 145,274 | 149,632 | 154,121 | 158,744 | 163,507 | 168,412 | 173,464 | 178,668 |
| Garbage and Trash Removal                               | 3.0% |   | 51,738  | 53,290  | 54,889  | 56,536  | 58,232  | 59,979  | 61,778  | 63,631  | 65,540  | 67,506  |
| Security Payroll/Contract                               | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| HVAC Repairs and Maintenance                            | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Vehicle and Maintenance Equipment Operation and Repairs | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Miscellaneous Operating and Maintenance Expenses        | 3.0% |   | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| <b>Sub-total Maintenance &amp; Repair Expenses</b>      |      |   | 276,027 | 284,308 | 292,837 | 301,622 | 310,671 | 319,991 | 329,591 | 339,478 | 349,663 | 360,153 |
| Supportive Services                                     | 3.0% |   | 51,069  | 52,601  | 54,179  | 55,804  | 57,478  | 59,203  | 60,979  | 62,808  | 64,692  | 66,633  |
| <b>Commercial Expenses</b>                              |      |   | 10,007  | 10,307  | 10,616  | 10,935  | 11,263  | 11,601  | 11,949  | 12,307  | 12,676  | 13,057  |

|                                 |  |  |           |           |           |           |           |           |           |           |           |           |
|---------------------------------|--|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>TOTAL OPERATING EXPENSES</b> |  |  | 1,065,715 | 1,097,686 | 1,130,617 | 1,164,535 | 1,199,472 | 1,235,456 | 1,272,519 | 1,310,695 | 1,350,016 | 1,390,516 |
|---------------------------------|--|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|

| <b>Reserves/Ground Lease Base Rent/Bond Fees</b>                      |  |  |           |           |           |           |           |           |           |           |           |           |
|---|--|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <i>(PUPA (w/o Reserves/GL Base Rent/Bond Fees))</i>                   |  |  |           |           |           |           |           |           |           |           |           |           |
| Ground Lease Base Rent  |  |  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Bond Monitoring Fee   |  |  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Replacement Reserve Deposit   |  |  | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    |
| Operating Reserve Deposit   |  |  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Other Required Reserve 1 Deposit                                      |  |  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Other Required Reserve 2 Deposit                                      |  |  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Required Reserve Deposits, Commercial                                 |  |  | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| <b>Sub-total Reserves/Ground Lease Base Rent/Bond Fees</b>            |  |  | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    | 52,800    |
| <b>TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)</b> |  |  | 1,118,515 | 1,150,486 | 1,183,417 | 1,217,335 | 1,252,272 | 1,288,256 | 1,325,319 | 1,363,495 | 1,402,816 | 1,443,316 |

|  |  |  |         |         |         |         |         |         |         |         |         |         |
|--|--|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>NET OPERATING INCOME (INCOME minus OP EXPENSES)</b> |  |  | 379,276 | 377,418 | 374,721 | 371,641 | 368,160 | 364,261 | 360,409 | 356,614 | 350,342 | 344,571 |
|--|--|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|

| <b>DEBT SERVICE/MUST PAY PAYMENTS (hard debt/amortized loans)</b>      |  |  |         |         |         |         |         |         |         |         |         |         |
|--|--|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <i>(PUPA (w/ Reserves/GL Base Rent/Bond Fees))</i>                     |  |  |         |         |         |         |         |         |         |         |         |         |
| Hard Debt - First Lender   |  |  | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 |
| Hard Debt - Second Lender (HCD Program 0.42% pmt, or other 2nd Lender) |  |  | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)      |  |  | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Hard Debt - Fourth Lender  |  |  | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Commercial Hard Debt Service   |  |  | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| <b>TOTAL HARD DEBT SERVICE</b>   |  |  | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 | 322,454 |

|   |  |  |        |        |        |        |        |        |        |        |        |        |
|---|--|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <b>CASH FLOW (NOI minus DEBT SERVICE)</b> |  |  | 56,822 | 54,964 | 52,267 | 49,187 | 45,706 | 41,807 | 37,955 | 33,160 | 27,888 | 22,117 |
|---|--|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|

| <b>USES OF CASH FLOW BELOW (THIS row also shows DSCR.)</b>                   |      |  |        |        |        |        |        |        |        |        |        |    |
|--|------|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|----|
| <b>USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL</b>                     |      |  |        |        |        |        |        |        |        |        |        |    |
| <i>(Below-the-line Asset Mgt fee (uncommon in new projects, see policy))</i> |      |  |        |        |        |        |        |        |        |        |        |    |
| Partnership Management Fee (see policy for limits)                           | 0.0% | per MOHCD policy                         | -      | -      | -      | -      | -      | -      | -      | -      | -      | -  |
| Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)        |      | per MOHCD policy no annual increase      | -      | -      | -      | -      | -      | -      | -      | -      | -      | -  |
| Other Payments   | 3%   |  | -      | -      | -      | -      | -      | -      | -      | -      | -      | -  |
| Non-amortizing Loan Pmt - Lender 1   |      | Enter comments re: annual increase, etc. | -      | -      | -      | -      | -      | -      | -      | -      | -      | -  |
| Non-amortizing Loan Pmt - Lender 2   |      | Enter comments re: annual increase, etc. | -      | -      | -      | -      | -      | -      | -      | -      | -      | -  |
| Deferred Developer Fee (Enter amt <= Max Fee from row 131)                   |      |  | -      | -      | -      | -      | -      | -      | -      | -      | -      | -  |
| <b>TOTAL PAYMENTS PRECEDING MOHCD</b>  |      |  | 31,900 | 33,000 | 34,150 | 35,340 | 36,570 | 37,850 | 39,170 | 40,540 | 41,950 | 43 |

|   |                          |   | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 |
|---|--------------------------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|   |                          |   | 2033    | 2034    | 2035    | 2036    | 2037    | 2038    | 2039    | 2040    | 2041    | 2042    |
|   |                          |   | Total   | Total   | Total   | Total   | Total   | Total   | Total   | Total   | Total   | Total   |
| <b>INCOME</b>                                   | <b>% annual increase</b> | <b>Comments (related to annual inc assumptions)</b> |         |         |         |         |         |         |         |         |         |         |
| Other Reserve 2 Interest                        |                          |   |         |         |         |         |         |         |         |         |         |         |
| <i>Other Required Reserve 2 Running Balance</i> |                          |   |         |         |         |         |         |         |         |         |         |         |





**Throughline Apartments**

**Total # Units: 88**

|                |
|----------------|
| <b>Year 20</b> |
| <b>2042</b>    |

|  | % annual increase | Total            |
|--|-------------------|------------------|
| <b>INCOME</b>  |                   |                  |
| Residential - Tenant Rents                             | 2.0%              | 477,653          |
| Residential - Tenant Assistance Payments (Non-LOSP)    | 2.0%              | 1,263,038        |
| Commercial Space                                       | 2.0%              | 228,639          |
| Other Income   | -                 | -                |
| <b>Gross Potential Income</b>                          |                   | <b>1,989,341</b> |
| Vacancy Loss - Residential - Tenant Rents              | n/a               | (23,883)         |
| Vacancy Loss - Residential - Tenant Assistance Payment | n/a               | (63,152)         |
| Vacancy Loss - Commercial                              | n/a               | (114,419)        |
| <b>EFFECTIVE GROSS INCOME</b>                          |                   | <b>1,787,887</b> |

| <b>OPERATING EXPENSES</b> |      |         |
|---------------------------|------|---------|
| Management                | 3.0% | 126,963 |
| Salaries/Benefits         | 3.0% | 267,585 |
| Administration            | 3.0% | 147,291 |
| Utilities                 | 3.0% | 203,912 |
| Taxes and Licenses        | 3.0% | 52,347  |
| Insurance                 | 3.0% | 152,576 |
| Maintenance & Repair      | 3.0% | 360,153 |
| Supportive Services       | 3.0% | 66,633  |
| Commercial Expenses       | -    | 13,057  |

|  |  |                  |
|--|--|------------------|
| <b>TOTAL OPERATING EXPENSES</b>                            |  | <b>1,390,516</b> |
| <b>Reserves/Ground Lease Base Rent/Bond Fees</b>           |  |                  |
| Ground Lease Base Rent                                     |  | 0                |
| Bond Monitoring Fee  |  | 0                |
| Replacement Reserve Deposit                                |  | 52,800           |
| Operating Reserve Deposit                                  |  | 0                |
| Other Required Reserve 1 Deposit                           |  | 0                |
| Other Required Reserve 2 Deposit                           |  | 0                |
| Required Reserve Deposit/s, Commercial                     |  | 0                |
| <b>Sub-total Reserves/Ground Lease Base Rent/Bond Fees</b> |  | <b>52,800</b>    |

|   |  |                  |
|---|--|------------------|
| <b>TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)</b> |  | <b>1,443,316</b> |
| <b>NET OPERATING INCOME (INCOME minus OP EXPENSES)</b>                |  | <b>344,571</b>   |

| <b>DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)</b>     |  |                |
|---|--|----------------|
| Hard Debt - First Lender  |  | 322,454        |
| Hard Debt - Second Lender (HCD Program 0.42% pymt. or other 2nd Lender) |  | -              |
| Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)       |  | -              |
| Hard Debt - Fourth Lender   |  | -              |
| Commercial Hard Debt Service  |  | -              |
| <b>TOTAL HARD DEBT SERVICE</b>  |  | <b>322,454</b> |

|   |  |               |
|---|--|---------------|
| <b>CASH FLOW (NOI minus DEBT SERVICE)</b> |  | <b>22,117</b> |
|---|--|---------------|

| <b>USES OF CASH FLOW BELOW (This row also shows DSCR.)</b>            |      |               |
|---|------|---------------|
| <b>USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL</b>              |      |               |
| Deferred Developer Fee (Enter amt <= Max Fee from row 131)            |      | -             |
| "Below-the-line" Asset Mgt fee (uncommon in new projects, see policy) | 3.5% | 43,410        |
| Partnership Management Fee (see policy for limits)                    | 0.0% | -             |
| 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                                   |      | -             |
| <b>TOTAL PAYMENTS PRECEDING MOHCD</b>                                 |      | <b>43,410</b> |

|   |  |                 |
|---|--|-----------------|
| <b>RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)</b> |  | <b>(21,293)</b> |
|---|--|-----------------|

|   |               |          |
|---|---------------|----------|
| Does Project have a MOHCD Residual Receipt Obligation?              | Yes           |          |
| Will Project Defer Developer Fee?                                   | No            |          |
| Residual Receipts split for all years. - Lender/Ownr                | 37%/133%      |          |
|   | [Dist. Split] |          |
| <b>MOHCD RESIDUAL RECEIPTS DEBT SERVICE</b>                         |               |          |
| MOHCD Residual Receipts Amount Due                                  | 100.00%       | -        |
| Proposed MOHCD Residual Receipts Amount to Residual Ground Lease    |               | -        |
| Proposed MOHCD Residual Receipts Amount to Replacement Reserve      |               | -        |
| <b>REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE</b> |               | <b>-</b> |
| <b>NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE</b>                     |               |          |
| HCD Residual Receipts Amount Due                                    | 0.00%         | -        |
| Lender 4 Residual Receipts Due                                      | 0.00%         | -        |
| Lender 5 Residual Receipts Due                                      | 0.00%         | -        |
| <b>Total Non-MOHCD Residual Receipts Debt Service</b>               |               | <b>-</b> |

