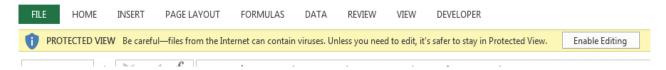
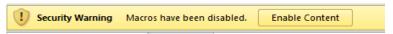
MOHCD - DEVELOPMENT & OPERATING BUDGET PROFORMA TEMPLATE -- INSTRUCTIONS

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 yello 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 erro fixed before moving onto the other blue worksheets. This worksheet collects general project information, information about target populations, rental subsidi 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://sfplanninggis.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 at 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. Expl 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 srouces, 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 providec 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 a 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 bduget 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 a 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 Montoring Fees, Loan Servicing Fees, etc.) should be subsequently input in **1.GeneralProjectInfo**, **4bPermS&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 chang 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.

				GE	NERAL P	ROJECT INI	FORMATIC	ON				
Applicat	ion Date Operations			1/24/2022 2023					Current Al	/II/Rent Year:	2021	
	th of Operat			4								
New	olication for Construction ing Developr		or (select only <u>or</u> Complete 'Exist Rent Roll' Shee	ting Proj -		Financing is Acquisition Permanen	n/Predevelop	nr: ment/Construction	Local Funding Small Sites LOSP Progra	▼ P.	ASS Program	
PROPOS	SED DEVELO	OPMENT										
Project Name Throughline Apartments				Project Str		Project Stree		Project Street Suf	fix (St/Ave/etc.)	Project Zip C		
	<u>ine Apartmer</u> Neighborhod		Supervisorial D	777, 1204, istrict	Real Estate	Broadway, Ma	Building Ty	St, St, Ave.	Gross SF	94133, 94108	# Floors	
Chinatow		, u	Capor vicoriai B		8 - Northest			35', or 4-6 stories)	0.000 0.	49,870		
Total Un	its 88	# of Affordab		Occupancy SRO/MRO		Supportive H	ousing?	Transitional Hous	ing?	If Transition	al, # Beds 88	
# Comm		Comm SF	Project Sponso				Ownership		Property Owne	er	00	
4		8,205	Chinatown Comr	munity Deve	lopment Cen	nter	Non Profit C	orporation	Throughline L.F	P.		
Property Bo Han	Owner Con	tact Name	Property Owner Project Manager		tle	Property Owr		Email	Property Owner 415-722-2947	er Contact Pl	hone	
	SED UNIT DI	STRIBUTION	Froject Manager		TARGET PO	OPULATION	atowncuc.org		415-722-2947			
		I number of unit	ts, including				h target propos	sed to be served:	Narrative: Plea	ase provide sum	nmary of	
manager i	units, and unre	estricted units, i	f any.					arget population	target population			
		_				e the individual i	n each target p	oopulation group.	Bayside has 3 s Air Rights over			
Unit Typ	06	•	ed # Units /lgr's Unit(s)	% of	Families Persons with	h HIV//AIDS		55	structure owned			
SRO Include N		33		Homeless P				seniors plus 1 o		0		
Studio			48			Physically Disa	bled		unit. Consorcia			
1 BR 2 BR			7	<u> </u>	Developmer Seniors	ntally Disabled		30	plus 6 one-bedroom units including 1 studio for manager's unit over ground			
3 BR						h Substance Al	ouse	30	floor commerical with 3 commercial			
4 BR					Domestic Violence Survivors				spaces. Each one-bedroom unit can accommodate up to 3 persons. Tower			
5 BR					Veterans					Hotel has 2 stories of 33 SRO units		
Total Un	its		88	100%		Formerly Incarcerated Transition-Aged Youth ("TAY")			including one for			
PROJEC	T FINANCIN	IG				.904 .044. ((1)		ground and nor	tial basement	commorical	
In the tabl	le below, pleas	se provide infor			posed project	t financing, inclu	ding all hard ar	nd soft debt lenders. L			commorical	
In the tabl order with	e below, pleas the most sen	se provide informior lender in the	first lien position a	nd the most j	pposed project unior lender ir	t financing, includent the last lien pos	ding all hard ar sition. Enter inf	formation for all colum	ns. If not applicab		<u>commorical</u>	
In the tabl order with	e below, pleas the most sen	se provide informior lender in the	first lien position a	nd the most j	pposed project unior lender ir	t financing, includent the last lien pos	ding all hard ar sition. Enter inf		ns. If not applicab		<u>eemmerieel</u>	
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PRAC - 2	02	Ī						
PRAC - 8	11							
S+C								
VASH								
HOME T	BA .							
Other:								
		Does/Will th	e project have	a MOHCD/C	CII ground lease?			No
		Does/Will th	e project have	a non-MOH0	CD/OCII ground lease	e?		Yes
		If yes, e	nter Lessor nar	ne:	Air Rights lease wit	h SFHA paid w/	residual cash	. See Tab 6 Li
				r		1		1
		Must Pay		Residual				
		Base Rent		Rent		Annual Rent		
		Amount:		Amount:		Amount:	0	

UTILITIES AND OTHER PROJECT INCOME

Throughline Apartments

UTILITY ALLOWANCE Application Date: 1/24/2022

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

Utility		Who Pays?	Туре							
Allowance Year:	2021	(select from dro	p down menu)	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)										
Total Utility Allowance				0	52	61	91	121	152	182

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
Annual Residential Parking Income	0

Miscellaneous Rent Income

In the table below, enter each type of anticipated rent-related income

Miscellaneous Rent Income Source	Amount
Tenant charges	13
Cleaning & Damages	40
Monthly Miscellaneous Rent Income	53
Annual Miscellaneous Rent Income	640

Laundry

No. of Units Using Central Laundry	31
Weekly Assumed Income Per Unit	0.93
Annual Total Laundry Income	1,500

Interest Income	e - Pro	iect O	perations
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Interest Income Source	Amount
Monthly Interest Income	0
Annual Interest Income - Project Operations	0

Tenant Charges

Tenant Charges Source	Amount
Monthly Tenant Charges	0
Annual Tenant Charges Income	0

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
Annual Misc Residential Income	0

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
Annual Commercial income	14,832

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.

enant Paid Rent.										
lote that TCAC is ar	n available Anr	olicable Pent Lin	nit for analytic	al nurnoses o	nly. The final v	ereion of the n	oforma must be	hased on MO	HCD AMI/rent	
vels.	i available App	Dilicable Rent Lin	nit for analytic	ai purposes oi	niy. The ilital v	ersion or the pr	oloima must be	e based on MO	ncd Awii/ient	
							Proposed Tenant Paid	Monthly Income at	Monthly Income at	
Income Limit	Applicable Rent Limit						Rent	Proposed	Maximum	
(% AMI)	(select from			Max Gross	Less Utility	Max Tenant	(most	Tenant Paid	Tenant Paid	Name of Most Restrictive
(select from drop down)	drop down)	Unit Type	No. of Units	Rent	Allowance	Paid Rent	restrictive)	Rents	Rents	Funder
		SRO								
		Studio 1BR								
		2BR			-					
		3BR								
		4BR								
b4-4-1.		5BR	0					0	0	
Subtotal:			U					U	U	
							Proposed	Monthly	Monthly	
Imaama I imit	Applicable						Tenant Paid Rent	Income at Proposed	Income at Maximum	
Income Limit (% AMI)	Rent Limit (select from			Max Gross	Less Utility	Max Tenant	(most	Tenant Paid	Tenant Paid	Name of Most Restrictive
(select from drop down)	drop down)	Unit Type	No. of Units	Rent	Allowance	Paid Rent	restrictive)	Rents	Rents	Funder
		SRO								
		Studio								
		1BR 2BR			-					
		3BR								
		4BR								
		5BR								
Subtotal:			0					0	0	
		I				1	I			
							Proposed	Monthly	Monthly	
	Applicable						Tenant Paid	Income at	Income at	
Income Limit	Rent Limit			l			Rent	Proposed	Maximum	
(% AMI) (select from drop down)	(select from drop down)	Unit Type	No. of Units	Max Gross Rent	Less Utility Allowance	Max Tenant Paid Rent	(most restrictive)	Tenant Paid Rents	Tenant Paid Rents	Name of Most Restrictive Funder
Select Irolli drop dowlij	diop down)	SRO	NO. OF OTHER	Ront	Allowance	i did itelit	100010010)	rents	rents	T dildei
		Studio								
		1BR								
		2BR 3BR								
		4BR								
		5BR								
Subtotal:			0					0	0	
	1	ı	1	ı		1	ı			
							Proposed	Monthly	Monthly	
	Applicable						Tenant Paid	Income at	Income at	
Income Limit	Rent Limit			l			Rent	Proposed	Maximum	
(% AMI) (select from drop down)	(select from drop down)	Unit Type	No. of Units	Max Gross Rent	Less Utility Allowance	Max Tenant Paid Rent	(most restrictive)	Tenant Paid Rents	Tenant Paid Rents	Name of Most Restrictive Funder
Select Irolli drop dowlij	arep denny	SRO	IVO. OI OIIILO	Ront	Allowance	i did itelit	100010010)	rents	rents	Tunder
		Studio								
		1BR								
		2BR 3BR								
		4BR		1	 					
		5BR								
Subtotal:			0					0	0	
	1		1			1	1			
							Proposed	Monthly	Monthly	
	Applicable						Tenant Paid	Income at	Income at	
Income Limit	Rent Limit						Rent	Proposed	Maximum	
(% AMI)	(select from	Unit Turns	No of Unite	Max Gross	Less Utility	Max Tenant	(most	Tenant Paid	Tenant Paid	Name of Most Restrictive
(select from drop down)	drop down)	Unit Type SRO	No. of Units	Rent	Allowance	Paid Rent	restrictive)	Rents	Rents	Funder
		Studio								
		1BR								
		2BR								
		3BR 4BR			-					
		5BR								
			0					0	0	
Subtotal:				1						
Subtotal:		1			1					
Subtotal:							Dronggad	Monthly	Monthly	
Subtotal:	Applies his						Proposed Tenant Paid	Monthly Income at	Monthly Income at	
Income Limit	Applicable Rent Limit						Proposed Tenant Paid Rent	Monthly Income at Proposed	Monthly Income at Maximum	
Income Limit (% AMI)	Rent Limit			Max Gross	Less Utility	Max Tenant	Tenant Paid Rent (most	Income at Proposed Tenant Paid	Income at Maximum Tenant Paid	Name of Most Restrictive
Income Limit	Rent Limit	Unit Type	No. of Units	Max Gross Rent	Less Utility Allowance	Max Tenant Paid Rent	Tenant Paid Rent	Income at Proposed	Income at Maximum	Name of Most Restrictive Funder
Income Limit (% AMI)	Rent Limit	SRO	No. of Units				Tenant Paid Rent (most	Income at Proposed Tenant Paid	Income at Maximum Tenant Paid	
Income Limit (% AMI)	Rent Limit		No. of Units				Tenant Paid Rent (most	Income at Proposed Tenant Paid	Income at Maximum Tenant Paid	
Income Limit (% AMI)	Rent Limit	SRO Studio 1BR 2BR	No. of Units				Tenant Paid Rent (most	Income at Proposed Tenant Paid	Income at Maximum Tenant Paid	
Income Limit (% AMI)	Rent Limit	SRO Studio 1BR	No. of Units				Tenant Paid Rent (most	Income at Proposed Tenant Paid	Income at Maximum Tenant Paid	

Throughline Apartments Skip this workshee

 Skip this worksheet!

 Application Date:
 1/24/2022

 Current AMI/Rent Year:
 2021

 Utility Allowance Year:
 2021

Total Restricted Non-Subsidy Units:

Total Restricted Non-Subsidy Units:

Total Restricted Non-Subsidy Units:

Total Restricted Non-Subsidy Units:

Total Monthly Tenant Paid Rent from NonRental Subsidy Units:

Total Monthly Tenant Paid Rent from NonRental Subsidy Units:

Total Monthly Tenant Paid Rent from NonRental Subsidy Units:

Total Monthly Tenant Paid Rent from NonRental Subsidy Units:

Total Monthly Tenant Paid Rent from NonRental Subsidy Units:

Total Monthly Tenant Paid Rent from NonRental Subsidy Units:

Total Monthly Tenant Paid Rent from NonRental Subsidy Units:

Total Rental Subsidy Units:

Throughline Apartments

Subtotal

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

			S.							
				Estimated						
				Tenant			Monthly	Monthly		
			Monthly	Paid Rent	Tenant		Income at	Income		
Income Limit			Contract	Excluding	Assistance		Estimated	from Tenant	Monthly	
(% AMI)	Applicable		Rent	Utility	Payment		Tenant Paid	Assistance	Income from	
(select from drop down)	Rent Limit	Unit Type	(per unit)	Allowance	(per unit)	No. of Units	Rents	Payments	Contract	Tenant Assistance Payment Notes
		SRO			0			0		
		Studio			0			0		
Subsidy Program:		1BR			0			0		
select from drop down)		2BR			0			0		
		3BR			0			0		
		4BR			0			0		
		5BR			0			0		
Subtotal						0	0	0	0	
	1							•		
				Estimated				Monthly		
				Tenant			Monthly	Income		
			Monthly	Paid Rent	Tenant]	Income at	from	l 	
Income Limit			Contract	Excluding	Assistance	1	Estimated	Tenant	Monthly	
(% AMI)	Applicable	–	Rent	Utility	Payment	l	Tenant Paid	Assistance	Income from	L
(select from drop down)	Rent Limit	Unit Type	(per unit)	Allowance	(per unit)	No. of Units	Rents	Payments	Contract	Tenant Assistance Payment Notes
		SRO			0			0		
		Studio			0			0		
Subsidy Program:		1BR			0			0		
(select from drop down)		2BR			0			0		
		3BR			0			0		
		4BR			0			0		
		5BR			0		_	0	_	
Subtotal						0	0	0	0	
	1							1		
				Estimated						
			_				N# 41- 1	8.0 41- I		
			Gross	Tenant			Monthly	Monthly		
			Monthly	Paid Rent	Tenant		Income at	Income		
Income Limit			Contract	Excluding	Assistance		Estimated	from Tenant	Monthly	
(% AMI)	Applicable		Rent	Utility	Payment		Tenant Paid	Assistance	Income from	
(select from drop down)	Rent Limit	Unit Type	(per unit)	Allowance	(per unit)	No. of Units	Rents	Payments	Contract	Tenant Assistance Payment Notes
		SRO			0			0		
O. I I d D		Studio			0			0		
Subsidy Program:		1BR			0			0		
(select from drop down)		2BR			0			0		
		3BR			0			0		
		4BR			0			0		
		5BR			U					
Subtotal						0	0	0	0	
				1	1	1	1		ı	
				Fatimated.						
				Estimated			Monthly	Monthly		
				Tenant	l _ .]	Monthly	Monthly	1	
			Monthly	Paid Rent	Tenant	1	Income at	Income	Manatele	
Income Limit	Applicable		Contract	Excluding	Assistance	1	Estimated	from Tenant	Monthly	
(% AMI)	Applicable	Unit Type	Rent (per unit)	Utility Allowance	Payment	No of Unit-	Tenant Paid	Assistance	Income from	Tenant Assistance Payment Notes
	Rent Limit			i Allowance	(per unit)	No. of Units	Rents			
(select from drop down)			(per driit)					Payments	Contract	Tenunt Assistance Fuyinent Notes
(select from drop down)		SRO	(per unit)		0			0	Contract	Tenant Assistance i dynam Notes
		SRO Studio	(per unit)		0			0	Contract	Tenant Assistance Laymont Notes
Subsidy Program:		SRO Studio 1BR	(per unit)		0 0 0			0 0 0	Contract	Total Assistance Fayment Notes
Subsidy Program:		SRO Studio 1BR 2BR	(per unit)		0 0 0			0 0 0	Contract	Total Assistance Layrich Wess
Subsidy Program:		SRO Studio 1BR 2BR 3BR	(per dint)		0 0 0 0			0 0 0 0	Contract	Toman resistance i ayment wass
Subsidy Program:		SRO Studio 1BR 2BR 3BR 4BR	(per dint)		0 0 0 0			0 0 0 0	Contract	Toman resistance i ayment wees
Subsidy Program: (select from drop down)		SRO Studio 1BR 2BR 3BR	(per unit)		0 0 0 0			0 0 0 0 0 0		Total Assistance Taylinia Wass
Subsidy Program: (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR	(per unit)		0 0 0 0	0	0	0 0 0 0	Contract	Tomin resistance i agricultura
Subsidy Program: (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR	(per dint)		0 0 0 0	0	0	0 0 0 0 0 0		Tomin resistance i ajment mass
		SRO Studio 1BR 2BR 3BR 4BR	(por dim)		0 0 0 0	0	0	0 0 0 0 0 0		Tomin resistance i agricultura
Subsidy Program: (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR	per unit	Estimated	0 0 0 0	0	0	0 0 0 0 0 0		Tomin resistance i apricin recession de la constante de la con
Subsidy Program: (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR		Estimated Tenant	0 0 0 0 0 0	0	0 Monthly	0 0 0 0 0 0 0		Tomin resistance i ajment reces
Subsidy Program: (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR	Monthly	Estimated Tenant Paid Rent	0 0 0 0 0 0 0	0	0 Monthly Income at	0 0 0 0 0 0 0 0	0	Tomin resistance i agricultura
Subsidy Program: (select from drop down) Subtotal	Annlisakt	SRO Studio 1BR 2BR 3BR 4BR	Monthly	Estimated Tenant Paid Rent Excluding	0 0 0 0 0 0 0	0	0 Monthly Income at Estimated	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Monthly	Total Residence To green Notes
Subsidy Program: select from drop down) Subtotal Income Limit (% AMI)	Applicable	SRO Studio 1BR 2BR 3BR 4BR 5BR	Monthly Contract Rent	Estimated Tenant Paid Rent Excluding Utility	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Monthly Income at Estimated Tenant Paid	0 0 0 0 0 0 0 0 0 0 0 0 Monthly Income from Tenant Assistance	0 Monthly Income from	
Subsidy Program: select from drop down) Subtotal Income Limit	Applicable Rent Limit	SRO Studio 1BR 2BR 3BR 4BR 5BR	Monthly	Estimated Tenant Paid Rent Excluding	Tenant Assistance Payment (per unit)	0	0 Monthly Income at Estimated	Monthly Income from Tenant Assistance Payments	0 Monthly	Tenant Assistance Payment Notes
Subsidy Program: select from drop down) Subtotal Income Limit (% AMI)		SRO Studio 1BR 2BR 3BR 4BR 5BR	Monthly Contract Rent	Estimated Tenant Paid Rent Excluding Utility	Tenant Assistance Payment (per unit)		Monthly Income at Estimated Tenant Paid	Monthly Income from Tenant Assistance Payments	0 Monthly Income from	
Subsidy Program: (select from drop down) Subtotal Income Limit (% AMI) (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR 5BR Unit Type SRO Studio	Monthly Contract Rent	Estimated Tenant Paid Rent Excluding Utility	Tenant Assistance Payment (per unit)		Monthly Income at Estimated Tenant Paid	Monthly Income from Tenant Assistance Payments	0 Monthly Income from	
Subsidy Program: (select from drop down) Subtotal Income Limit (% AMI) (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR 5BR Unit Type SRO Studio 1BR	Monthly Contract Rent	Estimated Tenant Paid Rent Excluding Utility	Tenant Assistance Payment (per unit)		Monthly Income at Estimated Tenant Paid	Monthly Income from Tenant Assistance Payments	0 Monthly Income from	
Subsidy Program: (select from drop down) Subtotal Income Limit (% AMI) (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR 5BR Unit Type SRO Studio 1BR 2BR	Monthly Contract Rent	Estimated Tenant Paid Rent Excluding Utility	Tenant Assistance Payment (per unit) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Monthly Income at Estimated Tenant Paid	Monthly Income from Tenant Assistance Payments	0 Monthly Income from	
Subsidy Program: (select from drop down) Subtotal Income Limit (% AMI) (select from drop down)		SRO Studio 1BR 2BR 3BR 4BR 5BR Unit Type SRO Studio 1BR 2BR 3BR	Monthly Contract Rent	Estimated Tenant Paid Rent Excluding Utility	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Monthly Income at Estimated Tenant Paid	Monthly Income from Tenant Assistance Payments	0 Monthly Income from	
Subsidy Program: (select from drop down) Subtotal Income Limit (% AMI)		SRO Studio 1BR 2BR 3BR 4BR 5BR Unit Type SRO Studio 1BR 2BR	Monthly Contract Rent	Estimated Tenant Paid Rent Excluding Utility	Tenant Assistance Payment (per unit) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Monthly Income at Estimated Tenant Paid	Monthly Income from Tenant Assistance Payments	Monthly Income from Contract	

0

0

0

Throughline Apartments

Skip this worksheet!