|  |  |          |
|--|--|----------|
| <b>REMAINDER (Should be zero unless there are distributions below)</b> |  | <b>-</b> |
| Owner Distributions/Incentive Management Fee                           |  | -        |
| Other Distributions/Uses   |  | -        |
| <b>Final Balance (should be zero)</b>                                  |  | <b>-</b> |

|   |  |                  |
|---|--|------------------|
| <b>RR Running Balance</b>                       |  | <b>1,056,000</b> |
| <b>OR Running Balance</b>                       |  | <b>-</b>         |
| <b>Other Required Reserve 1 Running Balance</b> |  | <b>-</b>         |
| <b>Other Required Reserve 2 Running Balance</b> |  | <b>-</b>         |

| <b>DEFERRED DEVELOPER FEE - RUNNING BALANCE</b> |  |          |
|---|--|----------|
| Developer Fee Starting Balance                  |  | -        |
| Deferred Developer Fee Earned in Year           |  | -        |
| <b>Developer Fee Remaining Balance</b>          |  | <b>-</b> |

| TOTAL DEVELOPER FEE BREAKDOWN   |                |                    |  |
|---|----------------|--------------------|--|
| RESIDENTIAL DEVELOPER FEE   | Fee Percentage | Amount             | Comments   |
| Project Management Fee available during predevelopment and construction:  | 0%             | \$0                |  |
| Project Management Fee available at risk (the "At Risk Fee"):   | 0%             | \$0                |  |
| Additional Project Management Fee that is available at risk (the "At Risk Fee") to large projects over 100 units: | 0%             | \$0                | \$10K per unit over 100 units allowed. If taking + \$1.1MM at risk fee for large projects, Sponsor to provide analysis that additional fee does not increase MOHCD loan. |
| General Partner Equity  | 100%           | \$2,723,968        | Minimum \$500K. +\$500k encouraged.  |
| Deferred Developer Fee  | 0%             | \$0                | Deferred fee allowed when distribution changed to 50% and taking higher fee doesn't increase MOHCD's loan (see analysis below.)  |
| <b>TOTAL RESIDENTIAL DEVELOPER FEE</b>  | <b>100%</b>    | <b>\$2,723,968</b> |  |
| <b>TOTAL COMMERCIAL DEVELOPER FEE</b>   |                | <b>\$0</b>         |  |
| <b>TOTAL DEVELOPER FEE IN DEVELOPMENT BUDGET</b>  |                | <b>\$2,723,968</b> |  |

| DISBURSEMENT MILESTONES FOR CASH-OUT DEVELOPER FEE  |                |                          |  |
|---|----------------|--------------------------|--|
| Milestones for Disbursement for Residential Developer Fee payable for Project Management and At-Risk Fee  | Fee Percentage | Amount Paid at Milestone | Comments   |
| <b>Project Management Fee:</b> Acquisition/Predev   | 15%            | \$0                      | <i>Gray areas show the totals in the MOHCD Developer Fee Policy</i>  |
| <b>Project Management Fee:</b> Predev with no more than 35% of total Project Management Fee to be disbursed prior to construction closing (see breakdown below)   | 35%            |                          | <i>Gray areas show the totals in the MOHCD Developer Fee Policy</i>  |
| Proj Mgt Fee portion 1 of 3: Predevelopment - Close of predevelopment financing   | 15%            | \$0                      | <i>This amount will be part of this predev request and in the Developer Fee Agreement.</i>   |
| Proj Mgt Fee portion 2 of 3: Predevelopment - Submission of HCD funding application   | 10%            | \$0                      | <i>This amount will be part of this predev request and in the Developer Fee Agreement.</i>   |
| Proj Mgt Fee portion 3 of 3: Predevelopment - Submission of joint CDLAC and TCAC application  | 10%            | \$0                      | <i>This amount will be part of this predev request and in the Developer Fee Agreement.</i>   |
| <b>Project Management Fee:</b> At Construction Closing  | 20%            | \$0                      | <i>These amounts are shown for possible disbursement of the overall project developer fee.</i>   |
| <b>Project Management Fee:</b> During Construction (disbursed upon request depending on % of construction completion) or Completion of Construction   | 20%            | \$0                      | <i>Same as above.</i>  |
| <b>Project Management:</b> Project Close-Out - Placed-In-Service application; 100% lease-up; City approval of sponsor's project completion report and documents; and City acceptance of final cost certification. | 10%            | \$0                      | <i>Same as above.</i>  |
| <b>TOTAL PROJECT MANAGEMENT FEE</b>   | <b>100%</b>    | <b>\$0</b>               |  |
| <b>At Risk Fee:</b> 95% Leased Up and Draft Cost Certification  | 20%            | \$0                      | These amounts are shown for possible disbursement of the overall project.  |
| <b>At Risk Fee:</b> Permanent Loan Closing/Conversion (Final Cost Certification)  | 50%            | \$0                      |  |
| <b>At Risk Fee:</b> Project Close Out (See Project Management Project Close-Out milestone activities)   | 30%            | \$0                      |  |
| <b>TOTAL AT-RISK FEE</b>  | <b>100%</b>    | <b>\$0</b>               |  |
| <b>Milestones for Disbursement Payable for Commercial Developer Fee</b>   |                |                          |  |
|   | Fee Percentage | Amount Paid at Milestone | Comments   |
| At completion of condominium subdivision mapping  | 25%            | \$0                      |  |
| Executed LOI with commercial tenant   | 25%            | \$0                      |  |
| Executed lease with commercial tenant   | 25%            | \$0                      | Conditional and will not be paid no earlier than TCO.  |
| Occupancy by commercial tenant provider   | 25%            | \$0                      |  |
| <b>TOTAL COMMERCIAL DEVELOPER FEE</b>   | <b>100%</b>    | <b>\$0</b>               | See MOHCD Commercial Underwriting Guidelines for Total Allowed Commercial Developer Fee: <a href="http://sfmohcd.org/documents-reports-and-forms">http://sfmohcd.org/documents-reports-and-forms</a> |
| <b>TOTAL CASH-OUT DEVELOPER FEE</b>   |                | <b>\$0</b>               |  |

| ADDITIONAL DEVELOPER FEE ANALYSIS ON MOHCD/OCII GAP LOAN  |     |                    |  |
|---|-----|--------------------|--|
| RESIDENTIAL DEVELOPER FEE   |     | Amount             | Comments                                     |
| Additional Project Management Fee that is available at risk (the "At Risk Fee") to large projects over 100 units: |     | \$0                |  |
| General Partner Equity  |     | \$2,723,968        |  |
| Deferred Developer Fee  |     | \$0                |  |
|   |     | <b>\$2,723,968</b> | <b>SUBTOTAL OF RESIDENTIAL DEVELOPER FEE</b> |
| Credit Rate   |     | 4.00%              |  |
| Pay-In  |     | N/A                |  |
| QCT/DDA   |     | 100%               |  |
| Tax Credit Equity   |     | #VALUE!            |  |
| Tax Credit Delivery Years   |     | 10                 |  |
|   |     | #VALUE!            | <b>ADDITIONAL EQUITY GENERATED</b>           |
| <b>NET PRESENT VALUE OF CASH FLOW LOSS</b>  |     |                    |  |
|   |     | Amount             | Comments                                     |
| 10 Year Surplus Cash (no developer fee)   |     | \$313,370          |  |
| Developer fee Generated through Year 11   |     | \$0                |  |
| Upon Full Payment of Deferred Developer Fee - Surplus Cash Flow Split   | 66% | \$206,824          |  |
| Deferred Developer Fee - Surplus Cash Flow Split  | 50% | \$156,685          |  |
| Loss of Residual Receipts to MOHCD  |     | \$50,139           |  |
|   |     | <b>\$50,119</b>    | <b>NET PRESENT VALUE OF CASH FLOW LOSS</b>   |
| <b>Additional Equity generated after paying for additional developer fee and loss of cash flow</b>                |     | <b>#VALUE!</b>     |  |
| <b>DOES ADDITIONAL DEVELOPER FEE INCREASE THE MOHCD/OCII GAP LOAN?</b>  |     | <b>#VALUE!</b>     |  |



**Project Name:** Throughline Apartments  
**Sponsor:** Chinatown Community Development Center

|                 |          |
|-----------------|----------|
| Loan Amount     | -        |
| Rate            | 3.87289% |
| Term            | 40       |
| Amortization    | 40       |
| Monthly Payment | -        |

**MARKET RATE LOAN AMORTIZATION SCHEDULE**

| Period | Date      | Beginning Balance | Monthly Payment | Interest (Cost of Funds) | Interest (Admin Fees) | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|--------------------------|-----------------------|-----------|----------------|
| 1      | 4/1/2022  | -                 | -               | -                        | -                     | -         | -              |
| 2      | 5/1/2022  | -                 | -               | -                        | -                     | -         | -              |
| 3      | 6/1/2022  | -                 | -               | -                        | -                     | -         | -              |
| 4      | 7/1/2022  | -                 | -               | -                        | -                     | -         | -              |
| 5      | 8/1/2022  | -                 | -               | -                        | -                     | -         | -              |
| 6      | 9/1/2022  | -                 | -               | -                        | -                     | -         | -              |
| 7      | 10/1/2022 | -                 | -               | -                        | -                     | -         | -              |
| 8      | 11/1/2022 | -                 | -               | -                        | -                     | -         | -              |
| 9      | 12/1/2022 | -                 | -               | -                        | -                     | -         | -              |
| 10     | 1/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 11     | 2/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 12     | 3/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 13     | 4/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 14     | 5/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 15     | 6/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 16     | 7/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 17     | 8/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 18     | 9/1/2023  | -                 | -               | -                        | -                     | -         | -              |
| 19     | 10/1/2023 | -                 | -               | -                        | -                     | -         | -              |
| 20     | 11/1/2023 | -                 | -               | -                        | -                     | -         | -              |
| 21     | 12/1/2023 | -                 | -               | -                        | -                     | -         | -              |
| 22     | 1/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 23     | 2/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 24     | 3/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 25     | 4/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 26     | 5/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 27     | 6/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 28     | 7/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 29     | 8/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 30     | 9/1/2024  | -                 | -               | -                        | -                     | -         | -              |
| 31     | 10/1/2024 | -                 | -               | -                        | -                     | -         | -              |
| 32     | 11/1/2024 | -                 | -               | -                        | -                     | -         | -              |
| 33     | 12/1/2024 | -                 | -               | -                        | -                     | -         | -              |
| 34     | 1/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 35     | 2/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 36     | 3/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 37     | 4/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 38     | 5/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 39     | 6/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 40     | 7/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 41     | 8/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 42     | 9/1/2025  | -                 | -               | -                        | -                     | -         | -              |
| 43     | 10/1/2025 | -                 | -               | -                        | -                     | -         | -              |
| 44     | 11/1/2025 | -                 | -               | -                        | -                     | -         | -              |
| 45     | 12/1/2025 | -                 | -               | -                        | -                     | -         | -              |
| 46     | 1/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 47     | 2/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 48     | 3/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 49     | 4/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 50     | 5/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 51     | 6/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 52     | 7/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 53     | 8/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 54     | 9/1/2026  | -                 | -               | -                        | -                     | -         | -              |
| 55     | 10/1/2026 | -                 | -               | -                        | -                     | -         | -              |
| 56     | 11/1/2026 | -                 | -               | -                        | -                     | -         | -              |
| 57     | 12/1/2026 | -                 | -               | -                        | -                     | -         | -              |
| 58     | 1/1/2027  | -                 | -               | -                        | -                     | -         | -              |