Application Date: 1/24/2022

Current AMI/Rent Year: 2021

Utility Allowance Year: 2021

							Othity Ai	lowance rear.	2021	
	Applicable	Half Torre	Monthly Contract Rent	Estimated Tenant Paid Rent Excluding Utility	Tenant Assistance Payment	Nfll-it-	Tenant Paid		Monthly Income from	
(select from drop down)	Rent Limit	Unit Type	(per unit)	Allowance	(per unit)	No. of Units	Rents	Payments	Contract	Tenant Assistance Payment Notes
		SRO			0			0		
		Studio			0			0		
Subsidy Program:		1BR			0			0		
(select from drop down)		2BR			0			0		
		3BR			0			0		
		4BR			0			0		
		5BR			0			0		
Subtotal	•		•	•		0	0	0	0	

Total Restricted Units with Rent Subsidy:

Total Monthly Rent-Subside	Income From dized Units:
Tenant Paid	Tenant Asst.
Rent	Payments
0	0

AVG Tenant Paid Rent expressed as MOHCD AMI equivalent

Throughline Apartments

Skip this worksheet!

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

					Office real. 2021	
UNRESTRICTED UNITS					RENTAL INCOME SUMMARY	
In the table below, enter in inform					Monthly Tenant Paid Rental Income - Restricted Units	
flow into the calculation of total To	enant Rents in the	e 1st Year Ope	erating Budget		Tenant Paid Rent from Restricted Non-Subsidy Units	0
				Monthly	Tenant Paid Rent from Restricted Subsidized Units	0
				Income at	Subtotal Monthly Tenant Paid Rent - Restricted Units	0
			Proposed	Proposed	Monthly Tenant Paid Rental Income - Unrestricted Units	
Unrestricted Units			Tenant	Tenant	Tenant Paid Rent from Unrestricted Units	0
(indicate if Mgr's unit)	Unit Size	No. of Units	Paid Rent	Paid Rents	Total Monthly Tenant Paid Rental Income - Restricted and Unrestricted Units	0
Manager Unit				0	Total Annual Tenant Paid Rental Income - Restricted and Unrestricted Units (O138 x 12)	0
Manager Unit				0	Annual Tenant Paid Rent - Rent Adjustments:	
Manager Unit				0	Rent adjustments are not typically applicable. If rent adjustment is entered, please provide	
Non-Mgr Unit	SRO			0	description of rent adjustment here.	
Non-Mgr Unit	Studio			0		
Non-Mgr Unit	1BR			0	Total Residential Tenant Paid Rents (Annual Rental Income + Rent Adjustments):	0
Non-Mgr Unit	2BR			0	(Number above will link to 1st Year Op. Budget, c	ell F9)
Non-Mgr Unit	3BR			0	Income from Tenant Assistance Payments	
Non-Mgr Unit	4BR			0	Monthly Income from Tenant Assistance Payments	0
Non-Mgr Unit	5BR			0	Annual Income from Tenant Assistance Payments (O147 x 12)	0
Total for Un	restricted Units:	0		0	(Number above will link to 1st Year Op. Budget, ce	II F10)
		0		0		II F1

DOMINIANT OF THOS GOLD O	INIT TYPES BY INCOME CATED	ONIE		
		formation is entered above. No data entry is needed in the		
		on table above, red error messages will appear. When uni		
error messages will disappear.	if you don't understand the caus	e for an error message, please check with MOHCD asset	тападетелт ѕтатт.	
	Res	tricted Units - No Subsidy		
	Total			
	Restricted			
	Units - No			
Unit Types	Subsidy			
SRO	(
Studio	(
1BR	(
2BR	(
3BR	(
4BR	(
5BR	(
Total Units	(

Rent Roll [Date:	Throughline Apart	ments							
Total Units	3:								Current AMI/Rent Year:	2021
		Summary of Current	and Propos	ed Affordabili	ty Limits				Rent Roll Date:	12/31/2020
Row Num	Unit No.		Total # Units		Total			Total		
		Unit Types	(inc. Mgr's Unit)	Unrestricted/ Manager Units	Restricted Units	Other 0%	Unrestricted/ Manager Units	Restricted Units	MOHCD 80%	
1	Bayside 101		33	1	0		1	32	32	
2	Bayside 102	Studio	48	1	30	30	1	47	47	
3	Bayside 103	1BR	7	1	0		1	6	6	
	Bayside 104		0	0	0		0	0		
	Bayside 105		0	0	0		0	0		
	Bayside 106		0	0	0		0	0		
	Bayside 107		0	0	0		0	0		
8	Bayside 108	Total Units	88	3	30	30	3	85	85	
9	Bayside 109		•				·=			
		Calculated Unadjuste								
11	Bayside 201	Calculated Unadjuste	d MOHCD	AMI per Propo	sed Gross F	Rents: 16.2%				

RENT AND UNIT MIX INFORMATION - EXISTING PROJECTS ONLY

Throughline Apartments Application Date: Complete this worksheet!

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

Average Household AMI: 18% Monthly Rental Assistance: \$72,249 Annual Rental Assistance: \$866,988

Rent Roll D Total Units		12/31/2020 88	J					Annual Rental Assistance (Number above links to 1st Year Op. E		
Row Num	Unit No.	Current Unit Restriction (select below)	Unit Type (select below)	Date Of Most Recent Income 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		1BR							\$6
3	Bayside 102		Studio	7/1/2020	\$43,824	1 2	47% 18%	Section 8 - Project-Based	\$1,667	\$52
	Bayside 103 Bayside 104		Studio Studio	12/1/2020	\$19,470 \$11,351	1	18%	Section 8 - Project-Based Section 8 - Project-Based	\$2,276 \$2,479	\$5: \$5:
5	Bayside 105		Studio	1/1/2020	\$19,288	2	18%	Section 8 - Project-Based	\$2,281	\$5:
6	Bayside 106		Studio	12/1/2020	\$18,960	2	18%	Section 8 - Project-Based	\$2,289	\$52
7	Bayside 107		Studio	11/1/2020	\$11,316	1 2	12%	Section 8 - Project-Based	\$2,480	\$52
8	Bayside 108 Bayside 109		Studio Studio	1/1/2020 7/1/2020	\$11,964 \$613	1	11% 1%	Section 8 - Project-Based Section 8 - Project-Based	\$2,464 \$2,728	\$52 \$52
10	Bayside 110		Studio	2/1/2020	\$11,566	1	12%	Section 8 - Project-Based	\$2,474	\$52
	Bayside 201		Studio	10/1/2020	\$8,964	1	10%	Section 8 - Project-Based	\$2,539	\$52
12	Bayside 202		Studio	4/1/2020	\$11,325	1	12%	Section 8 - Project-Based	\$2,480	\$5:
13 14	Bayside 203 Bayside 204	Restricted Restricted	Studio Studio	2/1/2020 5/1/2020	\$17,559 \$11,325	1	16% 12%	Section 8 - Project-Based Section 8 - Project-Based	\$2,324 \$2,480	\$52 \$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
	Bayside 207		Studio	3/1/2020	\$11,172	1	12% 12%	Section 8 - Project-Based	\$2,480	\$52
18 19	Bayside 208 Bayside 209	Restricted	Studio Studio	12/1/2020 11/1/2020	\$11,317 \$11,316	1	12% 12%	Section 8 - Project-Based Section 8 - Project-Based	\$2,480 \$2,480	\$52 \$52
20	Bayside 210		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 24	Bayside 302 Bayside 303		Studio Studio	9/1/2020 10/1/2020	\$11,556 \$11,532	1	12% 12%	Section 8 - Project-Based Section 8 - Project-Based	\$2,474 \$2,475	\$52 \$52
25	Bayside 303		Studio	4/4/2020	\$11,326	1	12%	Section 8 - Project-Based Section 8 - Project-Based	\$2,475	\$52 \$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		19%	Section 8 - Project-Based	\$2,345	\$52
	Bayside 307		Studio	12/1/2020 8/1/2020	\$11,556	1	12% 12%	Section 8 - Project-Based	\$2,474	\$52 052
30	Bayside 308 Bayside 309		Studio Studio	6/1/2020	\$11,316 \$16,704	2	12%	Section 8 - Project-Based Section 8 - Project-Based	\$2,480 \$2,345	\$52 \$52
31	Bayside 310		Studio	7/1/2020	\$11,556	1	12%	Section 8 - Project-Based	\$2,474	\$52
32	Tower 1	Manager	SRO							\$(
33		Restricted	SRO	11/1/2020	\$11,325	1	12%	none		\$0
34 35		Restricted Restricted	SRO SRO	1/1/2020	\$18,986	vacant 2	18%	none none		\$(\$(
36		Restricted	SRO	11/1/2020	\$9,758	1	10%	none		\$(
37	Tower 7	Restricted	SRO	2/1/2020	\$9,493	1	10%	none		\$0
38 39		Restricted	SRO SRO			vacant		none		\$0
39 40	Tower 9 Tower 10	Restricted Restricted	SRO	9/1/2020	\$11,325	vacant	12%	none none		\$(\$(
41		Restricted	SRO	4/1/2020	\$10,192	1	11%	none		\$(
42	Tower 12	Restricted	SRO	3/1/2020	\$12,204	1	13%	none		\$1
43	Twoer 14		SRO	01110000	******	vacant		none		\$0
44 45		Restricted Restricted	SRO SRO	8/1/2020 1/1/2020	\$24,367 \$20,521	2	23% 22%	none none		\$(\$(
46	Tower 17	Restricted	SRO	6/1/2020	\$11,325	1	12%	none		\$(
47		Restricted	SRO	2/1/2020	\$10,432	1	11%	none		\$(
48		Restricted	SRO	8/1/2020	\$15,120	1	16%	none		\$0
49 50	Tower 20 Tower 21	Restricted Restricted	SRO SRO	10/1/2020	\$23,684	1 vacant	25%	none none		\$(\$(
51		Restricted	SRO	5/1/2020	\$11,569	vacant 1	12%	none		\$1
52	Tower 23	Restricted	SRO			vacant		none		\$0
53	Tower 24	Restricted	SRO	2/1/2020	\$13,104	1	14%	none		\$1
54 55		Restricted Restricted	SRO SRO	3/1/2020	\$11,575	1 vecent	12%	none		\$1
56		Restricted	SRO	9/1/2020	\$11,567	vacant 1	12%	none none		\$1
57	Tower 28	Restricted	SRO	7/1/2020	\$13,918	1	15%	none		\$1
58	Tower 29	Restricted	SRO	12/1/2020	\$11,325	1	12%	none		\$1
59 60		Restricted Restricted	SRO SRO	7/1/2020 12/1/2020	\$4,880 \$50.884	1	5% 55%	none none		\$(\$(
61		Restricted	SRO	12/1/2020	\$7,848	1	8%	none		\$
62		Restricted	SRO			vacant		none		\$
63	Tower 34	Restricted	SRO	3/1/2020	\$12,331	1	13%	none		\$
64		Restricted	SRO	0/4/2040	647.000	vacant	E40/	none		\$
65 66		Restricted Restricted	Studio 1BR	8/1/2019 7/1/2020	\$47,092 \$33,516	1	51% 36%	none none		\$5 \$6
67	Consor 3	Restricted	Studio	2/1/2020	\$19,070	2	18%	none		\$5
68	Consor 4	Restricted	Studio	11/1/2020	\$19,236	2	18%	none		\$5
69		Restricted	Studio	12/1/2020	\$49,200	1	53%	none		\$5
70 71		Restricted	Studio	7/1/2020	\$18,986	2	18%	none		\$5: \$5:
72		Manager Restricted	Studio 1BR	12/1/2020	\$12,252	1	13%	none		\$6

Throughline Apartments Throughline Apartmer 1/24/2022 Application Date: Application Date: Current AMI/Rent Year: 2021 Current AMI/Rent Year: Utility Allowance Year: 2021 Monthly Proposed Max Tenant Rent: 12/31/2020 Utility Allowance Year: Rent Roll Date: Annual Proposed Max Tenant Rent: \$1,708,788 Rent Roll Date: Total Units: 88

UA Year: 12/31/2020 Monthly Proposed Tenant Rent: \$27,323 Rent Roll Date: Annual Proposed Tenant Rent: \$327,876 Total Units:

(# above links to 1stYearOpBudget, cell F9)

Application Date: Current AMI/Rent Year:

1/24/2022

2021

2021

88

Total Units							l otal Units:		88						(# above links to 1stYea	rOpBuaget, cell r-9)			
Total Office				Cu	urrent Tenant P	aid Rent and Affordab	ity Restrictions						Prop	posed Tenant Paid Rent and	Affordability Restri	ctions			
Row Num	Unit No.	Current Tenant Rent (monthly)	Current Tenant Gross Rent (Tenant Paid Rent + Utility Allowance)	Calculated Unadjusted MOHCD AMI (Current Tenant Gross Rent expressed as % of rent based on 100% AMI.)	Current Income Limit (% MOHCD AMI) Leave blank for unrestricted units	Maximum Tenant Gross Rent Selection Mol- otherwise bla	imit f not D, leave Imit (Select below if cell is highlighted yellow.)	Max Gross Rent (Enter if cell is highlighted yellow.	Current Max Tenant Rent (Max Gross Rent per Income Limit - Utility Allowance)	Proposed Unit Restriction (select below) If no change from current, press button below to copy Col C. Manager	Proposed Income Limit (% MOHCD AMI) If no change from current, press button below to copy Col O.	Proposed Max Gross Rent	Proposed Max Tenant Rent (Max Gross Rent per Income Limit - Utility Allowance)	Proposed Rent Type (Select from below) Proposed Rent Types selected below will determine the amount of Tenant Rent in the 1st yr. Operating Budget.	Other Tenant Rent Amount (Enter only if proposing tenant rent different from Current Tenant Paid Rent, Current Max Tenant Rent, or Proposed Max Tenant Rent)	Proposed Tenant Rent Amount	% Change (Proposed Tenant Rent vs. Current Tenant Rent)	Calculated Unadjusted MOHCD AMI (Proposed Tenant Gross Rent expressed as % of rent based on 100% AMI.)	Rent Burden @ Proposed Tenant Gross Rent
2	Bayside 101 Bayside 102	\$1,064	\$1,116	47.9%	5	Ot		\$2,400		Restricted	80%	\$1,865		Current Tenant Rent	\$913	\$1,064	0.0%	47.9%	30.6%
3 4	Bayside 103 Bayside 104	\$455 \$252	\$507 \$304			Ot Ot		\$2,400 \$2,400		Restricted Restricted	80% 80%	\$1,865 \$1,865		Current Tenant Rent Current Tenant Rent	\$913 \$913	\$455 \$252	0.0%	21.7%	
5	Bayside 104 Bayside 105	\$450	\$504 \$502		5	Ot		\$2,400		Restricted	80%	\$1,865		Current Tenant Rent	\$913	\$450	0.0%	21.5%	
6	Bayside 106	\$442	\$494	21.2%		Ot	er	\$2,400	\$2,348	Restricted	80% 80%	\$1,865	\$1,813	Current Tenant Rent	\$913	\$442	0.0%	21.2%	31.3%
8	Bayside 107 Bayside 108	\$251 \$267	\$303 \$319			Ot Ot		\$2,400 \$2,400		Restricted Restricted	80%	\$1,865 \$1,865		Current Tenant Rent Current Tenant Rent	\$913 \$913	\$251 \$267	0.0%	13.0% 13.7%	
9	Bayside 109	\$3	\$55	2.4%	5	Ot	er	\$2,400	\$2,348	Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$913	\$3	0.0%	2.4%	107.7%
10 11	Bayside 110 Bayside 201	\$257 \$192	\$309 \$244			Ot Ot		\$2,400 \$2,400		Restricted Restricted	80% 80%	\$1,865 \$1,865		Current Tenant Rent Current Tenant Rent	\$913 \$913	\$257 \$192	0.0%	13.3% 10.5%	
12	Bayside 202	\$251	\$303			Ot		\$2,400		Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$913	\$251	0.0%	13.0%	32.1%
13 14	Bayside 203 Bayside 204	\$407 \$251	\$459 \$303			Ot Ot		\$2,400 \$2,400	\$2,348	Restricted Restricted	80% 80%	\$1,865 \$1,865	\$1,813 \$1,813	Current Tenant Rent Current Tenant Rent	\$913 \$913	\$407 \$251	0.0%	19.7% 13.0%	
	Bayside 205	\$251	\$303			Ot		\$2,400		Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$913	\$251	0.0%	13.0%	
16 17	Bayside 206 Bayside 207	\$251 \$251	\$303 \$303			Ot Ot		\$2,400 \$2,400	\$2,348	Restricted Restricted	80% 80%	\$1,865 \$1,865	\$1,813 \$1,813	Current Tenant Rent Current Tenant Rent	\$913 \$913	\$251 \$251	0.0%	13.0% 13.0%	
18 19	Bayside 208	\$251 \$251	\$303 \$303			Ot Ot		\$2,400 \$2,400	\$2,348	Restricted Restricted	80% 80%	\$1,865 \$1,865	\$1,813	Current Tenant Rent	\$913 \$913	\$251 \$251	0.0% 0.0%	13.0% 13.0%	
20	Bayside 209 Bayside 210	\$257	\$303			Ot		\$2,400		Restricted	80%	\$1,865	\$1,813	Current Tenant Rent Current Tenant Rent	\$913	\$257	0.0%	13.3%	
21 22	Bayside 211 Bayside 301	\$442 \$442	\$494 \$494			Ot Ot		\$2,400 \$2,400		Restricted Restricted	80% 80%	\$1,865 \$1.865		Current Tenant Rent Current Tenant Rent	\$913 \$913	\$442 \$442	0.0%	21.2% 21.2%	
23	Bayside 302	\$257	\$309	13.3%	5	Ot	er	\$2,400	\$2,348	Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$913	\$257	0.0%	13.3%	32.1%
24 25	Bayside 303 Bayside 304	\$256 \$251	\$308 \$303			Ot Ot		\$2,400 \$2,400		Restricted Restricted	80% 80%	\$1,865 \$1,865		Current Tenant Rent Current Tenant Rent	\$913 \$913	\$256 \$251	0.0%	13.2% 13.0%	
26	Bayside 304 Bayside 305	\$442	\$494	21.2%	5	Ot		\$2,400	\$2,348	Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$913	\$442	0.0%	21.2%	31.3%
27 28	Bayside 306 Bayside 307	\$386 \$257	\$438 \$309			Ot Ot		\$2,400 \$2,400		Restricted Restricted	80% 80%	\$1,865 \$1,865		Current Tenant Rent Current Tenant Rent	\$913 \$913	\$386 \$257	0.0%	18.8% 13.3%	
29	Bayside 308	\$251	\$303	13.0%		Ot	er	\$2,400	\$2,348	Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$913	\$251	0.0%	13.0%	32.1%
30 31	Bayside 309 Bayside 310	\$386 \$257	\$438 \$309			Ot Ot		\$2,400 \$2,400		Restricted Restricted	80% 80%	\$1,865 \$1,865		Current Tenant Rent Current Tenant Rent	\$913 \$913	\$386 \$257	0.0%	18.8% 13.3%	
32	Tower 1	\$252	\$252	14.4%	5	O.	21	92,400	\$2,540	Manager									
33 34	Tower 2 Tower 3	\$281 \$0	\$281 \$0		5					Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$474 \$474	\$281 \$0	0.0%	16.1% 0.0%	29.8%
35	Tower 5	\$324	\$324	18.5%						Restricted	80%	\$1,399	\$1,399	Current Tenant Rent	\$474	\$324	0.0%	18.5%	
36 37	Tower 6 Tower 7	\$439 \$331	\$439 \$331							Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$474 \$474	\$439 \$331	0.0%	25.1% 18.9%	
38	Tower 8	\$0 \$0	\$0							Restricted	80%	\$1,399	\$1,399	Current Tenant Rent	\$474	\$0		0.0%	
39 40	Tower 9 Tower 10	\$0 \$295	\$0 \$295							Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$474 \$474	\$0 \$295	0.0%	0.0% 16.9%	
41 42	Tower 11 Tower 12	\$192 \$248	\$192 \$248							Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$474 \$474	\$192 \$248	0.0%	11.0% 14.2%	
42	Twoer 14	\$248	\$248							Restricted	80%	\$1,399		Current Tenant Rent Current Tenant Rent	\$474 \$474	\$248	0.0%	0.0%	
44 45	Tower 15	\$265 \$257	\$265 \$257							Restricted	80% 80%	\$1,399 \$1,399	\$1,399	Current Tenant Rent	\$474 \$474	\$265	0.0%	15.2% 14.7%	13.1%
46	Tower 16 Tower 17	\$265	\$265	15.2%						Restricted Restricted	80%	\$1,399	\$1,399	Current Tenant Rent Current Tenant Rent	\$474	\$257 \$265	0.0%	15.2%	
47 48	Tower 18 Tower 19	\$258 \$426	\$258 \$426							Restricted Restricted	80% 80%	\$1,399 \$1,399	\$1,399	Current Tenant Rent Current Tenant Rent	\$474 \$474	\$258 \$426	0.0%	14.8% 24.4%	
49	Tower 20	\$232	\$232	13.3%						Restricted	80%	\$1,399	\$1,399	Current Tenant Rent	\$474	\$232	0.0%	13.3%	11.8%
50 51	Tower 21 Tower 22	\$0 \$307	\$0 \$307							Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$474 \$645	\$0 \$307	0.0%	0.0% 17.6%	
52	Tower 23	\$0	\$0							Restricted	80%	\$1,399	\$1,399	Current Tenant Rent	\$645	\$0		0.0%	
53 54	Tower 24 Tower 25	\$302 \$331	\$302 \$331							Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$645 \$645	\$302 \$331	0.0%	17.3% 18.9%	27.7%
55	Tower 26	\$0	\$0							Restricted	80%	\$1,399	\$1,399	Current Tenant Rent	\$645	\$0		0.0%	
56 57	Tower 27 Tower 28	\$448 \$270	\$448 \$270							Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$645 \$645	\$448 \$270	0.0%	25.6% 15.4%	
58	Tower 29	\$427	\$427	24.4%						Restricted	80%	\$1,399	\$1,399	Current Tenant Rent	\$645	\$427	0.0%	24.4%	45.2%
59 60	Tower 30 Tower 31	\$237 \$435	\$237 \$435							Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$645 \$645	\$237 \$435	0.0%	13.6% 24.9%	
61	Tower 32	\$274	\$274	15.7%						Restricted	80%	\$1,399	\$1,399	Current Tenant Rent	\$645	\$274	0.0%	15.7%	41.9%
62 63	Tower 33 Tower 34	\$0 \$338	\$0 \$338							Restricted Restricted	80% 80%	\$1,399 \$1,399		Current Tenant Rent Current Tenant Rent	\$645 \$645	\$0 \$338	0.0%	0.0% 19.3%	
64	Tower 35	\$0	\$0							Restricted	80%	\$1,399	\$1,399	Current Tenant Rent	\$645	\$0		0.0%	
65 66	Consor 1 Consor 2	\$273 \$583	\$325 \$644							Restricted Restricted	80% 80%	\$1,865 \$2,131		Current Tenant Rent Current Tenant Rent	\$484 \$630	\$273 \$583	0.0%	13.9% 24.2%	
67	Consor 3	\$446 \$446	\$498 \$498							Restricted	80%	\$1,865 \$1.865	\$1,813	Current Tenant Rent	\$484 \$484	\$446 \$446	0.0%	21.4% 21.4%	
68 69	Consor 4 Consor 5	\$446 \$448	\$498 \$500							Restricted Restricted	80% 80%	\$1,865 \$1,865	\$1,813	Current Tenant Rent Current Tenant Rent	\$484 \$484	\$446 \$448	0.0%	21.4%	
70 71	Consor 6 Consor 7	\$446	\$498 \$52	21.4%						Restricted	80%	\$1,865		Current Tenant Rent	\$484	\$446	0.0%	21.4%	31.5%
72	Consor 7 Consor 8	\$573	\$52 \$634		5					Manager Restricted	80%	\$2,131	\$2,070	Current Tenant Rent	\$630	\$573	0.0%	23.8%	62.1%