EXHIBIT A

MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest (Cost of Funds) | Interest (Admin Fees) | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|--------------------------|-----------------------|-----------|----------------|
| 59     | 2/1/2027  | -                 | -               | -                        | -                     | -         | -              |
| 60     | 3/1/2027  | -                 | -               | -                        | -                     | -         | -              |
| 61     | 4/1/2027  | -                 | -               | -                        | -                     | -         | -              |
| 62     | 5/1/2027  | -                 | -               | -                        | -                     | -         | -              |
| 63     | 6/1/2027  | -                 | -               | -                        | -                     | -         | -              |
| 64     | 7/1/2027  | -                 | -               | -                        | -                     | -         | -              |
| 65     | 8/1/2027  | -                 | -               | -                        | -                     | -         | -              |
| 66     | 9/1/2027  | -                 | -               | -                        | -                     | -         | -              |
| 67     | 10/1/2027 | -                 | -               | -                        | -                     | -         | -              |
| 68     | 11/1/2027 | -                 | -               | -                        | -                     | -         | -              |
| 69     | 12/1/2027 | -                 | -               | -                        | -                     | -         | -              |
| 70     | 1/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 71     | 2/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 72     | 3/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 73     | 4/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 74     | 5/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 75     | 6/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 76     | 7/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 77     | 8/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 78     | 9/1/2028  | -                 | -               | -                        | -                     | -         | -              |
| 79     | 10/1/2028 | -                 | -               | -                        | -                     | -         | -              |
| 80     | 11/1/2028 | -                 | -               | -                        | -                     | -         | -              |
| 81     | 12/1/2028 | -                 | -               | -                        | -                     | -         | -              |
| 82     | 1/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 83     | 2/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 84     | 3/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 85     | 4/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 86     | 5/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 87     | 6/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 88     | 7/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 89     | 8/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 90     | 9/1/2029  | -                 | -               | -                        | -                     | -         | -              |
| 91     | 10/1/2029 | -                 | -               | -                        | -                     | -         | -              |
| 92     | 11/1/2029 | -                 | -               | -                        | -                     | -         | -              |
| 93     | 12/1/2029 | -                 | -               | -                        | -                     | -         | -              |
| 94     | 1/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 95     | 2/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 96     | 3/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 97     | 4/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 98     | 5/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 99     | 6/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 100    | 7/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 101    | 8/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 102    | 9/1/2030  | -                 | -               | -                        | -                     | -         | -              |
| 103    | 10/1/2030 | -                 | -               | -                        | -                     | -         | -              |
| 104    | 11/1/2030 | -                 | -               | -                        | -                     | -         | -              |
| 105    | 12/1/2030 | -                 | -               | -                        | -                     | -         | -              |
| 106    | 1/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 107    | 2/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 108    | 3/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 109    | 4/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 110    | 5/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 111    | 6/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 112    | 7/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 113    | 8/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 114    | 9/1/2031  | -                 | -               | -                        | -                     | -         | -              |
| 115    | 10/1/2031 | -                 | -               | -                        | -                     | -         | -              |
| 116    | 11/1/2031 | -                 | -               | -                        | -                     | -         | -              |
| 117    | 12/1/2031 | -                 | -               | -                        | -                     | -         | -              |
| 118    | 1/1/2032  | -                 | -               | -                        | -                     | -         | -              |
| 119    | 2/1/2032  | -                 | -               | -                        | -                     | -         | -              |
| 120    | 3/1/2032  | -                 | -               | -                        | -                     | -         | -              |
| 121    | 4/1/2032  | -                 | -               | -                        | -                     | -         | -              |
| 122    | 5/1/2032  | -                 | -               | -                        | -                     | -         | -              |
| 123    | 6/1/2032  | -                 | -               | -                        | -                     | -         | -              |
| 124    | 7/1/2032  | -                 | -               | -                        | -                     | -         | -              |
| 125    | 8/1/2032  | -                 | -               | -                        | -                     | -         | -              |

## EXHIBIT A

## MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest (Cost of Funds) | Interest (Admin Fees) | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|--------------------------|-----------------------|-----------|----------------|
| 126    | 9/1/2032  | -                 | -               | -                        | -                     | -         | -              |
| 127    | 10/1/2032 | -                 | -               | -                        | -                     | -         | -              |
| 128    | 11/1/2032 | -                 | -               | -                        | -                     | -         | -              |
| 129    | 12/1/2032 | -                 | -               | -                        | -                     | -         | -              |
| 130    | 1/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 131    | 2/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 132    | 3/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 133    | 4/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 134    | 5/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 135    | 6/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 136    | 7/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 137    | 8/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 138    | 9/1/2033  | -                 | -               | -                        | -                     | -         | -              |
| 139    | 10/1/2033 | -                 | -               | -                        | -                     | -         | -              |
| 140    | 11/1/2033 | -                 | -               | -                        | -                     | -         | -              |
| 141    | 12/1/2033 | -                 | -               | -                        | -                     | -         | -              |
| 142    | 1/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 143    | 2/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 144    | 3/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 145    | 4/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 146    | 5/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 147    | 6/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 148    | 7/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 149    | 8/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 150    | 9/1/2034  | -                 | -               | -                        | -                     | -         | -              |
| 151    | 10/1/2034 | -                 | -               | -                        | -                     | -         | -              |
| 152    | 11/1/2034 | -                 | -               | -                        | -                     | -         | -              |
| 153    | 12/1/2034 | -                 | -               | -                        | -                     | -         | -              |
| 154    | 1/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 155    | 2/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 156    | 3/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 157    | 4/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 158    | 5/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 159    | 6/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 160    | 7/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 161    | 8/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 162    | 9/1/2035  | -                 | -               | -                        | -                     | -         | -              |
| 163    | 10/1/2035 | -                 | -               | -                        | -                     | -         | -              |
| 164    | 11/1/2035 | -                 | -               | -                        | -                     | -         | -              |
| 165    | 12/1/2035 | -                 | -               | -                        | -                     | -         | -              |
| 166    | 1/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 167    | 2/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 168    | 3/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 169    | 4/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 170    | 5/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 171    | 6/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 172    | 7/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 173    | 8/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 174    | 9/1/2036  | -                 | -               | -                        | -                     | -         | -              |
| 175    | 10/1/2036 | -                 | -               | -                        | -                     | -         | -              |
| 176    | 11/1/2036 | -                 | -               | -                        | -                     | -         | -              |
| 177    | 12/1/2036 | -                 | -               | -                        | -                     | -         | -              |
| 178    | 1/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 179    | 2/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 180    | 3/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 181    | 4/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 182    | 5/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 183    | 6/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 184    | 7/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 185    | 8/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 186    | 9/1/2037  | -                 | -               | -                        | -                     | -         | -              |
| 187    | 10/1/2037 | -                 | -               | -                        | -                     | -         | -              |
| 188    | 11/1/2037 | -                 | -               | -                        | -                     | -         | -              |
| 189    | 12/1/2037 | -                 | -               | -                        | -                     | -         | -              |
| 190    | 1/1/2038  | -                 | -               | -                        | -                     | -         | -              |
| 191    | 2/1/2038  | -                 | -               | -                        | -                     | -         | -              |
| 192    | 3/1/2038  | -                 | -               | -                        | -                     | -         | -              |

## EXHIBIT A

## MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest (Cost of Funds) | Interest (Admin Fees) | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|--------------------------|-----------------------|-----------|----------------|
| 193    | 4/1/2038  | -                 | -               | -                        | -                     | -         | -              |
| 194    | 5/1/2038  | -                 | -               | -                        | -                     | -         | -              |
| 195    | 6/1/2038  | -                 | -               | -                        | -                     | -         | -              |
| 196    | 7/1/2038  | -                 | -               | -                        | -                     | -         | -              |
| 197    | 8/1/2038  | -                 | -               | -                        | -                     | -         | -              |
| 198    | 9/1/2038  | -                 | -               | -                        | -                     | -         | -              |
| 199    | 10/1/2038 | -                 | -               | -                        | -                     | -         | -              |
| 200    | 11/1/2038 | -                 | -               | -                        | -                     | -         | -              |
| 201    | 12/1/2038 | -                 | -               | -                        | -                     | -         | -              |
| 202    | 1/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 203    | 2/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 204    | 3/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 205    | 4/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 206    | 5/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 207    | 6/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 208    | 7/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 209    | 8/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 210    | 9/1/2039  | -                 | -               | -                        | -                     | -         | -              |
| 211    | 10/1/2039 | -                 | -               | -                        | -                     | -         | -              |
| 212    | 11/1/2039 | -                 | -               | -                        | -                     | -         | -              |
| 213    | 12/1/2039 | -                 | -               | -                        | -                     | -         | -              |
| 214    | 1/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 215    | 2/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 216    | 3/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 217    | 4/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 218    | 5/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 219    | 6/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 220    | 7/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 221    | 8/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 222    | 9/1/2040  | -                 | -               | -                        | -                     | -         | -              |
| 223    | 10/1/2040 | -                 | -               | -                        | -                     | -         | -              |
| 224    | 11/1/2040 | -                 | -               | -                        | -                     | -         | -              |
| 225    | 12/1/2040 | -                 | -               | -                        | -                     | -         | -              |
| 226    | 1/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 227    | 2/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 228    | 3/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 229    | 4/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 230    | 5/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 231    | 6/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 232    | 7/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 233    | 8/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 234    | 9/1/2041  | -                 | -               | -                        | -                     | -         | -              |
| 235    | 10/1/2041 | -                 | -               | -                        | -                     | -         | -              |
| 236    | 11/1/2041 | -                 | -               | -                        | -                     | -         | -              |
| 237    | 12/1/2041 | -                 | -               | -                        | -                     | -         | -              |
| 238    | 1/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 239    | 2/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 240    | 3/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 241    | 4/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 242    | 5/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 243    | 6/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 244    | 7/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 245    | 8/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 246    | 9/1/2042  | -                 | -               | -                        | -                     | -         | -              |
| 247    | 10/1/2042 | -                 | -               | -                        | -                     | -         | -              |
| 248    | 11/1/2042 | -                 | -               | -                        | -                     | -         | -              |
| 249    | 12/1/2042 | -                 | -               | -                        | -                     | -         | -              |
| 250    | 1/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 251    | 2/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 252    | 3/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 253    | 4/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 254    | 5/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 255    | 6/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 256    | 7/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 257    | 8/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 258    | 9/1/2043  | -                 | -               | -                        | -                     | -         | -              |
| 259    | 10/1/2043 | -                 | -               | -                        | -                     | -         | -              |

## EXHIBIT A

## MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest (Cost of Funds) | Interest (Admin Fees) | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|--------------------------|-----------------------|-----------|----------------|
| 260    | 11/1/2043 | -                 | -               | -                        | -                     | -         | -              |
| 261    | 12/1/2043 | -                 | -               | -                        | -                     | -         | -              |
| 262    | 1/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 263    | 2/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 264    | 3/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 265    | 4/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 266    | 5/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 267    | 6/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 268    | 7/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 269    | 8/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 270    | 9/1/2044  | -                 | -               | -                        | -                     | -         | -              |
| 271    | 10/1/2044 | -                 | -               | -                        | -                     | -         | -              |
| 272    | 11/1/2044 | -                 | -               | -                        | -                     | -         | -              |
| 273    | 12/1/2044 | -                 | -               | -                        | -                     | -         | -              |
| 274    | 1/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 275    | 2/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 276    | 3/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 277    | 4/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 278    | 5/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 279    | 6/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 280    | 7/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 281    | 8/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 282    | 9/1/2045  | -                 | -               | -                        | -                     | -         | -              |
| 283    | 10/1/2045 | -                 | -               | -                        | -                     | -         | -              |
| 284    | 11/1/2045 | -                 | -               | -                        | -                     | -         | -              |
| 285    | 12/1/2045 | -                 | -               | -                        | -                     | -         | -              |
| 286    | 1/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 287    | 2/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 288    | 3/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 289    | 4/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 290    | 5/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 291    | 6/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 292    | 7/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 293    | 8/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 294    | 9/1/2046  | -                 | -               | -                        | -                     | -         | -              |
| 295    | 10/1/2046 | -                 | -               | -                        | -                     | -         | -              |
| 296    | 11/1/2046 | -                 | -               | -                        | -                     | -         | -              |
| 297    | 12/1/2046 | -                 | -               | -                        | -                     | -         | -              |
| 298    | 1/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 299    | 2/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 300    | 3/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 301    | 4/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 302    | 5/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 303    | 6/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 304    | 7/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 305    | 8/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 306    | 9/1/2047  | -                 | -               | -                        | -                     | -         | -              |
| 307    | 10/1/2047 | -                 | -               | -                        | -                     | -         | -              |
| 308    | 11/1/2047 | -                 | -               | -                        | -                     | -         | -              |
| 309    | 12/1/2047 | -                 | -               | -                        | -                     | -         | -              |
| 310    | 1/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 311    | 2/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 312    | 3/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 313    | 4/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 314    | 5/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 315    | 6/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 316    | 7/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 317    | 8/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 318    | 9/1/2048  | -                 | -               | -                        | -                     | -         | -              |
| 319    | 10/1/2048 | -                 | -               | -                        | -                     | -         | -              |
| 320    | 11/1/2048 | -                 | -               | -                        | -                     | -         | -              |
| 321    | 12/1/2048 | -                 | -               | -                        | -                     | -         | -              |
| 322    | 1/1/2049  | -                 | -               | -                        | -                     | -         | -              |
| 323    | 2/1/2049  | -                 | -               | -                        | -                     | -         | -              |
| 324    | 3/1/2049  | -                 | -               | -                        | -                     | -         | -              |
| 325    | 4/1/2049  | -                 | -               | -                        | -                     | -         | -              |
| 326    | 5/1/2049  | -                 | -               | -                        | -                     | -         | -              |



## EXHIBIT A

## MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest (Cost of Funds) | Interest (Admin Fees) | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|--------------------------|-----------------------|-----------|----------------|
| 327    | 6/1/2049  | -                 | -               | -                        | -                     | -         | -              |
| 328    | 7/1/2049  | -                 | -               | -                        | -                     | -         | -              |
| 329    | 8/1/2049  | -                 | -               | -                        | -                     | -         | -              |
| 330    | 9/1/2049  | -                 | -               | -                        | -                     | -         | -              |
| 331    | 10/1/2049 | -                 | -               | -                        | -                     | -         | -              |
| 332    | 11/1/2049 | -                 | -               | -                        | -                     | -         | -              |
| 333    | 12/1/2049 | -                 | -               | -                        | -                     | -         | -              |
| 334    | 1/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 335    | 2/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 336    | 3/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 337    | 4/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 338    | 5/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 339    | 6/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 340    | 7/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 341    | 8/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 342    | 9/1/2050  | -                 | -               | -                        | -                     | -         | -              |
| 343    | 10/1/2050 | -                 | -               | -                        | -                     | -         | -              |
| 344    | 11/1/2050 | -                 | -               | -                        | -                     | -         | -              |
| 345    | 12/1/2050 | -                 | -               | -                        | -                     | -         | -              |
| 346    | 1/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 347    | 2/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 348    | 3/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 349    | 4/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 350    | 5/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 351    | 6/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 352    | 7/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 353    | 8/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 354    | 9/1/2051  | -                 | -               | -                        | -                     | -         | -              |
| 355    | 10/1/2051 | -                 | -               | -                        | -                     | -         | -              |
| 356    | 11/1/2051 | -                 | -               | -                        | -                     | -         | -              |
| 357    | 12/1/2051 | -                 | -               | -                        | -                     | -         | -              |
| 358    | 1/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 359    | 2/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 360    | 3/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 361    | 4/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 362    | 5/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 363    | 6/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 364    | 7/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 365    | 8/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 366    | 9/1/2052  | -                 | -               | -                        | -                     | -         | -              |
| 367    | 10/1/2052 | -                 | -               | -                        | -                     | -         | -              |
| 368    | 11/1/2052 | -                 | -               | -                        | -                     | -         | -              |
| 369    | 12/1/2052 | -                 | -               | -                        | -                     | -         | -              |
| 370    | 1/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 371    | 2/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 372    | 3/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 373    | 4/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 374    | 5/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 375    | 6/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 376    | 7/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 377    | 8/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 378    | 9/1/2053  | -                 | -               | -                        | -                     | -         | -              |
| 379    | 10/1/2053 | -                 | -               | -                        | -                     | -         | -              |
| 380    | 11/1/2053 | -                 | -               | -                        | -                     | -         | -              |
| 381    | 12/1/2053 | -                 | -               | -                        | -                     | -         | -              |
| 382    | 1/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 383    | 2/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 384    | 3/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 385    | 4/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 386    | 5/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 387    | 6/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 388    | 7/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 389    | 8/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 390    | 9/1/2054  | -                 | -               | -                        | -                     | -         | -              |
| 391    | 10/1/2054 | -                 | -               | -                        | -                     | -         | -              |
| 392    | 11/1/2054 | -                 | -               | -                        | -                     | -         | -              |
| 393    | 12/1/2054 | -                 | -               | -                        | -                     | -         | -              |

## EXHIBIT A

## MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest (Cost of Funds) | Interest (Admin Fees) | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|--------------------------|-----------------------|-----------|----------------|
| 394    | 1/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 395    | 2/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 396    | 3/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 397    | 4/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 398    | 5/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 399    | 6/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 400    | 7/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 401    | 8/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 402    | 9/1/2055  | -                 | -               | -                        | -                     | -         | -              |
| 403    | 10/1/2055 | -                 | -               | -                        | -                     | -         | -              |
| 404    | 11/1/2055 | -                 | -               | -                        | -                     | -         | -              |
| 405    | 12/1/2055 | -                 | -               | -                        | -                     | -         | -              |
| 406    | 1/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 407    | 2/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 408    | 3/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 409    | 4/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 410    | 5/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 411    | 6/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 412    | 7/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 413    | 8/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 414    | 9/1/2056  | -                 | -               | -                        | -                     | -         | -              |
| 415    | 10/1/2056 | -                 | -               | -                        | -                     | -         | -              |
| 416    | 11/1/2056 | -                 | -               | -                        | -                     | -         | -              |
| 417    | 12/1/2056 | -                 | -               | -                        | -                     | -         | -              |
| 418    | 1/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 419    | 2/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 420    | 3/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 421    | 4/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 422    | 5/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 423    | 6/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 424    | 7/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 425    | 8/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 426    | 9/1/2057  | -                 | -               | -                        | -                     | -         | -              |
| 427    | 10/1/2057 | -                 | -               | -                        | -                     | -         | -              |
| 428    | 11/1/2057 | -                 | -               | -                        | -                     | -         | -              |
| 429    | 12/1/2057 | -                 | -               | -                        | -                     | -         | -              |
| 430    | 1/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 431    | 2/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 432    | 3/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 433    | 4/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 434    | 5/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 435    | 6/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 436    | 7/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 437    | 8/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 438    | 9/1/2058  | -                 | -               | -                        | -                     | -         | -              |
| 439    | 10/1/2058 | -                 | -               | -                        | -                     | -         | -              |
| 440    | 11/1/2058 | -                 | -               | -                        | -                     | -         | -              |
| 441    | 12/1/2058 | -                 | -               | -                        | -                     | -         | -              |
| 442    | 1/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 443    | 2/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 444    | 3/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 445    | 4/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 446    | 5/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 447    | 6/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 448    | 7/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 449    | 8/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 450    | 9/1/2059  | -                 | -               | -                        | -                     | -         | -              |
| 451    | 10/1/2059 | -                 | -               | -                        | -                     | -         | -              |
| 452    | 11/1/2059 | -                 | -               | -                        | -                     | -         | -              |
| 453    | 12/1/2059 | -                 | -               | -                        | -                     | -         | -              |
| 454    | 1/1/2060  | -                 | -               | -                        | -                     | -         | -              |
| 455    | 2/1/2060  | -                 | -               | -                        | -                     | -         | -              |
| 456    | 3/1/2060  | -                 | -               | -                        | -                     | -         | -              |
| 457    | 4/1/2060  | -                 | -               | -                        | -                     | -         | -              |
| 458    | 5/1/2060  | -                 | -               | -                        | -                     | -         | -              |
| 459    | 6/1/2060  | -                 | -               | -                        | -                     | -         | -              |
| 460    | 7/1/2060  | -                 | -               | -                        | -                     | -         | -              |

EXHIBIT A

MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest (Cost of Funds) | Interest (Admin Fees) | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|--------------------------|-----------------------|-----------|----------------|
| 461    | 8/1/2060  | -                 | -               | -                        | -                     | -         | -              |
| 462    | 9/1/2060  | -                 | -               | -                        | -                     | -         | -              |
| 463    | 10/1/2060 | -                 | -               | -                        | -                     | -         | -              |
| 464    | 11/1/2060 | -                 | -               | -                        | -                     | -         | -              |
| 465    | 12/1/2060 | -                 | -               | -                        | -                     | -         | -              |
| 466    | 1/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 467    | 2/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 468    | 3/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 469    | 4/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 470    | 5/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 471    | 6/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 472    | 7/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 473    | 8/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 474    | 9/1/2061  | -                 | -               | -                        | -                     | -         | -              |
| 475    | 10/1/2061 | -                 | -               | -                        | -                     | -         | -              |
| 476    | 11/1/2061 | -                 | -               | -                        | -                     | -         | -              |
| 477    | 12/1/2061 | -                 | -               | -                        | -                     | -         | -              |
| 478    | 1/1/2062  | -                 | -               | -                        | -                     | -         | -              |
| 479    | 2/1/2062  | -                 | -               | -                        | -                     | -         | -              |
| 480    | 3/1/2062  | -                 | -               | -                        | -                     | -         | -              |

**Project Name:** Throughline Apartments  
**Sponsor:** Chinatown Community Development Center

|                 |          |
|-----------------|----------|
| Loan Amount     | -        |
| Rate            | 0.95763% |
| Term            | 40       |
| Amortization    | 40       |
| Monthly Payment | -        |