73	Consor 9		Studio	9/1/2020	\$43,482	2	41%	none	\$52
74	Consor 10	Restricted	1BR	3/1/2020	\$19,241	2	18%	none	\$61
75	Consor 11	Restricted	Studio	3/1/2020	\$16,666	1	18%	none	\$52
76	Consor 12	Restricted	Studio	6/1/2020	\$34,213	1	37%	none	\$52
77	Consor 14	Restricted	Studio	8/1/2020	\$18,985	2	18%	none	\$52
78	Consor 15	Restricted	Studio	3/1/2020	\$9,516 \$17,208	1	10%	none	\$52
79	Consor 16	Restricted	Studio	8/1/2020	\$17,208	1	18%	none	\$52
80	Consor 17	Restricted	1BR	3/1/2020	\$58,661	3	49%	none	\$61
81	Consor 18		Studio	12/1/2020	\$14,861	2 2	14%	none	\$52
82	Consor 19 Consor 20	Restricted	1BR Studio	4/1/2020	\$19,235	1	18% 12%	none	\$61
83 84	Consor 21	Restricted	Studio Studio	9/1/2020 7/1/2020	\$11,324 \$18,940	1	20%	none none	\$52 \$52
85	Consor 22	Postricted	Studio	6/23/2020	\$11,024	2	10%	none	\$52
86	Consor 24		Studio	10/1/2020	\$71,024 \$7.124	1	8%	none	\$52
87	Consor 25	Restricted	Studio	5/1/2020	\$7,124 \$52,581	1	56%	none	\$52
88	Consor 26		1BR	8/1/2020	\$50,655	2	48%	none	\$61
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73	Consor 9	\$446	\$498	21.4%						Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$484	\$446	0.0%	21.4%	13.7%
74	Consor 10	\$460	\$521	19.6%						Restricted	80%	\$2,131	\$2,070	Current Tenant Rent	\$630	\$460	0.0%	19.6%	32.5%
75 76	Consor 11 Consor 12	\$446 \$397	\$498 \$449	21.4%						Restricted Restricted	80% 80%	\$1,865 \$1.865	\$1,813 \$1,813	Current Tenant Rent Current Tenant Rent	\$484 \$484	\$446 \$397	0.0%	21.4% 19.3%	35.9% 15.7%
77	Consor 14	\$412	\$464							Restricted	80%	\$1,865		Current Tenant Rent	\$484	\$412	0.0%	19.9%	29.3%
78	Consor 15	\$433	\$485	20.8%						Restricted	80%	\$1,865	\$1.813	Current Tenant Rent	\$484	\$433	0.0%	20.8%	61.2%
79 80	Consor 16 Consor 17	\$446 \$590	\$498 \$651	21.4% 24.4%						Restricted Restricted	80% 80%	\$1,865 \$2,131	\$1,813 \$2,070	Current Tenant Rent Current Tenant Rent	\$484 \$630	\$446 \$590	0.0%	21.4% 24.4%	34.7% 13.3%
81	Consor 18	\$446	\$498	21.4%						Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$484	\$446	0.0%	21.4%	40.2%
82	Consor 19	\$611	\$672	25.2%						Restricted	80% 80%	\$2,131	\$2,070	Current Tenant Rent	\$630	\$611	0.0%	25.2%	41.9%
83 84	Consor 20 Consor 21	\$446 \$380	\$498 \$432	21.4%						Restricted Restricted	80%	\$1,865 \$1,865		Current Tenant Rent Current Tenant Rent	\$484 \$484	\$446 \$380	0.0%	21.4% 18.5%	52.8% 27.4%
85	Consor 22	\$446								Restricted	80%	\$1,865		Current Tenant Rent	\$484	\$446		21.4%	54.2%
86	Consor 24	\$380	\$432	18.5%						Restricted	80%	\$1,865	\$1,813	Current Tenant Rent	\$484	\$380	0.0%	18.5%	72.8%
87 88	Consor 25 Consor 26	\$446 \$460	\$498 \$521	21.4% 19.6%						Restricted Restricted	80% 80%	\$1,865 \$2,131	\$1,813	Current Tenant Rent Current Tenant Rent	\$484 \$630	\$446 \$460	0.0% 0.0%	21.4% 19.6%	11.4% 12.3%
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Application Date:	1/24/22			# Units:	88	_			
Project Name: Project Address: Project Sponsor:		rtments Broadway, Maso munity Developm			88		88		
				T			Total Sources		•
SOURCES	800,000	Predev Exp from RR up to	-	•	-	-	925,391		1
USES Name of Sources:	MOHCD/OCII	12/31/2019					_		
ACQUISITION Acquisition cost or value								0	
Legal / Closing costs / Broker's Fee Holding Costs Transfer Tax								0 0 0	-
TOTAL ACQUISITION	i 0	0	0	0	0	(0	Ī
CONSTRUCTION (HARD COSTS) Unit Construction/Rehab								0 Include FF&E	1
Commercial Shell Construction Demolition Environmental Remediation							-	0	
Onsight Improvements/Landscaping Offsite Improvements							(0	Construction line item costs
Infrastructure Improvements Parking GC Bond Premium/GC Insurance/GC Taxes							(0 HOPE SF/OCII costs for streets etc.	as a % of hard costs
GC Overhead & Profit CG General Conditions Sub-total Construction Costs	0	0	0	0	0	0	(0	
Design Contingency (remove at DD) Bid Contingency (remove at bid)		0	0	0	0	U		0 5% up to \$30MM HC, 4% \$30-\$45MM, 3% \$45MM+ 0 5% up to \$30MM HC, 4% \$30-\$45MM, 3% \$45MM+	
Plan Check Contingency (remove/reduce during Plan Revie Hard Cost Construction Contingency							(0 4% up to \$30MM HC, 3% \$30-\$45MM, 2% \$45MM+ 0 5% new construction / 15% rehab	
Sub-total Construction Contingencies TOTAL CONSTRUCTION COSTS	0 5 0	0	0	0	0	0		0	Ī
SOFT COSTS Architecture & Design					T	ı	1	See MOHCD A&E Fee Guidelines:	7
Architect design fees Design Subconsultants to the Architect (incl. Fees)	300,000	115,141						1 http://sfmohcd.org/documents-reports-and-forms	-
Architect Construction Admin Reimbursables							(0	
Additional Services Sub-total Architect Contract Other Third Party design consultants (not included under	300,000	115,141	0	0	0	0			
Architect contract) Total Architecture & Design	300,000	115,141	0	0	0			Consultants not covered under architect contract; nam consultant type and contract amount	9
Engineering & Environmental Studies Survey	19,500	115,141	· ·	· ·	0		19,50		
Geotechnical studies Phase I & II Reports CEQA / Environmental Review consultants	65,000 10,000						65,00 10,00		
NEPA / 106 Review CNA/PNA (rehab only)	10,000						(0	
Other environmental consultants Total Engineering & Environmental Studie Financing Costs	s 94,500	0	0	0	0	(Name consultants & contract amounts 0	J
Construction Financing Costs Construction Loan Origination Fee								0	
Construction Loan Interest Title & Recording CDLAC & CDIAC fees							(0 0 0	-
Bond Issuer Fees Other Bond Cost of Issuance Other Lender Costs (specify)							(0	
Sub-total Const. Financing Costs Permanent Financing Costs	0	0	0	0	0	0			_
Permanent Loan Origination Fee Credit Enhance. & Appl. Fee Title & Recording							(0 0 0	
Sub-total Perm. Financing Costs Total Financing Costs	o 0	0 0	0 0	0 0	0 0) (0	u
Legal Costs Borrower Legal fees Land Use / CEQA Attorney fees	10,000							0	-
Tax Credit Counsel Bond Counsel Construction Lender Counsel	15,000 20,000	5,000					20,00		
Permanent Lender Counsel Other Legal (HUD Loan) Total Legal Costs	4,750	5,250	0				10,00	0	
Other Development Costs Appraisal	20,000	10,250	U	0	0		20,00		1
Market Study Insurance Property Taxes	19,500							0 0	
Accounting / Audit Organizational Costs	5,000						5,00	0 0	
Entitlement / Permit Fees Marketing / Rent-up	20,000						20,00	\$2,000/unit; See MOHCD U/W Guidelines:	-
* Furnishings PGE / Utility Fees TCAC App / Alloc / Monitor Fees	54,581						54,58	0 http://sfmohcd.org/documents-reports-and-forms 0 1	
* Financial Consultant fees Construction Management fees / Owner's Rep	25,000 40,000						25,00 40,00	0 0	
Security during Construction * Relocation Other (Special Inspection / Testing)	71,669 20,000						71,66 20,00		
Other (specify) Other (specify) Total Other Development Costs		0	0	0	0			0	Total Soft Cost Contingency
Soft Cost Contingency Contingency (Arch, Eng, Fin, Legal & Other Dev)	80,000	0	0	0	0	(80,00	0 Should be either 10% or 5% of total soft costs.	as % of Total Soft Costs 9.5%
TOTAL SOFT COSTS	800,000	125,391	0	0	0	(925,39	í	ı
* Operating Reserves Replacement Reserves							(0	
* Tenant Improvements Reserves Other (specify) Other (specify)							(D D	-
Other (specify) TOTAL RESERVES	S 0	0	0	0	0		1	0	
DEVELOPER COSTS Developer Fee - Cash-out Paid at Milestones								0	1
Developer Fee - Cash-out At Risk Commercial Developer Fee								0	
Developer Fee - GP Equity (also show as source) Developer Fee - Deferred (also show as source)							-	0 Need MOHCD approval for this cost, N/A for most	
Development Consultant Fees Other (specify) TOTAL DEVELOPER COSTS		0	0	0	0		(0 projects 0	
TOTAL DEVELOPMENT COST	800,000	125,391	0	0	0		925,39]
Development Cost/Unit by Source Development Cost/Unit as % of TDC by Source	9,091 86.4%	1,425 13.6%		0.0%					
Acquisition Cost/Unit by Source	0					•	•	0	
Construction Cost (inc Const Contingency)/Unit By Source Construction Cost (inc Const Contingency)/SF	0.00			0.00				0	
*Possible non-eligible GO Bond/COP Amount: City Subsidy/Unit	101,669 9,091								
Tax Credit Equity Pricing: Construction Bond Amount:	N/A N/A								
Construction Bond Amount: Construction Loan Term (in months): Construction Loan Interest Rate (as %):	N/A N/A N/A								

 1/24/22
 # Units:
 88

 Throughline Apartments
 # Bedrooms:
 88

 777, 1204, 1525 Broadway, Mason, Grant St, St, # Beds:
 Chinatown Community Development Center
 Application Date: Project Name: Project Address: Project Sponsor: - 8,031,555 13,519,791 SOURCES ACQUISITION
Acquisition cost or value
Legal / Closing costs / Broker's Fee
Holding Costs
Transfer Tax
TOTAL ACQUISITION CONSTRUCTION (HARD COSTS) Unit Construction/Rehab
Commercial Shell Construction
Demolition Commercial Shell Construction
Demoillion
Environmental Remediation
Christip Improvemental Audicapaina
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Christip Improvemental Audicapaina
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Infrastructura Improvementa
Prating
GC Bond Premium/CC Insurance/GC Taxes
GC Overhead & Protis
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CG Covernal A Protis
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Sub-deal/ Construction Costs
Bid Contingency (emove at Dis)
Bid Contingency (emove at Dis)
Plan Check Contingency (emovehouse during Plan Revier
Hard Cost Construction Contingency
Sub-deal/ Construction Contingence
TOTAL CONSTRUCTION COSTS 0 HOPE SF/OCII costs for streets et 20,429,66 400,000 P 0 300,000 Architect design fees
Design Subconsultants to the Architect (incl. Fees) 300,000 Architect Construction Admin
Reimbursables
Additional Services
Sub-total Architect Contract
Other Third Party design consultants (not included under
Architect contract) 700,000 700,000 195,000 **895,000** 195,000 Total Architecture & Design
Engineering & Environmental Studies
Survey
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Survey
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GEOA, Tenvironmental Review consultants
NEPA 1 (30 Review Geodecinical Studies)
CEOA, Tenvironmental Studies
CEOA, Tenvironmental Studies
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Construction Tennicing Costs
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ther Development Costs
Appraisal
Market Study 30,000 30,000 300,000 Insurance
Property Taxes
Accounting / Audit
Organizational Costs
Entitlement / Permit Fees
Marketing / Rent-up 10,000 220,000 50,000 50,000 Furnishings
PGE / Utility Fees
TGAC App / Alloc / Monitor Fees
Financial Consideratifees
Construction Management fees / Owner's Rep
Security during Construction
Refocation 76,80 76,800 50,000 90,000 220,55 1,927,997 Existing CDBG debts
CCDC Sponsor Loan
Total Other Development Cost Cost Contingency as % of Total Soft Costs 163,565 SI 7,456,949 0 467,445 2,200,050 ERVES

Operating Reserves
Replacement Reserves
Replacement Reserves
Tenut Reprovements Reserves
Proder Loss Interest Fees
Other (specify)
Other (specify)

TOTAL RESERVES 299,950 88,000 88,000 0 125,391 0 0 513,341 DEVELOPER COSTS

Developer Fee - Cash-out Paid at Milestones

Developer Fee - Cash-out At Risk Developer Fee - GP Equity (also show as source)

Developer Fee - Deferred (also show as source) Development Consultant Fees
Other (specify)
TOTAL DEVELOPER COSTS
0 0
 TOTAL DEVELOPMENT COST
 0
 8,031,558
 13,519,791
 467,448
 2,590,000
 733,877
 1,038,188
 1,162,698
 11,344
 309,522
 2,723,968
 600,000

 Development CostUnit by Source
 0
 91,208
 153,534
 5,312
 28,000
 8,340
 11,797
 13,212
 129
 3,517
 3,051
 6,818

 Development CostUnit bit of Sw OT CostUnit at Sw OT Cost Unit 125,391 31,223,750 1,425 354,815 0.4% 100.0% | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 0.00 0.00

	1/24/22 Throughline Apa			ercial Spaces:				
Project Address: Project Sponsor:	777, 1204, 1525 Chinatown Com			Ave.				
COMMERCIAL SPACE	Space 1	Don't forget to Space 2	fill in D138:D14 Space 3	10! Space 4	Space 5			
Commercial Use - Description Gross SF					-,	-	%age Total Building Costs in Commercial Budget Total Commercial SF	
GIUSS ST							-	
SOURCES	-	-	-	-	-	Total Sources	Comments	
USES Name of Sources:						1		
ACQUISITION								
Acquisition cost or value Legal / Closing costs / Broker's Fee						(
Holding Costs Transfer Tax						(
TOTAL ACQUISITION	0	0	0	0	0	(
CONSTRUCTION (HARD COSTS)								
Unit Construction/Rehab						(See MOHCD Commercial Underwriting Guidelines:	
Commercial Warm Shell Construction Commercial Cold Shell Construction						(http://sfmohcd.org/documents-reports-and-forms	
Demolition Environmental Remediation						(
Onsight Improvements/Landscaping Offsite Improvements						(Construction
Infrastructure Improvements Parking						(line item costs as a % of hard costs
GC Bond Premium/GC Insurance/GC Taxes GC Overhead & Profit						(
CG General Conditions Sub-total Construction Costs	0	0	0	0	0	(
Design Contingency (remove at DD) Bid Contingency (remove at bid)	Ů	Ü	Ů	Ů	Ů	(
Plan Check Contingency (remove/reduce during Plan Review) Hard Cost Construction Contingency						(
Sub-total Construction Contingency Sub-total Construction Contingencies TOTAL CONSTRUCTION COSTS	0	0	0	0	0	0		
	U	U	U	U	U			
SOFT COSTS Architecture & Design						ı	low MOUGD AND TO SEE THE SEE T	r
Architect design fees	0			0		(See MOHCD A&E Fee Guidelines: http://sfmohcd.org/documents-reports-and-forms	ļ
Architecture design fees for Schematic Drawings for tenant-paid tenant improvements						(
Design Subconsultants to the Architect (incl. Fees) Architect Construction Admin						(
Reimbursables Additional Services						(
Sub-total Architect Contract Other Third Party design consultants (not included under Architect	0	0	0	0	0	C		
contract) Total Architecture & Design	0	0	0	0	0	(
Engineering & Environmental Studies	-	-	-	-	-			Ī
Geotechnical studies Phase I & II Reports						(
CEQA / Environmental Review consultants						(
NEPA / 106 Review CNA/PNA (rehab only)						(
Other environmental consultants Total Engineering & Environmental Studies	0	0	0	0	0		Name consultants & contract amounts	ļ
Financing Costs Construction Financing Costs								
Construction Loan Origination Fee Construction Loan Interest						(
Title & Recording CDLAC & CDIAC fees						(
Bond Issuer Fees Other Bond Cost of Issuance						()	
Other Lender Costs (specify) Sub-total Const. Financing Costs	0	0	0	0	0	(
Permanent Financing Costs Permanent Loan Origination Fee						(
Credit Enhance. & Appl. Fee Title & Recording						(
Commercial Loan Origination Fee Sub-total Perm. Financing Costs	0	0	0	0	0	(
Total Financing Costs Legal Costs	0	0	0	0	0	(
Borrower Legal fees Land Use / CEQA Attorney fees						(
Tax Credit Counsel Bond Counsel						(
Construction Lender Counsel Permanent Lender Counsel						(
Other Legal (specify) Total Legal Costs	0	0	0	0	0	(
Other Development Costs Appraisal	_	-	-	-	-			Ī
Market Study Insurance						(
Property Taxes Accounting / Audit						(
Organizational Costs Entitlement / Permit Fees						(
Marketing / Lease-up Furnishings						(
PGE / Utility Fees TCAC App / Alloc / Monitor Fees						(
Financial Consultant fees Construction Management fees / Owner's Rep						(
Security during Construction						(
Relocation Other (specify)						(
Other (specify) Other (specify)						(Total Soft Cost
Total Other Development Costs Soft Cost Contingency	0	0	0	0	0	(Contingency as % of Total Soft Costs
Contingency (Arch, Eng, Fin, Legal & Other Dev) TOTAL SOFT COSTS	0	0	0	0	0		5%	SUIT COSTS
		U	U	U		•		
RESERVES Operating Reserves						(
Replacement Reserves Tenant Improvements Reserves						(
Commercial Lease-Up Reserves Other (specify)						(
TOTAL RESERVES	0	0	0	0	0	(
DEVELOPER COSTS Commercial Developer Fee - Cash-out Paid at Milestones						([
Other (specify) Other (specify)						(
TOTAL DEVELOPER COSTS	0	0	0	0	0			Ī
TOTAL DEVELOPMENT COST Development Cost/SF by Source	0	0	0	0	0	(
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		I.	1	I.	1	0.00	y .	l.
Commercial Loan Amount:		Fill in with valu	ue or 'N/A' if no	t applicable.				
Commercial Loan Term (in years): Commercial Interest Rate (as %):		Fill in with valu	ue or 'N/A' if no ue or 'N/A' if no	t applicable.				

Throughline Apartments																						
Drop down menu to the right controls how much Net Commerical Revenue i contributed to the Residential Operating Budget. (100% is default, sele-	s 100%																					
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
Total # Units		Business Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
COMMEDCIAL INCOME	% annual increase	Comments																				
COMMERCIAL INCOME 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%	Consorcia - 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 Commercial Space 4	2.0%	Consorcia - Dewey Xu (Laundromat) Consorcia - NICOS (nonprofit office)	24,720 15.648	24,720 15.648	24,720 15.648	25,214 15,961	25,719 16,280	26,233 16.606	26,758 16,938	27,293 17,277	27,839 17,622	28,396 17,975	28,963 18.334	29,543 18,701	30,134 19.075	30,736 19,456	31,351 19.845	31,978 20,242	32,618 20.647	33,270 21,060	33,935 21,481	34,614 21,911
Commercial Space 5	2.0%	Consorcia - NICOS (nonpront onice)	15,040	13,040	15,040	10,801	10,200	10,000	10,330	17,277	17,022	17,575	10,004	10,701	10,013	10,400	10,040	20,242	20,047	21,000	21,401	
Other Commercial Income	3.0%	Cellphone Tower Lease	14,832	15,277	15,277	15,277	15,277	15,277	15,735	15,735	15,735	15,735	15,735	16,207	16,207	16,207	16,207	16,207	16,694	16,694	16,694	16,694
Gross Potential Incom	Ð		178,260	178,705	178,705	181,974	185,307	188,708	192,635	196,173	199,782	203,463	207,217	211,519	215,425	219,410	223,474	227,619	232,333	236,646	241,045	245,532
		Rent/SF/Month:	\$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
		First Year assumes 20%; enter negative # if need																				
		to override. For out years, manually enter per																				
		MOHCD policy; annual incrementing usually not appropriate. Indicate if market study or other																				
Vacancy Loss - Commercial	n/a	source if using "actual projected vacancy."	(32,686)	(81,714)	(81,714)	(83,348)	(85,015)	(86,716)	(88,450)	(90,219)	(92,023)	(93,864)	(95,741)	(97,656)	(99,609)	(101,601)	(103,633)	(105,706	(107,820)		(112,176)	(114,419
EFFECTIVE GROSS INCOME			145,574	96,991	96,991	98,625	100,292	101,993	104,185	105,954	107,759	109,599	111,476	113,863	115,816	117,808	119,840	121,913	124,513	126,670	128,869	131,113
COMMERCIAL OPERATING EXPENSES																						
Management																						
Commercial Management Fee Sub-total Management Expense	3.0%	per agreement with Ventura Partners	7,446 7,446	7,669 7,669	7,899 7.899	8,136 8,136	8,381 8,381	8,632 8,632	8,891 8,891	9,158 9.158	9,432 9,432	9,715 9.715	10,007 10,007	10,307 10,307	10,616 10,616	10,935 10.935	11,263 11,263	11,601 11,601	11,949 11,949	12,307 12,307	12,676 12,676	13,057 13,057
Utilities			,,440	1,000	,,033	0,130	0,001	0,032	0,031	3,130	3,432	3,7 13	10,007	10,507	10,010	10,335	11,203	. 1,601	11,343	12,307	12,076	15,057
Electricity	3.0%				-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-
Water Gas	3.0%				-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
Sewer	3.0%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total Utilitie Taxes and Licenses	В		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Real Estate Taxes	3.0%				-		-	-	-	-	-		-		-		-	-	-	-	-	
Payroll Taxes Miscellaneous Taxes. Licenses and Permits	3.0%			-	-	-	-	-	-	-	-	-		-	-	-	-	<u> </u>	-	-	-	
Miscellaneous Taxes, Licenses and Permits Sub-total Taxes and License				1			-		-					-	-			-	-	-		-
Insurance																						
Property and Liability Insurance Fidelity Bond Insurance	3.0%			-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Worker's Compensation	3.0%				-		-	-	-		-				-				-		-	
Director's & Officers' Liability Insurance Sub-total Insurance	3.0%			-		-	-					- 1		-			-	<u> </u>	-	L -	-	-
Maintenance & Repair	•		-	-	-	=	=	-	-	-	-	=	-	-	-	-	-	-	=	-	=	-
Payroll	3.0%			-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
Supplies Contracts	3.0%			-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage and Trash Removal	3.0%				-		-	-	-		-				-				-		-	
Security Payroll/Contract HVAC Repairs and Maintenance	3.0%			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle and Maintenance Equipment Operation and Repairs	3.0%			-	-		-	-	-	-	-	-		-	-	-	-	-	-	-	-	-
Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expense	3.0%			-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
Sub-total Maintenance & Repair Expense	s		-	•	-	-	•	-	-	•	-	•	•	-	-	-	•	•	-	-	•	•
Reserves/Ground Lease Base Rent/Bond Fees	-																		1			
Replacement Reserve Deposit Operating Reserve Deposit																						
Other Required Reserve 1 Deposit																						
Other Required Reserve 2 Deposit Sub-total Reserves/Ground Lease Base Rent/Bond Fee																						
TOTAL COMMERCIAL OPERATING EXPENSES	5		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
NET OPERATING INCOME (INCOME minus OP EXPENSES)			138,128	89,322	89,091	90,489	91,912	93,361	95,294	96,796	98,326	99,884	101,469	103,556	105,200	106,874	108,578					118,056
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)			138,128	89,322	89,091	90,489	91,912	93,361	95,294	96,796	98,326	99,884	101,469	103,556	105,200	106,874	108,578	110,312	112,565	114,363	116,193	118,056
Hard Debt - First Lender	1																					
Hard Debt - Second Lender																						
Hard Debt - Third Lender Hard Debt - Fourth Lender																						
TOTAL HARD DEBT SERVICE			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CASH FLOW (NOI minus DEBT SERVICE)			138,128	89,322	89,091	90,489	91,912	93,361	95,294	96,796	98,326	99,884	101,469	103,556	105,200	106,874	108,578	110,312	112,565	114,363	116,193	118,056
REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance	1																	1				
Replacement Reserve Deposits	1		-	-			-		-				- :	-	-	-			-	-	-	- :
Replacement Reserve Withdrawals (ideally tied to CNA)																						
Replacement Reserve Interest RR Running Balanc								-		-		-										
OPERATING RESERVE - RUNNING BALANCE	_																					
Operating Reserve Starting Balance Operating Reserve Deposits	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Reserve Withdrawals	1		-	-	-		-	-	-	-	-	-	-	_	-	-	-	-	-	-	-	-
Operating Reserve Interest]																					
OR Running Balanc	Ð		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE	-																		,			
Other Reserve 1 Starting Balance Other Reserve 1 Deposits	-			-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-
Other Reserve 1 Deposits Other Reserve 1 Withdrawals	1				-		-	-			-		-			-	-					
Other Reserve 1 Interest																						
			-	-	-							-		-	-	_				-	-	-
Other Required Reserve 1 Running Balance	0							-	-	-												
OTHER RESERVE 2 - RUNNING BALANCE	e -								-												,	
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance	9			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance Other Reserve 2 Deposits Other Reserve 2 Withdrawals			-		-	-		-	-	-	-		-	-	-	-	-	-	-	-	-	-
OTHER RESERVE 2 - RUNNING BALANCE Other Reserve 2 Starting Balance Other Reserve 2 Deposits			-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-