**BELOW MARKET RATE LOAN AMORTIZATION SCHEDULE**

| Period | Date      | Beginning Balance | Monthly Payment | Interest | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|----------|-----------|----------------|
| 1      | 4/1/2022  | -                 | -               | -        | -         | -              |
| 2      | 5/1/2022  | -                 | -               | -        | -         | -              |
| 3      | 6/1/2022  | -                 | -               | -        | -         | -              |
| 4      | 7/1/2022  | -                 | -               | -        | -         | -              |
| 5      | 8/1/2022  | -                 | -               | -        | -         | -              |
| 6      | 9/1/2022  | -                 | -               | -        | -         | -              |
| 7      | 10/1/2022 | -                 | -               | -        | -         | -              |
| 8      | 11/1/2022 | -                 | -               | -        | -         | -              |
| 9      | 12/1/2022 | -                 | -               | -        | -         | -              |
| 10     | 1/1/2023  | -                 | -               | -        | -         | -              |
| 11     | 2/1/2023  | -                 | -               | -        | -         | -              |
| 12     | 3/1/2023  | -                 | -               | -        | -         | -              |
| 13     | 4/1/2023  | -                 | -               | -        | -         | -              |
| 14     | 5/1/2023  | -                 | -               | -        | -         | -              |
| 15     | 6/1/2023  | -                 | -               | -        | -         | -              |
| 16     | 7/1/2023  | -                 | -               | -        | -         | -              |
| 17     | 8/1/2023  | -                 | -               | -        | -         | -              |
| 18     | 9/1/2023  | -                 | -               | -        | -         | -              |
| 19     | 10/1/2023 | -                 | -               | -        | -         | -              |
| 20     | 11/1/2023 | -                 | -               | -        | -         | -              |
| 21     | 12/1/2023 | -                 | -               | -        | -         | -              |
| 22     | 1/1/2024  | -                 | -               | -        | -         | -              |
| 23     | 2/1/2024  | -                 | -               | -        | -         | -              |
| 24     | 3/1/2024  | -                 | -               | -        | -         | -              |
| 25     | 4/1/2024  | -                 | -               | -        | -         | -              |
| 26     | 5/1/2024  | -                 | -               | -        | -         | -              |
| 27     | 6/1/2024  | -                 | -               | -        | -         | -              |
| 28     | 7/1/2024  | -                 | -               | -        | -         | -              |
| 29     | 8/1/2024  | -                 | -               | -        | -         | -              |
| 30     | 9/1/2024  | -                 | -               | -        | -         | -              |
| 31     | 10/1/2024 | -                 | -               | -        | -         | -              |
| 32     | 11/1/2024 | -                 | -               | -        | -         | -              |
| 33     | 12/1/2024 | -                 | -               | -        | -         | -              |
| 34     | 1/1/2025  | -                 | -               | -        | -         | -              |
| 35     | 2/1/2025  | -                 | -               | -        | -         | -              |
| 36     | 3/1/2025  | -                 | -               | -        | -         | -              |
| 37     | 4/1/2025  | -                 | -               | -        | -         | -              |
| 38     | 5/1/2025  | -                 | -               | -        | -         | -              |
| 39     | 6/1/2025  | -                 | -               | -        | -         | -              |
| 40     | 7/1/2025  | -                 | -               | -        | -         | -              |
| 41     | 8/1/2025  | -                 | -               | -        | -         | -              |
| 42     | 9/1/2025  | -                 | -               | -        | -         | -              |
| 43     | 10/1/2025 | -                 | -               | -        | -         | -              |
| 44     | 11/1/2025 | -                 | -               | -        | -         | -              |
| 45     | 12/1/2025 | -                 | -               | -        | -         | -              |
| 46     | 1/1/2026  | -                 | -               | -        | -         | -              |
| 47     | 2/1/2026  | -                 | -               | -        | -         | -              |
| 48     | 3/1/2026  | -                 | -               | -        | -         | -              |
| 49     | 4/1/2026  | -                 | -               | -        | -         | -              |
| 50     | 5/1/2026  | -                 | -               | -        | -         | -              |
| 51     | 6/1/2026  | -                 | -               | -        | -         | -              |
| 52     | 7/1/2026  | -                 | -               | -        | -         | -              |
| 53     | 8/1/2026  | -                 | -               | -        | -         | -              |
| 54     | 9/1/2026  | -                 | -               | -        | -         | -              |
| 55     | 10/1/2026 | -                 | -               | -        | -         | -              |
| 56     | 11/1/2026 | -                 | -               | -        | -         | -              |

## EXHIBIT A

## BELOW MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|----------|-----------|----------------|
| 57     | 12/1/2026 | -                 | -               | -        | -         | -              |
| 58     | 1/1/2027  | -                 | -               | -        | -         | -              |
| 59     | 2/1/2027  | -                 | -               | -        | -         | -              |
| 60     | 3/1/2027  | -                 | -               | -        | -         | -              |
| 61     | 4/1/2027  | -                 | -               | -        | -         | -              |
| 62     | 5/1/2027  | -                 | -               | -        | -         | -              |
| 63     | 6/1/2027  | -                 | -               | -        | -         | -              |
| 64     | 7/1/2027  | -                 | -               | -        | -         | -              |
| 65     | 8/1/2027  | -                 | -               | -        | -         | -              |
| 66     | 9/1/2027  | -                 | -               | -        | -         | -              |
| 67     | 10/1/2027 | -                 | -               | -        | -         | -              |
| 68     | 11/1/2027 | -                 | -               | -        | -         | -              |
| 69     | 12/1/2027 | -                 | -               | -        | -         | -              |
| 70     | 1/1/2028  | -                 | -               | -        | -         | -              |
| 71     | 2/1/2028  | -                 | -               | -        | -         | -              |
| 72     | 3/1/2028  | -                 | -               | -        | -         | -              |
| 73     | 4/1/2028  | -                 | -               | -        | -         | -              |
| 74     | 5/1/2028  | -                 | -               | -        | -         | -              |
| 75     | 6/1/2028  | -                 | -               | -        | -         | -              |
| 76     | 7/1/2028  | -                 | -               | -        | -         | -              |
| 77     | 8/1/2028  | -                 | -               | -        | -         | -              |
| 78     | 9/1/2028  | -                 | -               | -        | -         | -              |
| 79     | 10/1/2028 | -                 | -               | -        | -         | -              |
| 80     | 11/1/2028 | -                 | -               | -        | -         | -              |
| 81     | 12/1/2028 | -                 | -               | -        | -         | -              |
| 82     | 1/1/2029  | -                 | -               | -        | -         | -              |
| 83     | 2/1/2029  | -                 | -               | -        | -         | -              |
| 84     | 3/1/2029  | -                 | -               | -        | -         | -              |
| 85     | 4/1/2029  | -                 | -               | -        | -         | -              |
| 86     | 5/1/2029  | -                 | -               | -        | -         | -              |
| 87     | 6/1/2029  | -                 | -               | -        | -         | -              |
| 88     | 7/1/2029  | -                 | -               | -        | -         | -              |
| 89     | 8/1/2029  | -                 | -               | -        | -         | -              |
| 90     | 9/1/2029  | -                 | -               | -        | -         | -              |
| 91     | 10/1/2029 | -                 | -               | -        | -         | -              |
| 92     | 11/1/2029 | -                 | -               | -        | -         | -              |
| 93     | 12/1/2029 | -                 | -               | -        | -         | -              |
| 94     | 1/1/2030  | -                 | -               | -        | -         | -              |
| 95     | 2/1/2030  | -                 | -               | -        | -         | -              |
| 96     | 3/1/2030  | -                 | -               | -        | -         | -              |
| 97     | 4/1/2030  | -                 | -               | -        | -         | -              |
| 98     | 5/1/2030  | -                 | -               | -        | -         | -              |
| 99     | 6/1/2030  | -                 | -               | -        | -         | -              |
| 100    | 7/1/2030  | -                 | -               | -        | -         | -              |
| 101    | 8/1/2030  | -                 | -               | -        | -         | -              |
| 102    | 9/1/2030  | -                 | -               | -        | -         | -              |
| 103    | 10/1/2030 | -                 | -               | -        | -         | -              |
| 104    | 11/1/2030 | -                 | -               | -        | -         | -              |
| 105    | 12/1/2030 | -                 | -               | -        | -         | -              |
| 106    | 1/1/2031  | -                 | -               | -        | -         | -              |
| 107    | 2/1/2031  | -                 | -               | -        | -         | -              |
| 108    | 3/1/2031  | -                 | -               | -        | -         | -              |
| 109    | 4/1/2031  | -                 | -               | -        | -         | -              |
| 110    | 5/1/2031  | -                 | -               | -        | -         | -              |
| 111    | 6/1/2031  | -                 | -               | -        | -         | -              |
| 112    | 7/1/2031  | -                 | -               | -        | -         | -              |
| 113    | 8/1/2031  | -                 | -               | -        | -         | -              |
| 114    | 9/1/2031  | -                 | -               | -        | -         | -              |
| 115    | 10/1/2031 | -                 | -               | -        | -         | -              |
| 116    | 11/1/2031 | -                 | -               | -        | -         | -              |
| 117    | 12/1/2031 | -                 | -               | -        | -         | -              |
| 118    | 1/1/2032  | -                 | -               | -        | -         | -              |
| 119    | 2/1/2032  | -                 | -               | -        | -         | -              |
| 120    | 3/1/2032  | -                 | -               | -        | -         | -              |
| 121    | 4/1/2032  | -                 | -               | -        | -         | -              |

## EXHIBIT A

## BELOW MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|----------|-----------|----------------|
| 122    | 5/1/2032  | -                 | -               | -        | -         | -              |
| 123    | 6/1/2032  | -                 | -               | -        | -         | -              |
| 124    | 7/1/2032  | -                 | -               | -        | -         | -              |
| 125    | 8/1/2032  | -                 | -               | -        | -         | -              |
| 126    | 9/1/2032  | -                 | -               | -        | -         | -              |
| 127    | 10/1/2032 | -                 | -               | -        | -         | -              |
| 128    | 11/1/2032 | -                 | -               | -        | -         | -              |
| 129    | 12/1/2032 | -                 | -               | -        | -         | -              |
| 130    | 1/1/2033  | -                 | -               | -        | -         | -              |
| 131    | 2/1/2033  | -                 | -               | -        | -         | -              |
| 132    | 3/1/2033  | -                 | -               | -        | -         | -              |
| 133    | 4/1/2033  | -                 | -               | -        | -         | -              |
| 134    | 5/1/2033  | -                 | -               | -        | -         | -              |
| 135    | 6/1/2033  | -                 | -               | -        | -         | -              |
| 136    | 7/1/2033  | -                 | -               | -        | -         | -              |
| 137    | 8/1/2033  | -                 | -               | -        | -         | -              |
| 138    | 9/1/2033  | -                 | -               | -        | -         | -              |
| 139    | 10/1/2033 | -                 | -               | -        | -         | -              |
| 140    | 11/1/2033 | -                 | -               | -        | -         | -              |
| 141    | 12/1/2033 | -                 | -               | -        | -         | -              |
| 142    | 1/1/2034  | -                 | -               | -        | -         | -              |
| 143    | 2/1/2034  | -                 | -               | -        | -         | -              |
| 144    | 3/1/2034  | -                 | -               | -        | -         | -              |
| 145    | 4/1/2034  | -                 | -               | -        | -         | -              |
| 146    | 5/1/2034  | -                 | -               | -        | -         | -              |
| 147    | 6/1/2034  | -                 | -               | -        | -         | -              |
| 148    | 7/1/2034  | -                 | -               | -        | -         | -              |
| 149    | 8/1/2034  | -                 | -               | -        | -         | -              |
| 150    | 9/1/2034  | -                 | -               | -        | -         | -              |
| 151    | 10/1/2034 | -                 | -               | -        | -         | -              |
| 152    | 11/1/2034 | -                 | -               | -        | -         | -              |
| 153    | 12/1/2034 | -                 | -               | -        | -         | -              |
| 154    | 1/1/2035  | -                 | -               | -        | -         | -              |
| 155    | 2/1/2035  | -                 | -               | -        | -         | -              |
| 156    | 3/1/2035  | -                 | -               | -        | -         | -              |
| 157    | 4/1/2035  | -                 | -               | -        | -         | -              |
| 158    | 5/1/2035  | -                 | -               | -        | -         | -              |
| 159    | 6/1/2035  | -                 | -               | -        | -         | -              |
| 160    | 7/1/2035  | -                 | -               | -        | -         | -              |
| 161    | 8/1/2035  | -                 | -               | -        | -         | -              |
| 162    | 9/1/2035  | -                 | -               | -        | -         | -              |
| 163    | 10/1/2035 | -                 | -               | -        | -         | -              |
| 164    | 11/1/2035 | -                 | -               | -        | -         | -              |
| 165    | 12/1/2035 | -                 | -               | -        | -         | -              |
| 166    | 1/1/2036  | -                 | -               | -        | -         | -              |
| 167    | 2/1/2036  | -                 | -               | -        | -         | -              |
| 168    | 3/1/2036  | -                 | -               | -        | -         | -              |
| 169    | 4/1/2036  | -                 | -               | -        | -         | -              |
| 170    | 5/1/2036  | -                 | -               | -        | -         | -              |
| 171    | 6/1/2036  | -                 | -               | -        | -         | -              |
| 172    | 7/1/2036  | -                 | -               | -        | -         | -              |
| 173    | 8/1/2036  | -                 | -               | -        | -         | -              |
| 174    | 9/1/2036  | -                 | -               | -        | -         | -              |
| 175    | 10/1/2036 | -                 | -               | -        | -         | -              |
| 176    | 11/1/2036 | -                 | -               | -        | -         | -              |
| 177    | 12/1/2036 | -                 | -               | -        | -         | -              |
| 178    | 1/1/2037  | -                 | -               | -        | -         | -              |
| 179    | 2/1/2037  | -                 | -               | -        | -         | -              |
| 180    | 3/1/2037  | -                 | -               | -        | -         | -              |
| 181    | 4/1/2037  | -                 | -               | -        | -         | -              |
| 182    | 5/1/2037  | -                 | -               | -        | -         | -              |
| 183    | 6/1/2037  | -                 | -               | -        | -         | -              |
| 184    | 7/1/2037  | -                 | -               | -        | -         | -              |
| 185    | 8/1/2037  | -                 | -               | -        | -         | -              |
| 186    | 9/1/2037  | -                 | -               | -        | -         | -              |