Throughline Apartments

Application Date: 1/24/2022 Total # Units: 88 First Year of Operations (provide data assuming that		Project Name: Project Address:	Throughline Apartments _ Ave.
Year 1 is a full year, i.e. 12 months of operations): 2023		Project Sponsor:	Chinatown Community Development Center Correct errors noted in Col NI
INCOME Residential - Tenant Rents Residential - Tenant Assistance Payments (Non-LOSP) Commercial Space	866,988	Links from 'Existing Proj - Rent Links from 'Existing Proj - Rent from 'Commercial Op. Budget'	
Residential Parking Miscellaneous Rent Income	0	Links from 'Utilities & Other Inc Links from 'Utilities & Other Inc	come' Worksheet
Supportive Services Income Interest Income - Project Operations Laundry and Vending	0	Links from 'Utilities & Other Inc Links from 'Utilities & Other Inc	
Tenant Charges Miscellaneous Residential Income	0	Links from 'Utilities & Other Inc Links from 'Utilities & Other Inc	ome' Worksheet
Other Commercial Income Withdrawal from Capitalized Reserve (deposit to operating account)		from 'Commercial Op. Budget'	Worksheet; Commercial to Residential allocation: 100%
Gross Potential Income Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments	(16,394)	Vacancy loss is 5% of Tenant Vacancy loss is 5% of Tenant	Rents.
Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	(32,686)		Worksheet; Commercial to Residential allocation: 100%
OPERATING EXPENSES Management	70.405		
Management Fee Asset Management Fee Sub-total Management Expenses		1st Year to be set according to PUPA:	
Salaries/Benefits Office Salaries	42,715		
Manager's Salary Health Insurance and Other Benefits	61,250 44,721		
Other Salaries/Benefits Administrative Rent-Free Unit	3,914 0		
Sub-total Salaries/Benefits Administration		PUPA:	1,734
Advertising and Marketing Office Expenses	3,000 29,626	Office supplies, Other Renting	ex, Computer services, Telephone service
Office Rent Legal Expense - Property Audit Expense	3,000 23,570		
Bookkeeping/Accounting Services Bad Debts	10,032 8,393		
Miscellaneous Sub-total Administration Expenses	6,377	PUPA:	955
Utilities Electricity	35,166		
Water Gas	27,523 15,749		
Sewer Sub-total Utilities	37,850 116,288	PUPA:	1,321
Taxes and Licenses Real Estate Taxes	6,778		
Real Estate Taxes Payroll Taxes Miscellaneous Taxes, Licenses and Permits	12,926	Misc Taxes, Licenses, Permits	& Insurance: PASS Fee
Sub-total Taxes and Licenses Insurance	29,853	PUPA:	
Property and Liability Insurance Fidelity Bond Insurance	87,012		
Worker's Compensation Director's & Officers' Liability Insurance			
Sub-total Insurance Maintenance & Repair	87,012	PUPA:	989
Payroll Supplies	65,000		
Contracts Garbage and Trash Removal	101,892 38,498	Janitor, Janitor Supplies, Elev	Maint, Extermin, Deco, Repairs
Security Payroll/Contract HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs			
Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	205,390	PUPA:	2,334
F			
Supportive Services		Tenant Services & Activities	
Commercial Expenses	7,446	from 'Commercial Op. Budget'	Worksheet; Commercial to Residential allocation: 100%
Commercial Expenses TOTAL OPERATING EXPENSES			
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent	7,446 792,992	from 'Commercial Op. Budget' PUPA:	
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit	7,446 792,992	from 'Commercial Op. Budget' PUPA:	9,011
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit	7,446 792,992 0 52,800	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w/	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit	7,446 792,992 0 52,800	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w/	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Deposits, Commercial Required Reserve Deposits, Commercial	7,446 792,992 0 52,800	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w/ from 'Commercial Op. Budget'	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve Deposits, Commercial Sub-total Reserve/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (W Reserves/GL Base Rent/ Bond	7,446 792,992 0 52,800 0 52,800 845,792	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w from 'Commercial Op. Budget' PUPA: 600	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve 2 Deposit Rotal Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans)	7,446 792,992 0 52,800 0 52,800 845,792 437,043	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w from 'Commercial Op. Budget' PUPA: 600 PUPA: 4,966	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 1 Deposit Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Obets - First Lender Hard Obets - Second Lender (HCD Program 0.42% pymt, or other 2nd Let	7,446 792,992 0 52,800 0 52,800 845,792 437,043	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w' from 'Commercial Op. Budget' PUPA: 600 PUPA: 9,611	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS (*hard debt*//amortized loans) Hard Debt - First Lender	7,446 792,992 0 52,800 52,800 845,792 437,043	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w/ from 'Commercial Op. Budget' PUPA: 600 PUPA: 9,611 PUPA: 4,966 MOHCD PASS Loan	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (W Reserves/GL Base Rent/ Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amontized loans) Hard Debt Tiest Lender Hard Debt That Lender (HCD Program, or other 3rd Lender) Hard Debt Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE TOTAL HARD DEBT SERVICE	7,446 792,992 0 52,800 52,800 845,792 437,043 0 0 0 322,454	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w/ from 'Commercial Op. Budget' PUPA: 600 PUPA: 9,611 PUPA: 4,966 MOHCD PASS Loan	See line 118 Worksheet, Commercial to Residential allocation: 100% Min DSCR: 100% Mortgage Rate: 5.00% Term (Years): 30% Supportable 1st Mortgage Amt: 400,957 Supportable 1st Mortgage Amt: \$8,224,243 Proposed 1st Mortgage Amt: \$8,031,555 Provide additional comments here, if needed.
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Oberating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-otal Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt First Lender Hard Debt First Lender Hard Debt Fourth Lender (INCOME HOD Program, or other 3rd Lender) Commercial Hard Debt Service TOTAL HARD DEBT SERVICE CASH FLOW (NOI minus DEBT SERVICE) USES OF CASH FLOW BELOW (This row also shows DSCR.)	7,446 792,992 0 52,800 52,800 845,792 437,043 0 0 0	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w/ Ifrom 'Commercial Op. Budget' PUPA: 4,966 MOHCD PASS Loan from 'Commercial Op. Budget'	See line 118 Worksheet, Commercial to Residential allocation: 100% Min DSCR: 100% Mortgage Rate: 5.00% Term (Years): 30% Supportable 1st Mortgage Amt: 400,957 Supportable 1st Mortgage Amt: \$8,224,243 Proposed 1st Mortgage Amt: \$8,031,555 Provide additional comments here, if needed.
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve 2 Deposit Notorial Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICEMUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Foront Lender (IHCD Program 0.42% pymt, or other 2nd Let Hard Debt - Tomt Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Comer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender) Hard Debt - Tomt Lender (Tomer HCD Program, or other 3rd Lender)	7,446 792,992 0 52,800 0 52,800 845,792 437,043 0 0 0 32,454 114,589	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w/ Ifrom 'Commercial Op. Budget' PUPA: 4,966 MOHCD PASS Loan from 'Commercial Op. Budget'	See line 118 Worksheet, Commercial to Residential allocation: 100% Min DSCR: 100% Mortgage Rate: 5.00% Term (Years): 30% Supportable 1st Mortgage Amt: 400,957 Supportable 1st Mortgage Amt: \$8,224,243 Proposed 1st Mortgage Amt: \$8,031,555 Provide additional comments here, if needed.
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (W Reserves/GL Base Rent/Bond Fees) NET OPERATING EXPENSES (W Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amontized loans) Hard Debt First Lender Hard Debt Third Lender (Other HCD Program of 42% pymt, or other 2nd Lentard Debt Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW. (This row also shows DSCR.) USES THAT PRECEDE MONCD DEBT SERVICE IN WATERFALL "Bediow-Her" Asset Mgf fee (uncommon in new projects, see policy) Investor Service Fee (ak. "LP Asset Mgf Fee") (see policy for limits) Investor Service Fee (ak. "LP Asset Mgf Fee") (see policy for limits)	7,446 792,992 0 52,800 52,800 845,792 437,043 0 0 0 322,454 114,589 1.36	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w/ Ifrom 'Commercial Op. Budget' PUPA: 4,966 MOHCD PASS Loan from 'Commercial Op. Budget' PUPA: 4,9766	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (W Reserves/GL Base Rent/Bond Fees NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt. Test Lender Hard Debt. That Lender (PICD Program 0.42% pyrmt, or other 2nd Lentard Debt. That Lender (PHCD Program, or other 3rd Lender) Hard Debt. That Lender (PHCD Program, or other 3rd Lender) Hard Debt. Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW. (This trow also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL TBelow-this-line* Asset Migt fee (uncommon in new projects, see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Migt Fee") (see policy for limits) Non-amortizing Loan Print - Lender 1 (sedec Lender in comments feld) Non-amortizing Loan Print - Lender 2 (sedect Lender in comments feld)	7,446 792,992 0 52,800 52,800 845,792 437,043 0 0 322,454 114,5898 1,366	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w from 'Commercial Op. Budget' PUPA: 9,611 PUPA: 4,966 MOHCD PASS Loan from 'Commercial Op. Budget' PUPA: SFHA Air Rights lease paid from 'Commercial Op. Budget'	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amontized loans) Hard Debt. Test Lender Hard Debt. That Lender (PICD Program 0.42% pymt, or other 2nd Lenter) Hard Debt. Frouth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This trow also shows DSCR) USES OF CASH FLOW BELOW (This TOW also sh	7,446 792,992 0 52,800 52,800 845,792 437,043 0 0 0 322,454 114,589 1,36	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w from 'Commercial Op. Budget' PUPA: 9,611 PUPA: 4,966 MOHCD PASS Loan from 'Commercial Op. Budget' PUPA: SFHA Air Rights lease paid from 'Commercial Op. Budget'	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-otal Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt First Lender Hard Debt First Lender Hard Debt First Lender Hard Debt Fourth Lender (HCD Program, or other 3rd Lender) Hard Debt Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHED DEBT SERVICE IN WATERFALL Effelow-thlief-Asset Mgf fee; ") (see policy for limits) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHED DEBT SERVICE IN WATERFALL Effelow-thlief-Asset Mgf fee; ") (see policy for limits) UNESS OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHED DEBT SERVICE IN WATERFALL Effelow-thlief-Asset Mgf fee;") (see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits) Univestor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits) Univestor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits) Univestor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits) Univestor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits) Univestor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits) Univestor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits) Univestor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits) Univestor Service Fee (aka "L" Asset Mgf Fee;") (see policy for limits)	7,446 792,992 0 52,800 52,800 845,792 437,043 0 0 0 322,454 114,589 1,389 22,670	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w from 'Commercial Op. Budget' PUPA: 9,611 PUPA: 4,966 MOHCD PASS Loan from 'Commercial Op. Budget' PUPA: SFHA Air Rights lease paid from 'Commercial Op. Budget'	9,011 See line 118
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitaring Fee Replacement Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposits Required Reserve 2 Deposits, Commercial Sul-otal Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt/"amortized loans) Hard DebtFirst Lender Hard DebtFirst Lender Hard DebtFirst Lender Hard DebtFourth Lender (INCOME minus OP EXPENSES) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHED DEBT SERVICE IN WATERFALL. Effektive-this-line* Asset Migf Fee?" (see policy for limits) Other Payments Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 2 (select lender in comments field) Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 2 (select lender in comments field) Deferred Developer Fee (Enter ant <= Max Fee from cell 1130) **TOTAL PAYMENTS PRECEDING MOHED **Residual Receipts Calculation**	7,446 792,992 0 52,800 52,800 845,792 437,043 0 0 322,454 114,589 1,566 22,670 38,420 76,169	from 'Commercial Op. Budget' PUPA: Ilease with SFHA paid w Ifrom 'Commercial Op. Budget' PUPA: 4,966 MOHCD PASS Loan MOHCD PASS Loan Ifrom 'Commercial Op. Budget' PUPA: SFHA Air Rights lease paid fro Def. Develop. Fee split: 0% PUPA:	See line 118 Worksheet; Commercial to Residential allocation: 100% Min DSCR: 1.06 Mortgage Rate: 5.00% Term (Years): 30 Supportable 1st Mortgage Amt: 400,957 Supportable 1st Mortgage Amt: \$8,224,243 Proposed 1st Mortgage Amt: \$8,224,243 Provide additional comments here; if needed. Provide additional comments here, if needed. Provide additional comments here, if needed. Worksheet; Commercial to Residential allocation: 100% 3,864 m residual cash (1.4% of effective gross income) Provide additional comments here, if needed. Provide additional comments here, if needed. Provide additional comments here, if needed.
Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bord Monitaring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Total OPERATING RESERVES (W Reserves/GL Base Rent/Bond Fees TOTAL OPERATING EXPENSES (W Reserves/GL Base Rent/Bond Fees) NET OPERATING EXPENSES (W Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard DebtFirst Lender Hard DebtFirst Lender Hard DebtFourth Lender (Debt Deport, or other 3rd Lender) Hard DebtFourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHED DEBT SERVICE IN WATERFALL. Fellow-this-line* Asset Mig fee; of limits) Other Payments Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 2 (select lender in comments field) Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 1 (select lender in comments field) Deferred Developer Fee (Enter ant < Max Fee from cell 1130) TOTAL PAYMENTS PRECEDING MOHED RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHED) **TOTAL PAYMENTS PRECEDING MOHED **RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS **PRECEDING ROHED **PRECEDING MOHED **PRECEDING ROHED **PRECEDING ROHED **PRECEDING Fees fees fees fees fees fees fees fees	7,446 792,992 0 52,800 52,800 845,792 437,043 0 0 322,454 114,589 1,368 22,670 35,750 437,454 76,169	from 'Commercial Op. Budget' PUPA: lease with SFHA paid w from 'Commercial Op. Budget' PUPA: 9,611 PUPA: 4,966 MOHCD PASS Loan from 'Commercial Op. Budget' PUPA: SFHA Air Rights lease paid from 'Commercial Op. Budget'	See line 118 Worksheet; Commercial to Residential allocation: 100% Min DSCR: 1.06 Mortgage Rate: 5.00% Term (Years): 30 Supportable 1st Mortgage Amt: 400,957 Supportable 1st Mortgage Amt: \$8,224,243 Proposed 1st Mortgage Amt: \$8,224,243 Provide additional comments here; if needed. Provide additional comments here, if needed. Provide additional comments here, if needed. Worksheet; Commercial to Residential allocation: 100% 3,864 m residual cash (1.4% of effective gross income) Provide additional comments here, if needed. Provide additional comments here, if needed. Provide additional comments here, if needed.
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Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt. First Lender Hard Debt. Second Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt. Fruit Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt. Fruit Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE ASH FLOW (NOI minus DEBT SERVICE IN WATERFALL Bellow-the-lind Faset Molf fee (uncommon in ew projects, see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (aka T.P Asset Molf Fee") (see policy for limits) Investor Service Fee (aka T.P Asset Molf Fee") (see policy for limits) Non-amortizing Loan Print Lender 1 (select Lender in comments field) Deferred Developer Fee (Enter amt <= Max Fee from cell 130) TOTAL PROJECTION (HOLD RESIDUAL RECEIPTS (CASH FLOW MOHOLD) Residual Receipts Calculation Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Will P	7,446 792,992 0 52,800 52,800 52,800 845,792 437,043 0 0 0 322,454 114,589 115,750 15,750 76,169 Yes No	Irom 'Commercial Op. Budget' PUPA: Ilease with SFHA paid w Irom 'Commercial Op. Budget' PUPA: 4,966 MOHCD PASS Loan MOHCD PASS Loan Ifrom 'Commercial Op. Budget' PUPA: SFHA Air Rights lease paid fro Def. Develop. Fee split: 0% PUPA: Project has MOHCD ground lease paid from res. rects alue Interfoverride amount of residul receipts, multiple propriet in applicable, MOHCD residual receipts and receipts an	9,011 See line 118 Worksheet; Commercial to Residential allocation: 100% Min DSCR: 1.00 Mortgage Rate: 5.00% Term (Years): 30 Supportable 1st Mortgage Am: 58,224,243 Proposed 1st Mortgage Am: 58,231,555 Provide additional comments here, if needed. Worksheet; Commercial to Residential allocation: 100% 3,664 m residual cash (1.4% of effective gross income) Provide additional comments here, if needed.
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Obet - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt - Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE ABH FLOW (NOI minus DEBT SERVICE) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHED DEBT SERVICE IN WATERFALL Bellow-the-lind - Saset Might fee (uncommon in exprojects, see policy) Partnership Management Fee (see policy for limits) Investor Service Fee (aka "L" P. Asset Might Fee") (see policy for limits) Investor Service Fee (aka "L" P. Asset Might Fee") (see policy for limits) Non-amortizing Loan Print - Lender 1 (select Lender in comments field) Deferred Developer Fee (Enter amt <= Max Fee from cell 130) TOTAL PAYMENTS PRECEDING MOHED RESIDUAL RECEIPTS (CASH FLOW miss PAYMENTS PRECEDING MOHED) Residual Receipts Calculation Does Project have a MOHED Residual Receipt Obligation? Will Project Defer Developer Fee? MOHEDD/CCII - Sort Debt Loans MOHED/DICII - Ground Lease Value or Land Acq Cost HCD (sort debt Loans to Lender 4 Other Soft Debt Lender - Lender 5 MOHED RESIDUAL RECEIPTS DEBT SERVICE MOHED RESIDUAL RECEIPTS	7,446 792,992 0 0 52,800 0 52,800 845,792 437,043 0 0 322,454 0 0 322,454 114,589 1,566 15,750 38,420 76,169 Yes No : 33% 67% (Select lender nase V	Irom 'Commercial Op. Budget' PUPA: Ilease with SFHA paid w Irom 'Commercial Op. Budget' PUPA: 4,966 MOHCD PASS Loan MOHCD PASS Loan Ifrom 'Commercial Op. Budget' PUPA: SFHA Air Rights lease paid fro Def. Develop. Fee split: 0% PUPA: Project has MOHCD ground lease paid from res. rects alue Interfoverride amount of residul receipts, multiple propriet in applicable, MOHCD residual receipts and receipts an	9,011 See line 118 Worksheet; Commercial to Residential allocation: 100% Min DSCR: 1.00 Mortgage Rate: 5.00% Term (Years): 30 Supportable 1st Mortgage Am: 58,224,243 Proposed 1st Mortgage Am: 58,231,555 Provide additional comments here, if needed. Worksheet; Commercial to Residential allocation: 100% 3,664 m residual cash (1.4% of effective gross income) Provide additional comments here, if needed.
Commercial Expenses Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Fourth Lender (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - Fourth Lender (INCOME minus OP Expenses, or other 3rd Lender) Hard Debt - Fourth Lender (INCOME minus OP Expenses, or other 3rd Lender) Hard Debt - Fourth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE USES OF CASH FLOW MOIL DEBT SERVICE IN WATERFALL EBdow-th-einer' Asset Mig Tee; (see policy for limits) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL EBdow-th-einer' Asset Mig Tee; (see policy for limits) Other Payments Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 2 (select lender in comments field) Non-amortizing Loan Print - Lender 1 (select lender in comments field) Non-amortizing Loan Print - Lender 1 (select lender in comments field) Deferred Developer Fee (Enter ant < Max Fee from cell 1130) TOTAL PAYMENTS PRECEDING MOHCD RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD) Other Payments MOHCD/CIL - Soft Debt Loans MOHCD/CIL - Ground Lease Value	7,446 792,992 0 52,800 52,800 52,800 845,792 437,043 0 0 0 322,454 114,589 115,750 15,750 76,169 Yes No	Irom 'Commercial Op. Budget' PUPA: Itease with SFHA paid w Irom 'Commercial Op. Budget' PUPA: 9,611 PUPA: 9,611 MOHCD PASS Loan Irom 'Commercial Op. Budget' PUPA: SFHA Air Rights lease paid from 'Commercial Op. Budget' PUPA: PUPA: SFHA Air Rights lease paid from 'Commercial Op. Budget' PUPA: BYPA: Def. Develop. Fee split: 0% PUPA: Interpretation of the public o	9,011 See line 118
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposits, Commercial Sub-otal Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Obet - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt - Frouth Lender Commercial Hard Debt Service TOTAL HARD DEBT SERVICE ASH FLOW (NOI minus DEBT SERVICE) USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHED DEBT SERVICE IN WATERFALL Below-the-lind - Saset Might fee () (see policy for limits) Investor Service Fee (aka "L" Asset Might fee") (see policy for limits) Investor Service Fee (aka "L" Asset Might fee") (see policy for limits) Non-amortizing Loan Print - Lender 1 (select Lender in comments field) Non-amortizing Loan Print - Lender 2 (select Lender in comments field) Deferred Developer Fee (Enter amt <= Max Fee from cell 130) TOTAL PAYMENTS PRECEDING MOHED RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHED) Residual Receipts Calculation Does Project have a MOHED Residual Receipt Obligation? Will Project Defer Developer Fee (Enter amt <= Max Fee from cell 130) TOTAL PAYMENTS PRECEDING MOHED Other Soft Debt Lender - Lender 4 Other Soft Debt Lender - Lender 5 MOHED/DICII - Ground Lease Value or Land Acq Cost HCD (soft debt Lander - Lender 5 MOHED/DICII - Ground Lease Pathe or Land Acq Cost HCD (soft debt Lender - Lender 5 MOHED/DICII - Ground Lease Pathe or Land Acq Cost HCD (soft debt Lender - Lender 5 MOHED RESIDUAL RECEIPTS DEBT SERVICE MOHED RESIDUAL RECEIPTS DEBT SERVICE MOHED RESIDUAL RECEIPTS DEBT SERVICE HCD Res	7,446 792,992 0 52,800 52,800 52,800 845,792 437,043 0 0 0 322,454 114,589 1,38 22,670 76,169 Yes N 0 0 33% 67% (Select lender nat All MOHCD/OCII Ground Lease V 50,779 50,779 0 25,390 0 0 0 0 0 25,390	Irom 'Commercial Op. Budget' PUPA: Irom 'Commercial Op. Budget' PUPA: 4,966 MOHCD PASS Loan Irom 'Commercial Op. Budget' PUPA: 4,966 MOHCD PASS Loan Irom 'Commercial Op. Budget' PUPA: PUPA: PUPA: SFHA Air Rights lease paid from PUPA: Project has MOHCD ground le Irom 'Commercial Op. Budget' PUPA: BYPA: 10	9,011 See line 118