## EXHIBIT A

## BELOW MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|----------|-----------|----------------|
| 187    | 10/1/2037 | -                 | -               | -        | -         | -              |
| 188    | 11/1/2037 | -                 | -               | -        | -         | -              |
| 189    | 12/1/2037 | -                 | -               | -        | -         | -              |
| 190    | 1/1/2038  | -                 | -               | -        | -         | -              |
| 191    | 2/1/2038  | -                 | -               | -        | -         | -              |
| 192    | 3/1/2038  | -                 | -               | -        | -         | -              |
| 193    | 4/1/2038  | -                 | -               | -        | -         | -              |
| 194    | 5/1/2038  | -                 | -               | -        | -         | -              |
| 195    | 6/1/2038  | -                 | -               | -        | -         | -              |
| 196    | 7/1/2038  | -                 | -               | -        | -         | -              |
| 197    | 8/1/2038  | -                 | -               | -        | -         | -              |
| 198    | 9/1/2038  | -                 | -               | -        | -         | -              |
| 199    | 10/1/2038 | -                 | -               | -        | -         | -              |
| 200    | 11/1/2038 | -                 | -               | -        | -         | -              |
| 201    | 12/1/2038 | -                 | -               | -        | -         | -              |
| 202    | 1/1/2039  | -                 | -               | -        | -         | -              |
| 203    | 2/1/2039  | -                 | -               | -        | -         | -              |
| 204    | 3/1/2039  | -                 | -               | -        | -         | -              |
| 205    | 4/1/2039  | -                 | -               | -        | -         | -              |
| 206    | 5/1/2039  | -                 | -               | -        | -         | -              |
| 207    | 6/1/2039  | -                 | -               | -        | -         | -              |
| 208    | 7/1/2039  | -                 | -               | -        | -         | -              |
| 209    | 8/1/2039  | -                 | -               | -        | -         | -              |
| 210    | 9/1/2039  | -                 | -               | -        | -         | -              |
| 211    | 10/1/2039 | -                 | -               | -        | -         | -              |
| 212    | 11/1/2039 | -                 | -               | -        | -         | -              |
| 213    | 12/1/2039 | -                 | -               | -        | -         | -              |
| 214    | 1/1/2040  | -                 | -               | -        | -         | -              |
| 215    | 2/1/2040  | -                 | -               | -        | -         | -              |
| 216    | 3/1/2040  | -                 | -               | -        | -         | -              |
| 217    | 4/1/2040  | -                 | -               | -        | -         | -              |
| 218    | 5/1/2040  | -                 | -               | -        | -         | -              |
| 219    | 6/1/2040  | -                 | -               | -        | -         | -              |
| 220    | 7/1/2040  | -                 | -               | -        | -         | -              |
| 221    | 8/1/2040  | -                 | -               | -        | -         | -              |
| 222    | 9/1/2040  | -                 | -               | -        | -         | -              |
| 223    | 10/1/2040 | -                 | -               | -        | -         | -              |
| 224    | 11/1/2040 | -                 | -               | -        | -         | -              |
| 225    | 12/1/2040 | -                 | -               | -        | -         | -              |
| 226    | 1/1/2041  | -                 | -               | -        | -         | -              |
| 227    | 2/1/2041  | -                 | -               | -        | -         | -              |
| 228    | 3/1/2041  | -                 | -               | -        | -         | -              |
| 229    | 4/1/2041  | -                 | -               | -        | -         | -              |
| 230    | 5/1/2041  | -                 | -               | -        | -         | -              |
| 231    | 6/1/2041  | -                 | -               | -        | -         | -              |
| 232    | 7/1/2041  | -                 | -               | -        | -         | -              |
| 233    | 8/1/2041  | -                 | -               | -        | -         | -              |
| 234    | 9/1/2041  | -                 | -               | -        | -         | -              |
| 235    | 10/1/2041 | -                 | -               | -        | -         | -              |
| 236    | 11/1/2041 | -                 | -               | -        | -         | -              |
| 237    | 12/1/2041 | -                 | -               | -        | -         | -              |
| 238    | 1/1/2042  | -                 | -               | -        | -         | -              |
| 239    | 2/1/2042  | -                 | -               | -        | -         | -              |
| 240    | 3/1/2042  | -                 | -               | -        | -         | -              |
| 241    | 4/1/2042  | -                 | -               | -        | -         | -              |
| 242    | 5/1/2042  | -                 | -               | -        | -         | -              |
| 243    | 6/1/2042  | -                 | -               | -        | -         | -              |
| 244    | 7/1/2042  | -                 | -               | -        | -         | -              |
| 245    | 8/1/2042  | -                 | -               | -        | -         | -              |
| 246    | 9/1/2042  | -                 | -               | -        | -         | -              |
| 247    | 10/1/2042 | -                 | -               | -        | -         | -              |
| 248    | 11/1/2042 | -                 | -               | -        | -         | -              |
| 249    | 12/1/2042 | -                 | -               | -        | -         | -              |
| 250    | 1/1/2043  | -                 | -               | -        | -         | -              |
| 251    | 2/1/2043  | -                 | -               | -        | -         | -              |

## EXHIBIT A

## BELOW MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|----------|-----------|----------------|
| 252    | 3/1/2043  | -                 | -               | -        | -         | -              |
| 253    | 4/1/2043  | -                 | -               | -        | -         | -              |
| 254    | 5/1/2043  | -                 | -               | -        | -         | -              |
| 255    | 6/1/2043  | -                 | -               | -        | -         | -              |
| 256    | 7/1/2043  | -                 | -               | -        | -         | -              |
| 257    | 8/1/2043  | -                 | -               | -        | -         | -              |
| 258    | 9/1/2043  | -                 | -               | -        | -         | -              |
| 259    | 10/1/2043 | -                 | -               | -        | -         | -              |
| 260    | 11/1/2043 | -                 | -               | -        | -         | -              |
| 261    | 12/1/2043 | -                 | -               | -        | -         | -              |
| 262    | 1/1/2044  | -                 | -               | -        | -         | -              |
| 263    | 2/1/2044  | -                 | -               | -        | -         | -              |
| 264    | 3/1/2044  | -                 | -               | -        | -         | -              |
| 265    | 4/1/2044  | -                 | -               | -        | -         | -              |
| 266    | 5/1/2044  | -                 | -               | -        | -         | -              |
| 267    | 6/1/2044  | -                 | -               | -        | -         | -              |
| 268    | 7/1/2044  | -                 | -               | -        | -         | -              |
| 269    | 8/1/2044  | -                 | -               | -        | -         | -              |
| 270    | 9/1/2044  | -                 | -               | -        | -         | -              |
| 271    | 10/1/2044 | -                 | -               | -        | -         | -              |
| 272    | 11/1/2044 | -                 | -               | -        | -         | -              |
| 273    | 12/1/2044 | -                 | -               | -        | -         | -              |
| 274    | 1/1/2045  | -                 | -               | -        | -         | -              |
| 275    | 2/1/2045  | -                 | -               | -        | -         | -              |
| 276    | 3/1/2045  | -                 | -               | -        | -         | -              |
| 277    | 4/1/2045  | -                 | -               | -        | -         | -              |
| 278    | 5/1/2045  | -                 | -               | -        | -         | -              |
| 279    | 6/1/2045  | -                 | -               | -        | -         | -              |
| 280    | 7/1/2045  | -                 | -               | -        | -         | -              |
| 281    | 8/1/2045  | -                 | -               | -        | -         | -              |
| 282    | 9/1/2045  | -                 | -               | -        | -         | -              |
| 283    | 10/1/2045 | -                 | -               | -        | -         | -              |
| 284    | 11/1/2045 | -                 | -               | -        | -         | -              |
| 285    | 12/1/2045 | -                 | -               | -        | -         | -              |
| 286    | 1/1/2046  | -                 | -               | -        | -         | -              |
| 287    | 2/1/2046  | -                 | -               | -        | -         | -              |
| 288    | 3/1/2046  | -                 | -               | -        | -         | -              |
| 289    | 4/1/2046  | -                 | -               | -        | -         | -              |
| 290    | 5/1/2046  | -                 | -               | -        | -         | -              |
| 291    | 6/1/2046  | -                 | -               | -        | -         | -              |
| 292    | 7/1/2046  | -                 | -               | -        | -         | -              |
| 293    | 8/1/2046  | -                 | -               | -        | -         | -              |
| 294    | 9/1/2046  | -                 | -               | -        | -         | -              |
| 295    | 10/1/2046 | -                 | -               | -        | -         | -              |
| 296    | 11/1/2046 | -                 | -               | -        | -         | -              |
| 297    | 12/1/2046 | -                 | -               | -        | -         | -              |
| 298    | 1/1/2047  | -                 | -               | -        | -         | -              |
| 299    | 2/1/2047  | -                 | -               | -        | -         | -              |
| 300    | 3/1/2047  | -                 | -               | -        | -         | -              |
| 301    | 4/1/2047  | -                 | -               | -        | -         | -              |
| 302    | 5/1/2047  | -                 | -               | -        | -         | -              |
| 303    | 6/1/2047  | -                 | -               | -        | -         | -              |
| 304    | 7/1/2047  | -                 | -               | -        | -         | -              |
| 305    | 8/1/2047  | -                 | -               | -        | -         | -              |
| 306    | 9/1/2047  | -                 | -               | -        | -         | -              |
| 307    | 10/1/2047 | -                 | -               | -        | -         | -              |
| 308    | 11/1/2047 | -                 | -               | -        | -         | -              |
| 309    | 12/1/2047 | -                 | -               | -        | -         | -              |
| 310    | 1/1/2048  | -                 | -               | -        | -         | -              |
| 311    | 2/1/2048  | -                 | -               | -        | -         | -              |
| 312    | 3/1/2048  | -                 | -               | -        | -         | -              |
| 313    | 4/1/2048  | -                 | -               | -        | -         | -              |
| 314    | 5/1/2048  | -                 | -               | -        | -         | -              |
| 315    | 6/1/2048  | -                 | -               | -        | -         | -              |
| 316    | 7/1/2048  | -                 | -               | -        | -         | -              |



## EXHIBIT A

## BELOW MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|----------|-----------|----------------|
| 317    | 8/1/2048  | -                 | -               | -        | -         | -              |
| 318    | 9/1/2048  | -                 | -               | -        | -         | -              |
| 319    | 10/1/2048 | -                 | -               | -        | -         | -              |
| 320    | 11/1/2048 | -                 | -               | -        | -         | -              |
| 321    | 12/1/2048 | -                 | -               | -        | -         | -              |
| 322    | 1/1/2049  | -                 | -               | -        | -         | -              |
| 323    | 2/1/2049  | -                 | -               | -        | -         | -              |
| 324    | 3/1/2049  | -                 | -               | -        | -         | -              |
| 325    | 4/1/2049  | -                 | -               | -        | -         | -              |
| 326    | 5/1/2049  | -                 | -               | -        | -         | -              |
| 327    | 6/1/2049  | -                 | -               | -        | -         | -              |
| 328    | 7/1/2049  | -                 | -               | -        | -         | -              |
| 329    | 8/1/2049  | -                 | -               | -        | -         | -              |
| 330    | 9/1/2049  | -                 | -               | -        | -         | -              |
| 331    | 10/1/2049 | -                 | -               | -        | -         | -              |
| 332    | 11/1/2049 | -                 | -               | -        | -         | -              |
| 333    | 12/1/2049 | -                 | -               | -        | -         | -              |
| 334    | 1/1/2050  | -                 | -               | -        | -         | -              |
| 335    | 2/1/2050  | -                 | -               | -        | -         | -              |
| 336    | 3/1/2050  | -                 | -               | -        | -         | -              |
| 337    | 4/1/2050  | -                 | -               | -        | -         | -              |
| 338    | 5/1/2050  | -                 | -               | -        | -         | -              |
| 339    | 6/1/2050  | -                 | -               | -        | -         | -              |
| 340    | 7/1/2050  | -                 | -               | -        | -         | -              |
| 341    | 8/1/2050  | -                 | -               | -        | -         | -              |
| 342    | 9/1/2050  | -                 | -               | -        | -         | -              |
| 343    | 10/1/2050 | -                 | -               | -        | -         | -              |
| 344    | 11/1/2050 | -                 | -               | -        | -         | -              |
| 345    | 12/1/2050 | -                 | -               | -        | -         | -              |
| 346    | 1/1/2051  | -                 | -               | -        | -         | -              |
| 347    | 2/1/2051  | -                 | -               | -        | -         | -              |
| 348    | 3/1/2051  | -                 | -               | -        | -         | -              |
| 349    | 4/1/2051  | -                 | -               | -        | -         | -              |
| 350    | 5/1/2051  | -                 | -               | -        | -         | -              |
| 351    | 6/1/2051  | -                 | -               | -        | -         | -              |
| 352    | 7/1/2051  | -                 | -               | -        | -         | -              |
| 353    | 8/1/2051  | -                 | -               | -        | -         | -              |
| 354    | 9/1/2051  | -                 | -               | -        | -         | -              |
| 355    | 10/1/2051 | -                 | -               | -        | -         | -              |
| 356    | 11/1/2051 | -                 | -               | -        | -         | -              |
| 357    | 12/1/2051 | -                 | -               | -        | -         | -              |
| 358    | 1/1/2052  | -                 | -               | -        | -         | -              |
| 359    | 2/1/2052  | -                 | -               | -        | -         | -              |
| 360    | 3/1/2052  | -                 | -               | -        | -         | -              |
| 361    | 4/1/2052  | -                 | -               | -        | -         | -              |
| 362    | 5/1/2052  | -                 | -               | -        | -         | -              |
| 363    | 6/1/2052  | -                 | -               | -        | -         | -              |
| 364    | 7/1/2052  | -                 | -               | -        | -         | -              |
| 365    | 8/1/2052  | -                 | -               | -        | -         | -              |
| 366    | 9/1/2052  | -                 | -               | -        | -         | -              |
| 367    | 10/1/2052 | -                 | -               | -        | -         | -              |
| 368    | 11/1/2052 | -                 | -               | -        | -         | -              |
| 369    | 12/1/2052 | -                 | -               | -        | -         | -              |
| 370    | 1/1/2053  | -                 | -               | -        | -         | -              |
| 371    | 2/1/2053  | -                 | -               | -        | -         | -              |
| 372    | 3/1/2053  | -                 | -               | -        | -         | -              |
| 373    | 4/1/2053  | -                 | -               | -        | -         | -              |
| 374    | 5/1/2053  | -                 | -               | -        | -         | -              |
| 375    | 6/1/2053  | -                 | -               | -        | -         | -              |
| 376    | 7/1/2053  | -                 | -               | -        | -         | -              |
| 377    | 8/1/2053  | -                 | -               | -        | -         | -              |
| 378    | 9/1/2053  | -                 | -               | -        | -         | -              |
| 379    | 10/1/2053 | -                 | -               | -        | -         | -              |
| 380    | 11/1/2053 | -                 | -               | -        | -         | -              |
| 381    | 12/1/2053 | -                 | -               | -        | -         | -              |

## EXHIBIT A

## BELOW MARKET RATE LOAN AMORTIZATION SCHEDULE

| Period | Date      | Beginning Balance | Monthly Payment | Interest | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|----------|-----------|----------------|
| 382    | 1/1/2054  | -                 | -               | -        | -         | -              |
| 383    | 2/1/2054  | -                 | -               | -        | -         | -              |
| 384    | 3/1/2054  | -                 | -               | -        | -         | -              |
| 385    | 4/1/2054  | -                 | -               | -        | -         | -              |
| 386    | 5/1/2054  | -                 | -               | -        | -         | -              |
| 387    | 6/1/2054  | -                 | -               | -        | -         | -              |
| 388    | 7/1/2054  | -                 | -               | -        | -         | -              |
| 389    | 8/1/2054  | -                 | -               | -        | -         | -              |
| 390    | 9/1/2054  | -                 | -               | -        | -         | -              |
| 391    | 10/1/2054 | -                 | -               | -        | -         | -              |
| 392    | 11/1/2054 | -                 | -               | -        | -         | -              |
| 393    | 12/1/2054 | -                 | -               | -        | -         | -              |
| 394    | 1/1/2055  | -                 | -               | -        | -         | -              |
| 395    | 2/1/2055  | -                 | -               | -        | -         | -              |
| 396    | 3/1/2055  | -                 | -               | -        | -         | -              |
| 397    | 4/1/2055  | -                 | -               | -        | -         | -              |
| 398    | 5/1/2055  | -                 | -               | -        | -         | -              |
| 399    | 6/1/2055  | -                 | -               | -        | -         | -              |
| 400    | 7/1/2055  | -                 | -               | -        | -         | -              |
| 401    | 8/1/2055  | -                 | -               | -        | -         | -              |
| 402    | 9/1/2055  | -                 | -               | -        | -         | -              |
| 403    | 10/1/2055 | -                 | -               | -        | -         | -              |
| 404    | 11/1/2055 | -                 | -               | -        | -         | -              |
| 405    | 12/1/2055 | -                 | -               | -        | -         | -              |
| 406    | 1/1/2056  | -                 | -               | -        | -         | -              |
| 407    | 2/1/2056  | -                 | -               | -        | -         | -              |
| 408    | 3/1/2056  | -                 | -               | -        | -         | -              |
| 409    | 4/1/2056  | -                 | -               | -        | -         | -              |
| 410    | 5/1/2056  | -                 | -               | -        | -         | -              |
| 411    | 6/1/2056  | -                 | -               | -        | -         | -              |
| 412    | 7/1/2056  | -                 | -               | -        | -         | -              |
| 413    | 8/1/2056  | -                 | -               | -        | -         | -              |
| 414    | 9/1/2056  | -                 | -               | -        | -         | -              |
| 415    | 10/1/2056 | -                 | -               | -        | -         | -              |
| 416    | 11/1/2056 | -                 | -               | -        | -         | -              |
| 417    | 12/1/2056 | -                 | -               | -        | -         | -              |
| 418    | 1/1/2057  | -                 | -               | -        | -         | -              |
| 419    | 2/1/2057  | -                 | -               | -        | -         | -              |
| 420    | 3/1/2057  | -                 | -               | -        | -         | -              |
| 421    | 4/1/2057  | -                 | -               | -        | -         | -              |
| 422    | 5/1/2057  | -                 | -               | -        | -         | -              |
| 423    | 6/1/2057  | -                 | -               | -        | -         | -              |
| 424    | 7/1/2057  | -                 | -               | -        | -         | -              |
| 425    | 8/1/2057  | -                 | -               | -        | -         | -              |
| 426    | 9/1/2057  | -                 | -               | -        | -         | -              |
| 427    | 10/1/2057 | -                 | -               | -        | -         | -              |
| 428    | 11/1/2057 | -                 | -               | -        | -         | -              |
| 429    | 12/1/2057 | -                 | -               | -        | -         | -              |
| 430    | 1/1/2058  | -                 | -               | -        | -         | -              |
| 431    | 2/1/2058  | -                 | -               | -        | -         | -              |
| 432    | 3/1/2058  | -                 | -               | -        | -         | -              |
| 433    | 4/1/2058  | -                 | -               | -        | -         | -              |
| 434    | 5/1/2058  | -                 | -               | -        | -         | -              |
| 435    | 6/1/2058  | -                 | -               | -        | -         | -              |
| 436    | 7/1/2058  | -                 | -               | -        | -         | -              |
| 437    | 8/1/2058  | -                 | -               | -        | -         | -              |
| 438    | 9/1/2058  | -                 | -               | -        | -         | -              |
| 439    | 10/1/2058 | -                 | -               | -        | -         | -              |
| 440    | 11/1/2058 | -                 | -               | -        | -         | -              |
| 441    | 12/1/2058 | -                 | -               | -        | -         | -              |
| 442    | 1/1/2059  | -                 | -               | -        | -         | -              |
| 443    | 2/1/2059  | -                 | -               | -        | -         | -              |
| 444    | 3/1/2059  | -                 | -               | -        | -         | -              |
| 445    | 4/1/2059  | -                 | -               | -        | -         | -              |
| 446    | 5/1/2059  | -                 | -               | -        | -         | -              |