Throughline Apartments												
Total # Units:	88		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
INCOME	% annual increase	Comments (related to annual inc assumptions)	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Residential - Tenant Rents Residential - Tenant Assistance Payments (Non-LOSP)	2.0%		327,876 866,988	334,434 884,328	341,122 902,014	347,945 920,055	354,904 938,456	362,002 957,225	369,242 976,369	376,626 995,897	384,159 1,015,815	391,842 1,036,131
Commercial Space	2.0%	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%	163,428	163,428	163,428	166,697	170,030	173,431	176,900	180,438	184,046	187,727
Residential Parking Miscellaneous Rent Income	2.0%		640	- 653	- 666	679	693	- 707	- 721	- 735	750	- 765
Supportive Services Income Interest Income - Project Operations	2.0%		-	-	-	-	-	-	-	-	-	
Laundry and Vending	2.0%		1,500	1,530	1,561	1,592	1,624	1,656	1,689	1,723	1,757	1,793
Tenant Charges Miscellaneous Residential Income	2.0%			-	-	-		-		-	-	-
Other Commercial Income	3.0%	from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100% Link from Reserve Section below, as	14,832	15,277	15,277	15,277	15,277	15,277	15,735	15,735	15,735	15,735
Withdrawal from Capitalized Reserve (deposit to operating account) Gross Potential Income	n/a	applicable	1,375,264	1,399,649	1,424,068	1,452,244	1,480,983	1,510,297	1,540,656	1,571,154	1,602,263	1,633,993
Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments	n/a	Enter formulas manually per relevant MOH policy; annual incrementing usually not	(16,394)	(16,722)	(17,056)	(17,397)	(17,745)	(18,100)	(18,462)	(18,831)	(19,208)	(19,592
Vacancy Loss - Residential - Lenant Assistance Payments Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	n/a n/a	appropriate	(43,349) (32,686)	(81,714)	(45,101) (81,714)	(46,003) (83,348)	(46,923) (85,015)	(47,861) (86,716)	(88,450)	(49,795) (90,219)	(50,791) (92,023)	(51,807 (93,864
OPERATING EXPENSES			1,282,835	1,256,997	1,280,197	1,305,495	1,331,300	1,357,620	1,384,925	1,412,309	1,440,241	1,468,731
Management		1st Year to be set according to HUD										
Management Fee Asset Management Fee	3.0%	schedule. per MOHCD policy	72,405	74,577	76,814	79,119	81,492	83,937	86,455	89,049	91,720	94,472
Sub-total Management Expenses Salaries/Benefits			72,405	74,577	76,814	79,119	81,492	83,937	86,455	89,049	91,720	94,472
Office Salaries	3.0%		42,715	43,996	45,316	46,676	48,076	49,518	51,004	52,534	54,110	55,733
Manager's Salary Health Insurance and Other Benefits	3.0%		61,250 44,721	63,088 46,063	64,980 47,445	66,930 48,868	68,937 50,334	71,006 51,844	73,136 53,399	75,330 55,001	77,590 56,651	79,917 58,351
Other Salaries/Benefits Administrative Rent-Free Unit	3.0%		3,914	4,031	4,152 -	4,277	4,405	4,537	4,674	4,814	4,958	5,107
Sub-total Salaries/Benefits Administration			152,600	157,178	161,893	166,750	171,753	176,905	182,212	187,679	193,309	199,108
Advertising and Marketing	3.0%		3,000	3,090	3,183	3,278 32,373	3,377 33,344	3,478	3,582	3,690	3,800	3,914 38,655
Office Expenses Office Rent	3.0%		29,626	30,515	31,430	-	-	34,345	35,375	36,436	37,529	-
Legal Expense - Property Audit Expense	3.0%		3,000 23,570	3,090 24,277	3,183 25,005	3,278 25,756	3,377 26,528	3,478 27,324	3,582 28,144	3,690 28,988	3,800 29,858	3,914 30,754
Bookkeeping/Accounting Services Bad Debts	3.0%		10,032	10,333 8,645	10,643 8,904	10,962 9,171	11,291 9,446	11,630 9,730	11,979 10,022	12,338 10,322	12,708 10,632	13,089 10,951
Miscellaneous	3.0%		6,377	6,568	6,765	6,968	7,177	7,393	7,614	7,843	8,078	8,321
Sub-total Administration Expenses Utilities			83,998	86,518	89,113	91,787	94,540	97,377	100,298	103,307	106,406	109,598
Electricity Water	3.0% 3.0%		35,166 27,523	36,221 28,349	37,308 29,199	38,427 30,075	39,580 30,977	40,767 31,907	41,990 32,864	43,250 33,850	44,547 34,865	45,884 35,911
Gas Sewer	3.0%		15,749 37,850	16,221 38,986	16,708 40,155	17,209 41,360	17,726 42,601	18,257 43,879	18,805 45,195	19,369 46,551	19,950 47,947	20,549 49,386
Sub-total Utilities	3.0%		37,850 116,288	38,986 119,777	40,155 123,370	41,360 127,071	42,601 130,883	43,879 134,810	45,195 138,854	46,551 143,020	47,947 147,310	49,386 151,729
Taxes and Licenses Real Estate Taxes	3.0%		6,778	6,981	7,191	7,407	7,629	7,858	8,093	8,336	8,586	8,844
Payroll Taxes Miscellaneous Taxes, Licenses and Permits	3.0%		12,926 10,149	13,314 10,453	13,713	14,125 11,090	14,548 11,423	14,985 11,765	15,434 12,118	15,897 12,482	16,374 12,856	16,865 13,242
Sub-total Taxes and Licenses	3.0%		10,149 29,853	10,453 30,749	10,767 31,671	11,090 32,621	11,423 33,600	11,765 34,608	12,118 35,646	12,482 36,715	12,856 37,817	13,242 38,951
Insurance Property and Liability Insurance	3.0%		87,012	89,622	92,311	95,080	97,933	100,871	103,897	107,014	110,224	113,531
Fidelity Bond Insurance Worker's Compensation	3.0%			-	-	-		-	-	-	-	-
Director's & Officers' Liability Insurance Sub-total Insurance	3.0%		87,012	-	92,311	95,080	97,933	100,871	103,897	107,014	110,224	113,531
Maintenance & Repair			87,012	89,622	92,311	95,080	97,933		103,897	107,014	110,224	113,531
Payroll Supplies	3.0%		65,000	66,950	68,959	71,027	73,158	75,353	77,613	79,942	82,340	84,810
Contracts	3.0%		101,892	104,949	108,097	111,340	114,680	118,121	121,664	125,314	129,074	132,946
Garbage and Trash Removal Security Payroll/Contract	3.0%		38,498	39,653	40,843	42,068	43,330	44,630	45,969	47,348	48,768	50,231
HVAC Repairs and Maintenance Vehicle and Maintenance Equipment Operation and Repairs	3.0%		-	-	-	-	-	-	-	-	-	-
Miscellaneous Operating and Maintenance Expenses Sub-total Maintenance & Repair Expenses	3.0%		205,390	211,552	217,898	224,435	231,168	238,103	- 245,246	252,604	260,182	267,987
Supportive Services	3.0%		38,000	39,140	40,314	41,524	42,769	44,052	45,374	46,735	48,137	49,581
Commercial Expenses		from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%	-	7,669	7,899	8,136	8,381	8,632	8,891	9,158	9,432	9,715
TOTAL OPERATING EXPENSES			792,992	816,782	841.285	866.524	892.519	919,295	946.874	975,280	1.004.539	1.034.675
PUPA (w/o Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees			9,011									
Ground Lease Base Rent]		-		-		nns. To updaten	-	rellow cells, mani	pulate each ceil -	- raurer uran urag	Jing across mui
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		from 'Commercial Op. Budget' Worksheet;	-	-	-	-	-	-	-	-	-	-
Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees		Commercial to Residential allocation: 100%	52,800	- 52,800	- 52,800	52.800	52,800	52,800	- 52,800	- 52,800	52.800	52,800
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bon	d Fees)		845,792	869,582	894.085	919,324	945,319	972.095	999.674	1,028,080	1,057,339	1,087,475
PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES)	,		9,611 437,043	387,415	386.112	386.172	385.980	385.525	385,252	384.229	382.902	381,256
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized lo.	ane)		437,043		,	,	,	,	vellow cells, mani	,		
Hard Debt - First Lender	1	Enter comments re: annual increase, etc.	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% pymt, or other 2nd L Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	_ender)	Enter comments re: annual increase, etc. Enter comments re: annual increase, etc.		-					-	-		-
Hard Debt - Fourth Lender		Enter comments re: annual increase, etc. from 'Commercial Op. Budget' Worksheet;	-	-	-	-	-	-	-	-	-	-
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE		Commercial to Residential allocation: 100%	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454
CASH FLOW (NOI minus DEBT SERVICE)			114,589	64,961	63,658	63,718	63,526	63,071	62,798	61,775	60,448	58,802
USES OF CASH FLOW BELOW (This row also shows DSCR.)		DSCR:	1.355	1.201	1.197	1.198	1.197	1.196	1.195	1.192	1.187	1.182
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL "Below-the-line" Asset Mgt fee (uncommon in new projects, see policy)	3.5%	per MOHCD policy	22,670	Note: Hidden co 23,460	24,280	25,130	mns. To update/ 26,000	delete values in y 26,900	vellow cells, mani 27,840	pulate each cell 28,800	rather than drag 29,800	ging across mul 30,840
Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits)	0.0%	per MOHCD policy per MOHCD policy no annual increase										
Other Payments Non-amortizing Loan Pmnt - Lender 1		2% Enter comments re: annual increase, etc.	15,750									
Non-amortizing Loan Pmnt - Lender 2		Enter comments re: annual increase, etc. Enter comments re: annual increase, etc.	-									
Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD	I		38,420	23,460	24,280	25,130	26,000	26,900	27,840	28,800	29,800	30,840
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING	NG MOHCD)	76,169	41,501	39,378	38,588	37,526	36,171	34,958	32,975	30,648	27,962
Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee?	Yes No											
Residual Receipts split for all years Lender/Owner	67% / 33%											
MOHCD RESIDUAL RECEIPTS DEBT SERVICE	Dist. Soft Debt Loans			-		-	-	-	-	-	-	
	LUBIIS	Allocation per pro rata share of all soft debt										
MOHCD Residual Receipts Amount Due	100.00%	Allocation per pro rata share of all soft debt loans, and MOHCD residual receipts policy	50,779	27,667	26,252	25,725	25,018	24,114	23,305	21,983	20,432	18,641
Proposed MOHCD Residual Receipts Amount to Loan Repayment Proposed MOHCD Residual Receipts Amount to Residual Ground		Proposed Total MOHCD Amt Due less Loan	50,779	27,667	26,252	25,725	25,018	24,114	23,305	21,983	20,432	18,641
Lease		Repayment	-	-	-	-	-	-	-	-	-	
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due	0.00%	No HCD Financing	-		-	-	-	-	-		-	-
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due	0.00% 0.00%				-	-	-	-	-	-		-
Total Non-MOHCD Residual Receipts Debt Service			-	-	-	-	-	-	-	-	-	-
REMAINDER (Should be zero unless there are distributions below)			25,390	13,834	13,126	12,863	12,509	12,057	11,653	10,992	10,216	9,321
Owner Distributions/Incentive Management Fee			25,390	13,834	13,126	12,863	12,509	12,057	11,653	10,992	10,216	9,321
Other Distributions/Uses Final Balance (should be zero)	J		-	-		-	-	-	-	-	-	-
REPLACEMENT RESERVE - RUNNING BALANCE	1			ı								
Replacement Reserve Starting Balance Replacement Reserve Deposits			52,800	52,800 52,800	105,600 52,800	158,400 52,800	211,200 52,800	264,000 52,800	316,800 52,800	369,600 52,800	422,400 52,800	475,200 52,800
Replacement Reserve Withdrawals (ideally tied to CNA) Replacement Reserve Interest				-	-	-	-	-	-	-	-	-
RR Running Balance	i	:	52,800	105,600	158,400	211,200	264,000	316,800	369,600	422,400	475,200	528,000
OPERATING RESERVE - RUNNING BALANCE	_	RR Balance/Unit	\$600	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200	\$4,800	\$5,400	\$6,000
Operating Reserve Starting Balance Operating Reserve Deposits				-	-	-	-		-	-		-
Operating Reserve Withdrawals												
Operating Reserve Interest OR Running Balance	J			-		-	-	-	-	-	-	-
OTHER REQUIRED RESERVE 1 - RUNNING BALANCE	OR Balance a	s a % of Prior Yr Op Exps + Debt Service		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other Reserve 1 Starting Balance				-	-	-	-	-	-	-	-	
Other Reserve 1 Deposits Other Reserve 1 Withdrawals				_		-		-	_	-	-	
Other Reserve 1 Interest Other Required Reserve 1 Running Balance	l			-					-	-		-
OTHER RESERVE 2 - RUNNING BALANCE	1			ı								
Other Reserve 2 Starting Balance Other Reserve 2 Deposits				-		<u> </u>	<u>.</u>	<u>.</u>	-	-	<u>.</u>	<u> </u>
Other Reserve 2 Withdrawals	ı							_			_	

MOHCD Proforma - 20 Year Cash Flow

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Ĺ
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	ı
	% annual	Comments											i
INCOME	increase	(related to annual inc assumptions)	Total	i									
Other Reserve 2 Interest													ı

Other Required Reserve 2 Running Balance

Throughline Apartments Total # Units:	88											
1544. # 51116.	00		Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
INCOME	% annual	Comments	2033	2034 Total	2035	2036	2037	2038	2039	2040	2041	2042
INCOME Residential - Tenant Rents Residential - Tenant Assistance Payments (Non-LOSP)	2.0% 2.0%	(related to annual inc assumptions)	Total 399,679 1,056,854	Total 407,673 1,077,991	Total 415,826 1,099,550	Total 424,143 1,121,541	Total 432,625 1,143,972	Total 441,278 1,166,852	Total 450,103 1,190,189	Total 459,106 1,213,993	Total 468,288 1,238,272	Total 477,653 1,263,038
Commercial Space Residential Parking	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
Miscellaneous Rent Income Supportive Services Income	2.0%		780	796	812	828	844	861	879	896	914	932
Interest Income - Project Operations 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 Miscellaneous Residential Income	2.0%	from 'Commercial Op. Budget' Worksheet;	-		-		-	-	-	-	-	-
Other Commercial Income Withdrawal from Capitalized Reserve (deposit to operating account)	3.0% n/a	Commercial to Residential allocation: 100% Link from Reserve Section below, as applicable	15,735	16,207	16,207	16,207	16,207	16,207	16,694	16,694	16,694	16,694
Gross Potential Income Vacancy Loss - Residential - Tenant Rents	n/a	Enter formulas manually per relevant MOH	1,666,358 (19,984)	1,699,843 (20,384)	1,733,516 (20,791)	1,767,862 (21,207)	1,802,895 (21,631)	1,838,629 (22,064)	1,875,563 (22,505)	1,912,741 (22,955)	1,950,662 (23,414)	1,989,341 (23,883)
Vacancy Loss - Residential - Tenant Assistance Payments Vacancy Loss - Commercial EFFECTIVE GROSS INCOME	n/a n/a	policy; annual incrementing usually not appropriate	(52,843) (95,741) 1,497,791	(53,900) (97,656) 1,527,904	(54,978) (99,609) 1,558,138	(56,077) (101,601) 1,588,976	(57,199) (103,633) 1,620,432	(58,343) (105,706) 1,652,516	(59,509) (107,820) 1,685,729	(60,700) (109,976) 1,719,109	(61,914) (112,176) 1,753,158	(63,152) (114,419) 1,787,887
OPERATING EXPENSES Management												
Management Fee Asset Management Fee	3.0%	1st Year to be set according to HUD schedule. per MOHCD policy	97,306	100,225	103,232	106,329	109,519	112,805	116,189	119,674	123,265	126,963
Sub-total Management Expenses Salaries/Benefits		h	97,306	100,225	103,232	106,329	109,519	112,805	116,189	119,674	123,265	126,963
Office Salaries Manager's Salary Health Insurance and Other Benefits	3.0% 3.0% 3.0%		57,405 82,315 60,101	59,128 84,784	60,901 87,328	62,728 89,948	64,610 92,646 67,645	66,549 95,426	68,545 98,288	70,601 101,237	72,719 104,274 76,135	74,901 107,402
Other Salaries/Benefits Administrative Rent-Free Unit	3.0%		5,260	61,904 5,418	63,761 5,580	65,674 5,748	5,920	69,674 6,098	71,764 6,281	73,917 6,469	6,663	78,419 6,863
Sub-total Salaries/Benefits Administration			205,082	211,234	217,571	224,098	230,821	237,746	244,878	252,225	259,791	267,585
Advertising and Marketing Office Expenses Office Rent	3.0% 3.0% 3.0%		4,032 39,815	4,153 41,009	4,277 42,240	4,406 43,507	4,538 44,812	4,674 46,156	4,814 47,541	4,959 48,967	5,107 50,436	5,261 51,949
Legal Expense - Property Audit Expense	3.0%		4,032 31,676	4,153 32,626	4,277 33,605	4,406 34,613	4,538 35,652	4,674 36,721	4,814 37,823	4,959 38,958	5,107 40,126	5,261 41,330
Bookkeeping/Accounting Services Bad Debts	3.0% 3.0%		13,482 11,279	13,887 11,618	14,303 11,966	14,732 12,325	15,174 12,695	15,630 13,076	16,098 13,468	16,581 13,872	17,079 14,289	17,591 14,717
Sub-total Administration Expenses Utilities	3.0%		8,570 112,886	8,827 116,273	9,092 119,761	9,365 123,354	9,646 127,055	9,935 130,866	10,233 134,792	10,540 138,836	10,856 143,001	11,182 147,291
Electricity Water	3.0%		47,260 36,989	48,678 38,098	50,138 39,241	51,642 40,418	53,192 41,631	54,787 42,880	56,431 44,166	58,124 45,491	59,868 46,856	61,664 48,262
Gas Sewer	3.0% 3.0%		21,165 50,867	21,800 52,393	22,454 53,965	23,128 55,584	23,822 57,252	24,536 58,969	25,273 60,738	26,031 62,560	26,812 64,437	27,616 66,370
Sub-total Utilities Taxes and Licenses Real Fetale Taxes	3.0%		9 109	160,970	165,799	170,773	175,896	181,173	186,608	192,206	197,973	203,912
Real Estate Taxes Payroll Taxes Miscellaneous Taxes, Licenses and Permits	3.0% 3.0% 3.0%		9,109 17,371 13,639	9,382 17,893 14,049	9,664 18,429 14,470	9,954 18,982 14,904	10,252 19,552 15,351	10,560 20,138 15,812	10,877 20,742 16,286	11,203 21,365 16,775	11,539 22,006 17,278	11,885 22,666 17,796
Sub-total Taxes and Licenses Insurance	•		40,120	41,324	42,563	43,840	45,155	46,510	47,905	49,342	50,823	52,347
Property and Liability Insurance Fidelity Bond Insurance Worker's Compensation	3.0% 3.0% 3.0%		116,937	120,445	124,058	127,780	131,613	135,562	139,629	143,818	148,132	152,576
Worker's Compensation Director's & Officers' Liability Insurance Sub-total Insurance	3.0%		116,937	120,445	124,058	- 127,780	131,613	135,562	139,629	143,818	148,132	152,576
Maintenance & Repair Payroll	3.0%		87,355	89,975	92,674	95,455	98,318	101,268	104,306	107,435	110,658	113,978
Supplies Contracts Garbage and Trash Removal	3.0% 3.0% 3.0%		136,934 51,738	141,042 53,290	145,274 54,889	149,632 56,536	154,121 58,232	158,744 59,979	163,507 61,778	168,412 63,631	173,464 65,540	- 178,668 67,506
Security Payroll/Contract HVAC Repairs and Maintenance	3.0%			-	-	-		-		-	-	-
Vehicle and Maintenance Equipment Operation and Repairs Miscellaneous Operating and Maintenance Expenses	3.0%		-	-	-	-	-	-	-	-	-	-
Sub-total Maintenance & Repair Expenses Supportive Services	3.0%		276,027 51,069	284,308 52,601	292,837 54,179	301,622 55,804	310,671 57,478	319,991 59,203	329,591 60,979	339,478 62,808	349,663 64,692	360,153 66,633
Commercial Expenses		from 'Commercial Op. Budget' Worksheet; Commercial to Residential allocation: 100%	10,007	10,307	10,616	10,935	11,263	11,601	11,949	12,307	12,676	13,057
TOTAL OPERATING EXPENSES PUPA (w/o Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees			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
Ground Lease Base Rent Bond Monitoring Fee			iple cells.	-	-	-	-	-	-	-	-	-
Replacement Reserve Deposit Operating Reserve Deposit			52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800
Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit		from 'Commercial Op. Budget' Worksheet;	-	-	-	-	-	-	-	-		-
Required Reserve Deposit/s, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees		Commercial to Residential allocation: 100%	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bon PUPA (w/ Reserves/GL Base Rent/Bond Fees)			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
NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized lo	ans)		379,276 iple cells.	377,418	374,721	371,641	368,160	364,261	360,409	355,614	350,342	344,571
Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd I Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	ender)	Enter comments re: annual increase, etc. Enter comments re: annual increase, etc. Enter comments re: annual increase, etc.	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454
Hard Debt - Fourth Lender		Enter comments re: annual increase, etc. from 'Commercial Op. Budget' Worksheet;	-	-	-	-	-	-	-	-		-
Commercial Hard Debt Service TOTAL HARD DEBT SERVICE]	Commercial to Residential allocation: 100%	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454
CASH FLOW (NOI minus DEBT SERVICE) USES OF CASH FLOW BELOW (This row also shows DSCR.)		DSCR:	56,822 1.176	54,964 1.17	52,267 1.162	49,187 1.153	45,706 1.142	41,807 1.13	37,955 1.118	33,160 1.103	27,888 1.086	22,117 1.069
USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL "Below-the-line" Asset Mgt fee (uncommon in new projects, see policy)	3.5%	per MOHCD policy	iple cells. 31,900	33,000	34,150	35,340	36,570	37,850	39,170	40,540	41,950	43,410
Partnership Management Fee (see policy for limits) Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits) Other Payments	0.0%	per MOHCD policy per MOHCD policy no annual increase										
Other Payments Non-amortizing Loan Pmnt - Lender 1 Non-amortizing Loan Pmnt - Lender 2		Enter comments re: annual increase, etc. Enter comments re: annual increase, etc.										
Deferred Developer Fee (Enter amt <= Max Fee from row 131) TOTAL PAYMENTS PRECEDING MOHCD	j		31,900	33,000	34,150	35,340	36,570	37,850	39,170	40,540	41,950	43,410
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDI Does Project have a MOHCD Residual Receipt Obligation?	NG MOHCD)	24,922	21,964	18,117	13,847	9,136	3,957	(1,215)	(7,380)	(14,062)	
Does Froject have a woncto Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owner	No 67% / 33%		-									
		1	j									
MOHCD RESIDUAL RECEIPTS DEBT SERVICE	Dist. Soft Debt Loans	; 	-	-	-	-	-					
MOHCD Residual Receipts Amount Due Proposed MOHCD Residual Receipts Amount to Loan Repayment	100.00%	Allocation per pro rata share of all soft debt loans, and MOHCD residual receipts policy	16,615 16,615	14,642 14,642	12,078 12,078	9,231 9,231	6,091 6,091	2,638 2,638		-		-
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease		Proposed Total MOHCD Amt Due less Loan Repayment	10,019	14,042			- 0,081	- 2,000				
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due	0.00%	No HCD Financing	-					-		- 1		-
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due	0.00% 0.00%		-		-	-	-	-	-	-	-	-
Total Non-MOHCD Residual Receipts Debt Service REMAINDER (Should be zero unless there are distributions			-	-	-	-	-	-	-	-	-	-
below) Owner Distributions/Incentive Management Fee Other Distributions/Uses]		8,307 8,307	7,321 7,321	6,039 6,039	4,616 4,616	3,045 3,045	1,319 1,319		-		-
Final Balance (should be zero)	j		-	-	-	-	-	-	-	-	-	-
REPLACEMENT RESERVE - RUNNING BALANCE Replacement Reserve Starting Balance Replacement Reserve Deposits]		528,000 52,800	580,800 52,800	633,600 52,800	686,400 52,800	739,200 52,800	792,000 52,800	844,800 52,800	897,600 52,800	950,400 52,800	1,003,200 52,800
Replacement Reserve Withdrawals (ideally tied to CNA) Replacement Reserve Interest			-				-	-	-	-	-	-
RR Running Balance OPERATING RESERVE - RUNNING BALANCE		RR Balance/Unit	580,800 \$6,600	633,600 \$7,200	686,400 \$7,800	739,200 \$8,400	792,000 \$9,000	844,800 \$9,600	897,600 \$10,200	950,400 \$10,800	1,003,200 \$11,400	1,056,000 \$12,000
Operating Reserve Starting Balance Operating Reserve Deposits			-		-	-	-	-	-	-	-	-
Operating Reserve Withdrawals	}											
Operating Reserve Interest			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Operating Reserve Interest OR Running Balance	OR Balance a	as a % of Prior Yr Op Exps + Debt Service										
Operating Reserve Interest OR Running Balance OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Deposits	OR Balance a	s a % of Prior Yr Op Exps + Debt Service	-	-	-	-		-	-	-	-	-
Operating Reserve Interest OR Running Balance OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Deposits Other Reserve 1 Withdrawals Other Reserve 1 Interest	OR Balance a	is a % of Prior Yr Op Exps + Debt Service	-	-	-	-	:	-	-	-	:	-
Operating Reserve Interest OR Running Balance OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Withdrawals Other Reserve 1 Withdrawals Other Reserve 1 Withdrawals Other Reserve 1 Interest Other Reserve 1 Running Balance OTHER RESERVE 2 - RUNNING BALANCE	OR Balance a	is a % of Prior Yr Op Exps + Debt Service	-	-	-	-	-	-	-	-	-	-
Operating Reserve Interest OR Running Balance OTHER REQUIRED RESERVE 1 - RUNNING BALANCE Other Reserve 1 Starting Balance Other Reserve 1 Deposits Other Reserve 1 Withdrawals Other Reserve 1 Interest Other Reserve 1 Running Balance	OR Balance a	s a % of Prior Yr Op Exps + Debt Service	-		-		-	-		-		-

MOHCD Proforma - 20 Year Cash Flow

				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	
		% annual	Comments											
	INCOME	increase	(related to annual inc assumptions)	Total										
ſ	Other Reserve 2 Interest													

Other Required Reserve 2 Running Balance

Inc	88 annual arroase crosse n/a n/a n/a 3.0% 3.0% 3.0% 3.0% 4.3.0% 6.3.0% 6.3.0% 6.3.0%	Year 1 2023 Total 327,876 866,988 163,428 (16,394) (43,349) (32,686) 1,262,835 72,405 152,600 83,998 116,288 29,853 87,012 205,390 38,000 792,992	7ear 2 2024 Total 334,434 884,328 163,428 163,428 163,428 163,729 (44,216) (81,714) 1,256,997 157,178 86,518 119,777 30,749 88,622 211,552 39,140	Year 3 2025 Total 341,122 902,014 163,428 (17,056) (45,101) (481,714) 1,280,197 76,814 161,893 89,113 123,370	Year 4 2026 Total 347,945 920,055 166,697 1,452,244 (17,397) (46,003) (83,348) 1,305,495	Year 5 2027 Total 354,904 938,456 170,030 -1,480,983 (17,745) (46,923) (85,015) 1,331,300	Year 6 2028 Total 362,002 957,225 173,431 - 1,510,297 (18,100) (47,861) (86,716)	Year 7 2029 Total 369,242 976,369 176,900 1,540,656 (18,462)	Year 8 2030 Total 376,626 995,897 180,438	Year 9 2031 Total 384,159 1,015,815 184,046	Year 10 2032 Total 391,842 1,036,131	Year 11 2033 Total 399,679 1,056,854	Year 12 2034 Total 407,673	Year 13 2035 Total 415,826	Year 14 2036 Total 424,143	Year 15 2037 Total 432,625	Year 16 2038 Total 441.278	Year 17 2039 Total 450 103	Year 18 2040 Total	Year 19 2041
IncoME Residential - Tenant Rents	2.0% 2.0% 2.0% 2.0% n/a n/a n/a 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	Total 327,876 866,988 163,428 163,429 1,375,264 (16,394) 43,349) 32,686 1,282,835 12,260 83,998 116,288 29,853 29,853 29,000 38,000 -792,992	Total 334,434 884,328 163,428 163,428 (16,722) (44,216) (81,714) 1,256,997 74,577 157,178 86,518 119,777 30,749 89,622 211,552 39,140	Total 341,122 902,014 163,428	Total 347,945 920,055 166,697 - 1,452,244 (17,397) (46,003) (83,348) 1,305,495	Total 354,904 938,456 170,030 - 1,480,983 (17,745) (46,923) (85,015)	Total 362,002 957,225 173,431 - 1,510,297 (18,100) (47,861) (86,716)	Total 369,242 976,369 176,900 - 1,540,656 (18,462)	Total 376,626 995,897 180,438	Total 384,159 1,015,815	Total 391,842 1,036,131	Total 399,679	Total 407,673	Total 415,826	Total 424,143	Total	Total	Total		2041
Income Residential - Tenant Rents 2	2.0% 2.0% 2.0% 2.0% n/a n/a n/a 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	327,876 866,983 163,428 1,375,264 (16,394) (43,349) (32,686) 1,282,835 72,405 152,600 83,998 116,288 29,853 87,012 205,390 38,000	334,434 884,328 163,428 	341,122 902,014 163,428 1,424,068 (17,056) (45,101) (81,714) 1,280,197 76,814 161,893 89,113	347,945 920,055 166,697 - 1,452,244 (17,397) (46,003) (83,348) 1,305,495	354,904 938,456 170,030 - 1,480,983 (17,745) (46,923) (85,015)	362,002 957,225 173,431 - 1,510,297 (18,100) (47,861) (86,716)	369,242 976,369 176,900 - 1,540,656 (18,462)	376,626 995,897 180,438	384,159 1,015,815	391,842 1,036,131	399,679	407,673	415,826	424,143				Total	
Residential - Tenant Assistance Payments (Non-LOSP 2 Commercial Space 2 Other Income Gross Potential Income Vacancy Loss - Residential - Tenant Rentt Vacancy Loss - Residential - Tenant Assistance Paymentt Vacancy Loss - Residential - Tenant Assistance Paymentt Vacancy Loss - Residential - Tenant Assistance Paymentt Vacancy Loss - Commercial EFFECTIVE GROSS INCOME OPERATING EXPENSES Management Salaries/Benefits 3 Salaries/Benefits 4 Salaries/Benefits/Be	2.0% 2.0% 1/a 1/a 1/a 1/a 1/a 1/a 1/a 1/a 1/a 1/a	866,988 163,428 1,375,264 (16,394) (32,686) 1,282,835 72,405 152,690 83,990 116,288 29,853 87,012 205,390 38,000 	884,328 163,428 167,228 11,399,649 (16,722) (44,216) (81,714) 1,256,997 74,577 157,178 86,518 119,777 30,749 89,622 211,552 39,140	902,014 163,428 - 1,424,068 (17,056) (45,101) (81,714) 1,280,197 - 76,814 161,893 89,113	920,055 166,697 - 1,452,244 (17,397) (46,003) (83,348) 1,305,495	938,456 170,030 - 1,480,983 (17,745) (46,923) (85,015)	957,225 173,431 - 1,510,297 (18,100) (47,861) (86,716)	976,369 176,900 - 1,540,656 (18,462)	995,897 180,438	1,015,815	1,036,131					432.625	441.278			Total
Commercial Space Other Income Vacancy Loss - Residential - Tenant Rentt Vacancy Loss - Residential - Tenant Assistance Paymentt Vacancy Loss - Residential - Tenant Assistance Paymentt Vacancy Loss - Commercial EFFECTIVE GROSS INCOME OPERATING EXPENSES Management Salaries/Benefits Administration Utilities 3 Taxes and Licenses 3 Supportive Services Commercial Expenses TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Deposit Other Required Reserve 2 Deposit Required Reserve Deposit Other Required Reserve 2 Deposit Required Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Deposit Other Required Reserve 2 Deposit Required Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve Deposit Other Required Reserve 2 Deposit Required Reserve Deposit Other Required Reserve 5 Deposit Required Reserve 6 Deposit Required Reserve 6 Deposit Reserves/GL Base Rent/Bond Fees PUPA (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/G	2.0% n/a n/a n/a n/a 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	163,428 1,375,264 (16,394) (32,686) 1,282,835 72,405 152,600 83,998 116,288 29,853 87,012 205,390 38,000 792,992	163,428 1,399,649 (16,722) (44,216) (81,714) 1,256,997 74,577 157,178 86,518 119,777 30,749 89,622 211,552 39,140	163,428 - 1,424,068 (17,056) (45,101) (81,714) 1,280,197 - 76,814 161,893 89,113	1,452,244 (17,397) (46,003) (83,348) 1,305,495	170,030 - 1,480,983 (17,745) (46,923) (85,015)	173,431 - 1,510,297 (18,100) (47,861) (86,716)	176,900 - 1,540,656 (18,462)	180,438	184,046	407 707		1,077,991	1,099,550	1,121,541	1,143,972	1,166,852	450,103 1,190,189	459,106 1,213,993	468,288 1,238,272
Vacancy Loss - Residential - Tenant Rent: Vacancy Loss - Residential - Tenant Rent: Vacancy Loss - Residential - Tenant Assistance Payment: Vacancy Loss - Commercial EFFECTIVE GROSS INCOME OPERATING EXPENSES Management	3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	(16,394) (43,349) (32,686) 1,282,835 72,405 152,600 83,998 116,288 29,853 87,012 205,390 38,000	(16,722) (44,216) (81,714) 1,256,997 74,577 157,178 86,518 119,777 30,749 89,622 211,552 39,140	(17,056) (45,101) (81,714) 1,280,197 76,814 161,893 89,113	(17,397) (46,003) (83,348) 1,305,495	(17,745) (46,923) (85,015)	(18,100) (47,861) (86,716)	(18,462)	1 571 154		187,727	191,482	195,312	199,218	203,202	207,266	211,412	215,640	219,953	224,352
Vacancy Loss - Residential - Tenant Assistance Paymenti Vacancy Loss - Commercial EFFECTIVE GROSS INCOME OPERATING EXPENSES Management	3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	(43,349) (32,686) 1,282,835 72,405 152,600 83,998 116,288 29,853 87,012 205,390 38,000	(44,216) (81,714) 1,256,997 74,577 157,178 86,518 119,777 30,749 89,622 211,552 39,140	(81,714) 1,280,197 76,814 161,893 89,113	(46,003) (83,348) 1,305,495 79,119	(46,923) (85,015)	(47,861) (86,716)			1,602,263	1,633,993	1,666,358		1,733,516	1,767,862	1,802,895	1,838,629	1,875,563	1,912,741	
Vacancy Loss - Commercial PERATING EXPENSES Management Salaries/Benefits 3 Supportive Services 3 Supportive Services 3 Supportive Services 3 Sommercial Expenses FUPA (w/o Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Sond Monitoring Fee Reserve Deposit Operating Reserve Deposit Operating Reserve Deposit Operating Reserve Deposit Supportive Services/GL Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt'/amortized loans) Hard Debt - First Lender Hard Debt - First Lender Hard Debt - Third Lender (Uther HCD Program 0.42% pyml, or other 3rd Lender) Hard Debt - Third Lender (Uther HCD Program, or other 3rd Lender)	n/a 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	(32,686) 1,282,835 72,405 152,600 83,998 116,288 29,853 87,012 205,390 38,000	74,577 157,178 86,518 119,777 30,749 89,622 211,552 39,140	(81,714) 1,280,197 76,814 161,893 89,113	(83,348) 1,305,495	(85,015)		(48.818)	(18,831)	(19,208)	(19,592)	(19,984)	(20,384)	(20,791) (54,978)	(21,207)	(21,631) (57,199)	(22,064) (58,343)	(22,505)	(22,955)	(23,414
OPERATING EXPENSES Management Salaries/Benefits 3 Supportive Services 3 Supportive Services 3 Supportive Services 3 Supportive Services 3 STOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Reserve Deposit Replacement Reserve Deposit Order Jenerality Reserve Deposit Order Jenerality Reserve Deposit Order Reserve Deposity Commercial Sub-total Reserve Service (Fine Deposity Commercial) Sub-total Reserve Deposity Commercial Sub-total Reserve Deposity Commercial Sub-total Reserve Deposity Commercial Sub-total Reserves/Grund Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt'/amortized loans) Hard Debt - First Lender Hard Debt - First Lender Hard Debt - First Lender Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	72,405 152,600 83,998 116,288 29,853 87,012 205,390 38,000	74,577 157,178 86,518 119,777 30,749 89,622 211,552 39,140	76,814 161,893 89,113	79,119	1,331,300	1.357.620	(88,450) 1.384.925	(90,219) 1.412.309	(92,023) 1,440,241	(93,864) 1.468.731	(95,741) 1.497.791	(97,656) 1.527.904	(99,609) 1.558.138	(101,601)	(103,633) 1,620,432	(105,706)	(107,820) 1,685,729	(109,976) 1,719,109	(112,176
Management Administration Uitilities Taxes and Licenses Maintenance & Repair Supportive Services TOTAL OPERATING EXPENSES Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Recipitation Reserve Deposit Operating Reserve Deposit Operating Reserve Deposit Operating Reserve Deposit Required Reserve Deposit Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) PUPA (w/ Reserves/Ground Lease Base Rent/Bond Fees) TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - First Lender Hard Debt - Third Lender (HtdD Program 0.42% pyml, or other 3rd Lender) Hard Debt - Third Lender (Uther HCD Program, or other 3rd Lender)	3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	152,600 83,998 116,288 29,853 87,012 205,390 38,000	157,178 86,518 119,777 30,749 89,622 211,552 39,140	161,893 89,113			1,357,620	1,304,925	1,412,309	1,440,241	1,400,731	1,497,791	1,527,904	1,556,136	1,588,976	1,020,432	1,002,016	1,000,729	1,719,109	1,755,156
Salaries/Benefits Administration Jülities J	3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0%	152,600 83,998 116,288 29,853 87,012 205,390 38,000	157,178 86,518 119,777 30,749 89,622 211,552 39,140	161,893 89,113		81,492	83,937	86,455	89.049	91,720	94,472	97,306	100,225	103,232	106,329	109,519	112,805	116,189	119.674	123,265
Utilities	3.0% 3.0% 3.0% 3.0%	116,288 29,853 87,012 205,390 38,000 - 792,992	119,777 30,749 89,622 211,552 39,140		166,750 91,787	171,753 94,540	176,905 97,377	182,212	187,679 103,307	193,309 106,406	199,108 109,598	205,082	211,234	217,571 119,761	224,098 123,354	230,821 127,055	237,746 130,866	244,878 134,792	252,225 138.836	259,791 143,001
Insurance Insura	3.0%	87,012 205,390 38,000 - 792,992	89,622 211,552 39,140		127,071	130,883	134,810	100,298 138,854	143,020	147,310	151,729	112,886 156,281	116,273 160,970	165,799	170,773	175,896	181,173	186,608	138,836	197,973
Maintenance & Repair Supportive Services Commercial Expenses TOTAL OPERATING EXPENSES PUPA (w/o Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Ground Lease Respirate Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Food Lender (HCD Program 0.42% pymt, or other 3rd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	3.0%	205,390 38,000 - 792,992	211,552 39,140	31,671 92,311	32,621 95,080	33,600 97,933	34,608 100,871	35,646 103,897	36,715 107,014	37,817 110,224	38,951 113,531	40,120 116,937	41,324 120,445	42,563 124,058	43,840 127,780	45,155 131,613	46,510 135,562	47,905 139,629	49,342 143,818	50,823 148,132
Commercial Expenses PUPA (w/o Reserves/GL Base Rent/Bond Fees) Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve Deposit Required Reserve Deposit OTH Requir	3.0%	792,992		217,898	224,435	231,168	238,103	245,246	252,604	260,182	267,987	276 027	284,308	292.837	301 622	310,671	319,991	329,591	339,478	349,663
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposit Other Required Reserve 2 Deposit Required Reserve 8 Deposit Required Reserve 8 Deposit Required Reserve Bent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - First Lender Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)			7,669	40,314 7,899	41,524 8.136	42,769 8,381	44,052 8,632	45,374 8,891	46,735 9.158	48,137 9,432	49,581 9.715	51,069 10,007	52,601 10,307	54,179 10,616	55,804 10,935	57,478 11.263	59,203 11,601	60,979 11,949	62,808 12,307	64,692 12,676
Reserves/Ground Lease Base Rent/Bond Fees Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve 2 Deposit OTH Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve Deposit St. Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees OTHAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Third Lender (Other HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	- F					•						•			-	,	,			•
Ground Lease Base Rent Bond Monitoring Fee Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposit Sub-total Reserve Sepositis, Commercial Sub-total Reserve Sepositis, Commercial Sub-total Reserve Sepositis, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Foscond Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)		9,011	816,782	841,285	866,524	892,519	919,295	946,874	975,280	1,004,539	1,034,675	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
Replacement Reserve Deposit Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve 2 Deposit Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Foodon Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)		0	0	0	0	0	0	0	0	0	0	ő	0	0	ő	0	0	ő	0	Ċ
Operating Reserve Deposit Other Required Reserve 1 Deposit Other Required Reserve 2 Deposit Other Required Reserve 2 Deposit Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) PUPA (w/ Reserves/GB Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Food Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	-	52,800	52,800	52,800	52,800	52.800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800
Other Required Reserve 2 Deposit Required Reserve Deposits, Commercial Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Food of Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub-total Reserves/Ground Lease Base Rent/Bond Fees TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% pymt, or other 2nd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	- 0	0	0	0
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees) PUPA (w/ Reserves/GL Base Rent/Bond Fees) NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt - First Lender Hard Debt - Second Lender (HCD Program 0.42% pyml, or other 2nd Lender) Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Tothrid Lender (Other HCD Program, or other 3rd Lender)		52,800	52,800	52,800	52.800	52,800	52,800	52,800	52.800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52.800	52,800	52.800	52,800
NET OPERATING INCOME (INCOME minus OP EXPENSES) DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) Hard Debt : First Lender 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 : Tourth Lender		845,792	869,582	894,085	919,324	945,319	972,095	999,674	1,028,080	1,057,339	1,087,475	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
Hard Debt - First Lender 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		9,611 437,043	387,415	386,112	386,172	385,980	385,525	385,252	384,229	382,902	381,256	379,276	377,418	374,721	371,641	368,160	364,261	360,409	355,614	350,342
Hard Debt - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Fourth Lender	=	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454
	-	- :			- :		-:-				-:-		-:-	- :	- :			- :	-:	
	_	-	-	-	-			-			-	-		-		-		-		
TOTAL HARD DEBT SERVICE	-	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454	322,454
CASH FLOW (NOI minus DEBT SERVICE)		114,589	64,961	63,658	63,718	63,526	63,071	62,798	61,775	60,448	58,802	56,822	54,964	52,267	49,187	45,706	41,807	37,955	33,160	27,888
USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL Deferred Developer Fee (Enter amt <~ Max Fee from row 131)	DSCR:	1.355	1.201	1.197	1.198	1.197	1.196	1.195	1.192	1.187	1.182	1.176	1.17	1.162	1.153	1.142	1.13	1.118	1.103	1.086
"Below-the-line" Asset Mgt fee (uncommon in new projects, see policy 3	3.5% 0.0%	22,670	23,460	24,280	25,130	26,000	26,900	27,840	28,800	29,800	30,840	31,900	33,000	34,150	35,340	36,570	37,850	39,170	40,540	41,950
Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits	0.076		-:				- :				-:		-:			-			- :	
Other Payments Non-amortizing Loan Pmnt - Lender 1	_	15,750	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	
Non-amortizing Loan Pmnt - Lender 2	_	-			-		- :					-	-	-	-	-		-		
TOTAL PAYMENTS PRECEDING MOHCD		38,420	23,460	24,280	25,130	26,000	26,900	27,840	28,800	29,800	30,840	31,900	33,000	34,150	35,340	36,570	37,850	39,170	40,540	41,950
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOHCD)		76,169	41,501	39,378	38,588	37,526	36,171	34,958	32,975	30,648	27,962	24,922	21,964	18,117	13,847	9,136	3,957	(1,215)	(7,380)	(14,062
Does Project have a MOHCD Residual Receipt Obligation? Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owne 57%	Yes No % / 33%																			
	ist. Soft bt Loans																			
MOHCD Residual Receipts Amount Due 10	00.00%	50,779	27,667	26,252	25,725	25,018	24,114	23,305	21,983	20,432	18,641	16,615	14,642	12,078	9,231	6,091	2,638	-	-	
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease Proposed MOHCD Residual Receipts Amount to Replacement Reserve		- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	- :	
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERVICE		25,390	13,834	13,126	12,863	12,509	12,057	11,653	10,992	10,216	9,321	8,307	7,321	6,039	4,616	3,045	1,319	-	-	-
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE HCD Residual Receipts Amount Due 0.	0.00%	-																		
Lender 4 Residual Receipts Due 0.	0.00%	-		-	-	-	-	-	-	-	-	-		-	-	-		-	-	
Lender 5 Residual Receipts Due Total Non-MOHCD Residual Receipts Debt Service	0.00%																			
REMAINDER (Should be zero unless there are distributions below		25.390	13.834	13.126	12.863	12.509	12.057	11.653	10.992	10.216	9.321	8.307	7.321	6.039	4.616	3.045	1.319	_		
Owner Distributions/Incentive Management Fe		25,390	13,834	13,126	12,863	12,509	12,057	11,653	10,992	10,216	9,321	8,307	7,321	6,039	4,616	3,045	1,319			
Other Distributions/Uses Final Balance (should be zero)	=																			
	=			450 100	044 005															· ·
RR Running Balance OR Running Balance	=	E0 000			211,200			200 220	400 400	475 000	E00 000	E00 000	caa		700 000	700 000	044.000	007.000	050 100	4 000 000
Other Required Reserve 1 Running Balance Other Required Reserve 2 Running Balance	- - -	52,800	105,600	158,400	, 200	264,000	316,800	369,600	422,400	475,200	528,000	580,800	633,600	686,400	739,200	792,000	844,800	897,600 -	950,400 -	1,003,200