EXHIBIT A

**BELOW MARKET RATE LOAN AMORTIZATION SCHEDULE**

| Period | Date      | Beginning Balance | Monthly Payment | Interest | Principal | Ending Balance |
|--------|-----------|-------------------|-----------------|----------|-----------|----------------|
| 447    | 6/1/2059  | -                 | -               | -        | -         | -              |
| 448    | 7/1/2059  | -                 | -               | -        | -         | -              |
| 449    | 8/1/2059  | -                 | -               | -        | -         | -              |
| 450    | 9/1/2059  | -                 | -               | -        | -         | -              |
| 451    | 10/1/2059 | -                 | -               | -        | -         | -              |
| 452    | 11/1/2059 | -                 | -               | -        | -         | -              |
| 453    | 12/1/2059 | -                 | -               | -        | -         | -              |
| 454    | 1/1/2060  | -                 | -               | -        | -         | -              |
| 455    | 2/1/2060  | -                 | -               | -        | -         | -              |
| 456    | 3/1/2060  | -                 | -               | -        | -         | -              |
| 457    | 4/1/2060  | -                 | -               | -        | -         | -              |
| 458    | 5/1/2060  | -                 | -               | -        | -         | -              |
| 459    | 6/1/2060  | -                 | -               | -        | -         | -              |
| 460    | 7/1/2060  | -                 | -               | -        | -         | -              |
| 461    | 8/1/2060  | -                 | -               | -        | -         | -              |
| 462    | 9/1/2060  | -                 | -               | -        | -         | -              |
| 463    | 10/1/2060 | -                 | -               | -        | -         | -              |
| 464    | 11/1/2060 | -                 | -               | -        | -         | -              |
| 465    | 12/1/2060 | -                 | -               | -        | -         | -              |
| 466    | 1/1/2061  | -                 | -               | -        | -         | -              |
| 467    | 2/1/2061  | -                 | -               | -        | -         | -              |
| 468    | 3/1/2061  | -                 | -               | -        | -         | -              |
| 469    | 4/1/2061  | -                 | -               | -        | -         | -              |
| 470    | 5/1/2061  | -                 | -               | -        | -         | -              |
| 471    | 6/1/2061  | -                 | -               | -        | -         | -              |
| 472    | 7/1/2061  | -                 | -               | -        | -         | -              |
| 473    | 8/1/2061  | -                 | -               | -        | -         | -              |
| 474    | 9/1/2061  | -                 | -               | -        | -         | -              |
| 475    | 10/1/2061 | -                 | -               | -        | -         | -              |
| 476    | 11/1/2061 | -                 | -               | -        | -         | -              |
| 477    | 12/1/2061 | -                 | -               | -        | -         | -              |
| 478    | 1/1/2062  | -                 | -               | -        | -         | -              |
| 479    | 2/1/2062  | -                 | -               | -        | -         | -              |
| 480    | 3/1/2062  | -                 | -               | -        | -         | -              |

**PASS REFI ANALYSIS**

**Payments and Equity Balance**

PAS

Market Rate Loan

|                                      |          |
|--------------------------------------|----------|
| <u>PASS LOAN</u>                     |          |
| Market Rate Note                     | -        |
| Below Market Rate Note               | -        |
| Deferred Note                        | -        |
| <b>Total PASS Loan</b>               | -        |
| Market Rate Interest Rate            | 3.87289% |
| Below Market Rate Interest Rate      | 0.95763% |
| Deferred Interest Rate               | 0.95763% |
| <b>True Interest Cost</b>            |          |
| Market Rate Note Payment             | -        |
| Below Market Rate Note Payment       | -        |
| Deferred Note Payment                | -        |
| <b>Total PASS Annual Payment</b>     | -        |
| <u>REFI ASSUMPTIONS</u>              |          |
| Refi Year                            |          |
| Refi Debt Service                    | -        |
| Refi Proceeds                        | -        |
| Replacement Reserve Starting Balance | -        |
| 10-year inflated CNA total           | -        |
| <u>SMALL SITES PROGRAM</u>           |          |
| SSP Loan                             | -        |
| <b>Total Subsidy Loans</b>           | -        |

| Yr | Prin Bal |   |
|----|----------|---|
| 1  | -        | - |
| 2  | -        | - |
| 3  | -        | - |
| 4  | -        | - |
| 5  | -        | - |
| 6  | -        | - |
| 7  | -        | - |
| 8  | -        | - |
| 9  | -        | - |
| 10 | -        | - |
| 11 | -        | - |
| 12 | -        | - |
| 13 | -        | - |
| 14 | -        | - |
| 15 | -        | - |
| 16 | -        | - |
| 17 | -        | - |
| 18 | -        | - |
| 19 | -        | - |
| 20 | -        | - |
| 21 | -        | - |
| 22 | -        | - |
| 23 | -        | - |
| 24 | -        | - |
| 25 | -        | - |
| 26 | -        | - |
| 27 | -        | - |
| 28 | -        | - |
| 29 | -        | - |
| 30 | -        | - |
| 31 | -        | - |
| 32 | -        | - |
| 33 | -        | - |
| 34 | -        | - |
| 35 | -        | - |
| 36 | -        | - |
| 37 | -        | - |
| 38 | -        | - |
| 39 | -        | - |
| 40 | -        | - |



| Refi<br>Prin | Refi<br>Costs | Refi<br>Proceeds | RFR<br>Balance/Unit |
|--------------|---------------|------------------|---------------------|
| 5,899,500    | 88,493        | 5,811,008        | 600                 |
| 5,229,588    | 78,444        | 5,151,144        | 1,200               |
| 5,211,995    | 78,180        | 5,133,815        | 1,800               |
| 5,212,803    | 78,192        | 5,134,611        | 2,400               |
| 5,210,220    | 78,153        | 5,132,067        | 3,000               |
| 5,204,076    | 78,061        | 5,126,015        | 3,600               |
| 5,200,382    | 78,006        | 5,122,376        | 4,200               |
| 5,186,581    | 77,799        | 5,108,782        | 4,800               |
| 5,168,669    | 77,530        | 5,091,139        | 5,400               |
| 5,146,450    | 77,197        | 5,069,253        | 6,000               |
| 5,119,718    | 76,796        | 5,042,922        | 6,600               |
| 5,094,634    | 76,420        | 5,018,214        | 7,200               |
| 5,058,232    | 75,873        | 4,982,359        | 7,800               |
| 5,016,658    | 75,250        | 4,941,408        | 8,400               |
| 4,969,673    | 74,545        | 4,895,128        | 9,000               |
| 4,917,033    | 73,755        | 4,843,277        | 9,600               |
| 4,865,046    | 72,976        | 4,792,070        | 10,200              |
| 4,800,321    | 72,005        | 4,728,317        | 10,800              |
| 4,729,149    | 70,937        | 4,658,212        | 11,400              |
| 4,651,246    | 69,769        | 4,581,477        | 12,000              |

**Sources & Uses Summary**

from worksheet 4a  
 col D  
 source 2, col E  
 source 3, col F  
 source 4, col G  
 source 4, col H  
 source 5, col I  
 col J

| Predevelopment Sources |                                      |
|------------------------|--------------------------------------|
|                        | MOHCD/OCII                           |
|                        | Predev Exp from RFR up to 12/31/2019 |
|                        | 0                                    |
|                        | 0                                    |
|                        | 0                                    |
|                        | 0                                    |
|                        | <b>Total</b>                         |

from worksheet 4b  
 col D  
 source 2, col E  
 source 3, col F  
 source 4, col G  
 source 4, col H  
 source 5, col I  
 col J

| Permanent Sources |   |
|-------------------|---|
|                   | MOHCD/OCII                              |
|                   | PASS Loan                               |
|                   | CDBG - New MOHCD                        |
|                   | PASS Deferred Loan                      |
|                   | Community Project Fund                  |
|                   | Predev Exp from RFR prior to 12/31/2019 |
|                   | <b>Total</b>                            |

from worksheet 4b  
 row 16  
 row 37  
 row 105  
 row 124

| Permanent Uses |               |
|----------------|---------------|
|                | Acquisition   |
|                | Hard Costs    |
|                | Soft Costs    |
|                | Developer Fee |
|                | <b>Total</b>  |

**Square Footage Summary**

calculated: Building Total SF minus Commercial SF  
 from worksheet 1, c19  
 from worksheet 1, j15

|                           |
|---------------------------|
| Residential SF:           |
| Commercial SF:            |
| <b>Building Total SF:</b> |

Rows 39-45: data entry needed Col C if a Unit Type is shown in Col B

-Answer Yes in C46 if #s in D39-D45 are all >= #s in C39 C45, or answer No and describe waiver requested

| UNIT TYPES                          |
|-------------------------------------|
| SRO:                                |
| Studio:                             |
| 1BR:                                |
|                                     |
|                                     |
|                                     |
|                                     |
| Do all units meet CTCAC minimum SF? |

ry (page 3 of Eval)

| Amount           | Terms                | Status            |
|------------------|----------------------|-------------------|
| \$800,000        | XX yrs/mth @ XX% Def | Committed/Not Com |
| \$125,391        | XX yrs/mth @ XX% Def | Committed/Not Com |
| \$0              | XX yrs/mth @ XX% Def | Committed/Not Com |
| \$0              | XX yrs/mth @ XX% Def | Committed/Not Com |
| \$0              | XX yrs/mth @ XX% Def | Committed/Not Com |
| \$0              | XX yrs/mth @ XX% Def | Committed/Not Com |
| <b>\$925,391</b> |                      |                   |

these are in  
this data file  
delete any  
if more columns  
- insert one  
- add form  
- note: column

| Amount              | Terms                       | Status            |
|---------------------|-----------------------------|-------------------|
| \$0                 | XX yrs @ XX% / Res Rec      | Committed/Not Com |
| \$8,031,555         | XX yrs @ XX% / Res Rec      | Committed/Not Com |
| \$13,519,791        | XX yrs @ XX% / Res Rec      | Committed/Not Com |
| \$467,445           | XX yrs @ XX% / Res Rec      | Committed/Not Com |
| \$2,500,000         | XX yrs @ XX% / Res Rec      | Committed/Not Com |
| \$125,391           | TC Equity: Price per credit | Committed/Not Com |
| <b>\$31,223,750</b> |                             |                   |

these are in  
this data file  
For row sheet  
delete any  
if more columns  
- insert one  
- add form  
- note: column

| Amount              | Per Unit         | Per SF          |
|---------------------|------------------|-----------------|
| \$0                 | \$0              | \$0.00          |
| \$22,753,460        | \$258,562        | \$456.26        |
| \$7,456,949         | \$84,738         | \$149.53        |
| \$500,000           | \$5,682          | \$10.03         |
| <b>\$30,710,409</b> | <b>\$348,982</b> | <b>\$615.81</b> |

ry (Section 4.2 of Eval)

|               |
|---------------|
| 41,665        |
| 8,205         |
| <b>49,870</b> |

| Avg Unit SF - This Project                                | CTCAC-Required Minimum SF |
|---|---------------------------|
|   | 200                       |
|   | 200                       |
|   | 450                       |
|   |                           |
|   |                           |
|   |                           |
|   |                           |
| Y/N [if N, describe the waiver being requested of CTCAC.] |                           |

CTCAC unit size minimum  
<https://www.treasurer.c>



*Instructions, do not print or copy*

*rows from ws4a*

*rows that do not show a source name and an amount*

*columns were added to worksheet 4a*

*one row for each additional column/source*

*formulas to pull the data from ws4a*

*columns noted to the left of this chart may become inaccurate if any columns are added to ws4a*

*Instructions, do not print or copy*

*rows from ws4b*

*Calculating TC Equity, Terms should = Price per credit*

*rows that do not show a source name and an amount*

*columns were added to worksheet 4b*

*one row for each additional column/source*

*formulas to pull the data from ws4b*

*columns noted to the left of this chart may become inaccurate if any columns are added to ws4b*

*columns found here:*

[ca.gov/ctcac/programreg/regulations.asp](http://ca.gov/ctcac/programreg/regulations.asp)