DEFERRED DEVELOPER FEE - RUNNING BALANCE
Developer Fee Starting Balance
Deferred Developer Fee Earned in Year

Developer Fee Remaining Balance

Throughline Apartments

Throughline Apartments	# Units:	88	
Total	# Ullits.	88	Year 20
			2042
		% annual	
INCOME Residential - Tenant Rents		increase 2.0%	Total 477,653
Residential - Tenant Assistance Payments (Non-LOSP Commercial Space		2.0%	1,263,038
Commercial Space Other Income		2.0%	228,839
Gross Potent	ial Income		1,989,341
Vacancy Loss - Residential - Tenant Rents Vacancy Loss - Residential - Tenant Assistance Payments		n/a n/a	(23,883)
Vacancy Loss - Commercial EFFECTIVE GROS	e INCOME	n/a	(114,419) 1,787,887
	O II COMIL		1,707,007
OPERATING EXPENSES Management		3.0%	126.963
Salaries/Benefits Administration		3.0%	267,585 147,291
Administration Utilities		3.0%	203,912
Taxes and Licenses Insurance		3.0%	52,347 152,576
Maintenance & Repair		3.0%	360,153
Supportive Services Commercial Expenses		3.0%	66,633 13,057
TOTAL OPERATING EXPENSES PUPA (w/o Reserves/GL Base Rent/E	Sond Fees		1,390,516
Reserves/Ground Lease Base Rent/Bond Fees	,		0
Ground Lease Base Rent Bond Monitoring Fee			0
Replacement Reserve Deposit			52,800 0
Operating Reserve Deposit Other Required Reserve 1 Deposit			0
Other Required Reserve 2 Deposit Required Reserve Deposit/s, Commercial			0
Sub-total Reserves/Ground Lease Base Rent/Bond Fees			52,800
TOTAL OPERATING EXPENSES (w/ Reserves/GL Base Rent/ Bond Fees)			1,443,316
PUPA (w/ Reserves/GL Base Rent/E NET OPERATING INCOME (INCOME minus OP EXPENSES)	ond Fees)		344.571
, , , , , , , , , , , , , , , , , , , ,			344,5/1
DEBT SERVICE/MUST PAY PAYMENTS ("hard debt"/amortized loans) 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 - Third Lender (Other HCD Program, or other 3rd Lender) Hard Debt - Fourth Lender		-	
Commercial Hard Debt Service TOTAL HARD DEBT	050,405		322.454
CASH FLOW (NOI minus DEBT SERVICE)	SERVICE		22,454
			,
USES OF CASH FLOW BELOW (This row also shows DSCR.) USES THAT PRECEDE MOHCD DEBT SERVICE IN WATERFALL		DSCR:	1.069
Deferred Developer Fee (Enter amt <= Max Fee from row 131)		3.5%	-
"Below-the-line" Asset Mgt fee (uncommon in new projects, see policy Partnership Management Fee (see policy for limits		0.0%	43,410
Partnership Management Fee (see policy for limits Investor Service Fee (aka "LP Asset Mgt Fee") (see policy for limits Other Payments		-	-
Non-amortizing Loan Pmnt - Lender 1			
Non-amortizing Loan Pmnt - Lender 2 TOTAL PAYMENTS PRECEDING	C MOHCD		43,410
RESIDUAL RECEIPTS (CASH FLOW minus PAYMENTS PRECEDING MOH	CD		(21,293)
Does Project have a MOHCD Residual Receipt Obligation:		Yes	
Will Project Defer Developer Fee? Residual Receipts split for all years Lender/Owne		No 37% / 33%	
MOHCD RESIDUAL RECEIPTS DEBT SERVICE		Dist. Soft Debt Loans	
MOHCD Residual Receipts Amount Due		100.00%	-
Proposed MOHCD Residual Receipts Amount to Residual Ground Lease Proposed MOHCD Residual Receipts Amount to Replacement Reserve		-	
REMAINING BALANCE AFTER MOHCD RESIDUAL RECEIPTS DEBT SERV	ICE	İ	
NON-MOHCD RESIDUAL RECEIPTS DEBT SERVICE			
HCD Residual Receipts Amount Due		0.00%	-
Lender 4 Residual Receipts Due Lender 5 Residual Receipts Due		0.00%	
Total Non-MOHCD Residual Receipts Debt Service			-
REMAINDER (Should be zero unless there are distributions below			
Owner Distributions/Incentive Management Fe Other Distributions/Uses		-	
Final Balance (should be zero)			-
RR Runnir	g Balance		1,056,000
OR Runnir Other Required Reserve 1 Runnir	ng Balance		:
Other Required Reserve 1 Runnin	ng Balance		:
DEFERRED DEVELOPER FEE - RUNNING BALANCE			
Developer Fee Starting Balance			
Deferred Developer Fee Earned in Year Developer Fee Remainir	g Balance	٠.	

MOHCD Proforma - 20 Year Cash Flow Summary

TOAL DEVELOPER FEE BREAKDOWN Fee Percentage Amount Comments									
Fee Percentage	Amount	Comments							
0%	\$0								
0%	\$0								
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.							
100%	\$2,723,968	Minimum \$500K. +\$500k encouraged.							
0%	\$0	Deferred fee allowed when distribution changed to 50% and taking higher fee							
		doesn't increase MOHCD's loan (see analysis below.)							
100%	\$2,723,968								
	\$0								
	\$2,723,968								
	Fee Percentage	Fee Percentage							

DISBURSEMENT MILESTO	NES FOR CASH-O	UT DEVELOPER F	EE
Milestones for Disbursement for Residential Developer Fee payable for Project Management and At- Risk Fee	Fee Percentage	Amount Paid at Milestone	Comments
Project Management Fee: Acquisition/Predev	15%	\$0	Gray areas show the totals in the MOHCD Developer Fee Policy
Project Management Fee: Predev with no more than 35% of total Project Management Fee to be disbursed prior to construction closing (see breakdown below)	35%		Gray areas show the totals in the MOHCD Developer Fee Policy
Proj Mgt Fee portion 1 of 3: Predevelopment - Close of predevelopment financing	15%	\$0	This amount will be part of this predev request and in the Developer Fee Agreement.
Proj Mgt Fee portion 2 of 3:Predevelopment - Submission of HCD funding application	10%	\$0	This amount will be part of this predev request and in the Developer Fee Agreement.
Proj Mgt Fee portion 3 of 3: Predevelopment - Submission of joint CDLAC and TCAC application	10%	\$0	This amount will be part of this predev request and in the Developer Fee Agreement.
Project Management Fee: At Construction Closing	20%	\$0	These amounts are shown for possible disbursement of the overall project developer fee.
Project Management Fee: During Construction (disbursed upon request depending on % of construction completion) or Completion of Construction	20%	\$0	Same as above.
Project Management: 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	Same as above.
TOTAL PROJECT MANAGEMENT FEE	100%	\$0	
At Risk Fee: 95% Leased Up and Draft Cost Certification	20%	\$0	
At Risk Fee: Permanent Loan Closing/Conversion (Final Cost Certification)	50%	\$0	These amounts are shown for possible disbursement of the overall project.
At Risk Fee: Project Close Out (See Project Management Project Close-Out milestone activities)	30%	\$0	
TOTAL AT-RISK FEE	100%	\$0	
		A	
Milestones for Disbursement Payable for Commercial Developer Fee	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	
TOTAL COMMERCIAL DEVELOPER FEE	100%	\$0	See MOHCD Commercial Underwriting Guidelines for Total Allowed Commercial Developer Fee: http://sfmohcd.org/documents-reports-and-forms
TOTAL CASH-OUT DEVELOPER FEE		\$0	
ADDITIONAL DEVELOPER FEE	ANALYSIS ON MO	OHCD/OCII GAP LO	DAN

ADDITIONAL DEVELOPER FEE ANALYSIS ON MOHCD/OCI

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		
		\$2,723,968	SUBTOTAL OF RESIDENTIAL DEVELOPER FEE	
Credit Rate		4.00%		
Pay-In Pay-In		N/A		
QCT/DDA		100%		
Tax Credit Equity		#VALUE!		
Tax Credit Delivery Years		10		
	#VALUE!			
NET PRESENT VALUE OF CASH FLOW LOSS		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 Recelpts to MOHCD		\$50,139		
		\$50,119	NET PRESENT VALUE OF CASH FLOW LOSS	
Additional Equity generated after paying for additional developer fee an	d loss of cash flow	#VALUE!		

PASS LOAN SCHEDULE & FEES

PROJECT INFO Project Name: Sponsor: Total # Units:	Throughline Apartments Chinatown Community Development Ce 88	nter		Firs	sing Date: t Payment Date: urity Date:	3/1/2022 4/1/2022 3/1/2062			
LOAN SIZING Net Operating Income (NOI) Total Development Cost (TDC) Appraised Value		437,043 31,223,750			Allocation %	Market Rate Note 60.90%	Below Market Rate Note 33.60%	Deferred Note 5.50%	PASS Loan 100.00%
Maximum Loan based on DSCF Minimum DSCR Maximum LTV Maximum LTC	1.100 90.00% 80.00%	9,912,000.00 - 24,979,000.00		Loa Terr Amo Rate	n Amount n ort	- 40 40 3.87289%	- 40 40 0.95763%	- 40 40 0.95763%	-
	Maximum PASS Loan ASS Loan (\$1,000 denominations)	-		Ann Mon	ual Payment thly Payment ortized	- - -	- - -	- - -	
CCSF TIC PASS Sizing TIC Loan Term (years) Loan Amortization (years)	2020 Series C	2.87289% 2.57661% 40.00 40.00		Balle DSC per	CR	-	-	-	-
LOAN FEES AND FEE ALLOC Upfront Fees (capitalize in 4b.					Allocation %	0.00%	100.00%	0.00%	100.00%
Origination City Attorney	a) 1.25% of PASS Loan b)	15,000.00 15,000.00	greater of a) or b)		7 1100011071		15,000.00 15,000.00		15,000.00 15,000.00
nitial Compliance Monitoring First Year Loan Servicing	a) 0.05% of PASS Loan b)	2,500.00 2,500.00	greater of a) or b)			<u> </u>	2,500.00 2,500.00 35,000.00	- - -	2,500.00 2,500.00 35,000.00
Ongoing Fees (include in 6.1s	tYrOpBudget)				Allocation %	0.00%	100.00%	0.00%	100.00%
Compliance Monitoring Loan Servicing		2,500.00 2,500.00	per annum per annum				2,500.00 2,500.00 5,000.00		2,500.00 2,500.00 5,000.00
NTERIM INTEREST DUE AT (CLOSING								·
Start Date End Date # Days Interest	3/1/2022 3/31/2022 30								
•	Note Amount	Rate		Pier Diem	# Days Interest	Amount Due	Interest (Cost of Funds)	Interest (Admin Fees)	Principal
Market Rate Note selow Market Rate Note deferred Note	- - -	3.87289% 0.95763% 0.95763%		-	30 30 30	-	- - -	- - -	- - -
Fotals	<u> </u>	0.557 05 /0		-	30	<u> </u>	-	<u> </u>	<u> </u>

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

Б	5 .	Beginning	Monthly	Interest	Interest	D: : :	Endir	
Period	Date	Balance	Payment	(Cost of Funds)	(Admin Fees)	Principal	Balan	
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	_	_	_	_	_	_	
37								

5	5 .	Beginning	Monthly	Interest	Interest	D.: : :	Ending
Period	Date	Balance	Payment	(Cost of Funds)	(Admin Fees)	Principal	Balance
59	2/1/2027	-	-	-	=	-	-
60	3/1/2027	-	-	-	-	-	-
61 62	4/1/2027 5/1/2027	-	-	-	-	-	-
63	6/1/2027	-	-	-	-	-	-
64	7/1/2027	-	-	<u>-</u>	<u>-</u>	-	-
65	8/1/2027	-	-	<u>-</u>	<u>-</u>	-	-
66	9/1/2027	-	-	<u>-</u>	<u>-</u>	-	-
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	-	-	-	-	-	-
100 101	7/1/2030	-	-	-	-	-	-
102	8/1/2030 9/1/2030	-	-	-	-	-	-
103	10/1/2030	-	-	<u>-</u>	<u>-</u>	-	-
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	-	_	-	_	-	_
	5/1/2032	-	_	-	_	-	_
122							
122 123		-	-	-	-	-	-
122 123 124	6/1/2032 7/1/2032	-	-	-	-	- -	-

B : /	D. f	Beginning	Monthly	Interest	Interest	Dein ein 1	Ending
Period	Date	Balance	Payment	(Cost of Funds)	(Admin Fees)	Principal	Balance
126 127	9/1/2032	-	-	=	-	-	-
128	10/1/2032	-	-	-	-	-	-
128	11/1/2032	-	-	-	-	-	-
130	12/1/2032 1/1/2033	-	-	-	-	-	-
131	2/1/2033	-	-	-	-	-	-
132	3/1/2033	-	-	-	<u>-</u>	-	<u>-</u>
133	4/1/2033	-	-	-	<u>-</u>	-	-
134	5/1/2033	-	-	-	<u>-</u>	-	<u>-</u>
135	6/1/2033	-	-	-	<u>-</u>	-	<u>-</u>
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	_	<u>-</u>	-	-	_	-
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	-	-	=	-	-	-

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	-	-	=	=	=	=
203 204	2/1/2039	-	-	-	-	-	-
204 205	3/1/2039 4/1/2039	-	-	-	-	-	-
206	5/1/2039	-	-	<u>-</u>	-	-	-
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	-	-	-	-	-	-
225 226	12/1/2040 1/1/2041	-	-	-	-	-	-
227	2/1/2041	-	-	-	-	-	-
228	3/1/2041	-	-	<u>-</u>	-	-	-
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	-	-	-	-	-	-
250 251	1/1/2043	-	-	-	-	-	-
251 252	2/1/2043 3/1/2043	-	-	-	-	-	-
252 253	3/1/2043 4/1/2043	-	-	-	-	-	-
253 254	5/1/2043 5/1/2043	-	-	-	-	-	-
254 255	6/1/2043	<u>-</u>	-	<u>-</u>	<u>-</u>	-	-
256	7/1/2043	<u>-</u>	<u>-</u>	-	<u>-</u>	-	-
257	8/1/2043	-	- -	- -	-	-	-
201		=	=	=	=	=	_
258	9/1/2043	_	_	_	_	_	_

Period	Date	Beginning Balance	Monthly Payment	Interest (Cost of Funds)	Interest (Admin Fees)	Principal	Ending Balance
260	11/1/2043	-		-	-	o.pai	-
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	-	-	_	-	-	-
323							

 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	_	-	<u>-</u>	_	-	_
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	_	=	=	_	_	_
374	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	_	=	=	_	_	_
391	11/1/2054	-	-	-	-	-	-
39 2	11/1/2004	-	-	-	-	-	-
393	12/1/2054						

Period	Date	Beginning Balance	Monthly Pavment	Interest (Cost of Funds)	Interest (Admin Fees)	Principal	Ending Balance
394	1/1/2055	-	- aymon	-	-	-	-
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	-	-	-	-	-	-
405 406	12/1/2055	-	-	-	-	-	-
407	1/1/2056 2/1/2056	-	-	-	-	-	-
407	3/1/2056	-	<u>-</u>	<u>-</u>	-	-	-
409	4/1/2056	_	_	_	_	_	_
410	5/1/2056	_	_	_	_	_	_
411	6/1/2056	<u>-</u>	_	- -	-	- -	
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	-	-	-	-	-	-
435 436	6/1/2058 7/1/2058	-	-	-	-	-	-
437	8/1/2058	-	<u>-</u>	<u>-</u>	-	-	-
438	9/1/2058	-	-	-	-	-	-
439	10/1/2058	-	<u>-</u>	<u>-</u>	-	-	-
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	-	-	-	-	-	-
	7/1/2060						

EXHIBIT A

		Beginning	Monthly	Interest	Interest		Ending
Period	Date	Balance	Payment	(Cost of Funds)	(Admin Fees)	Principal	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	-

Period	Date	Balance	Payment	Interest	Principal	Baland
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		-	-	-	-	-
22	12/1/2023	-	-	-	-	-
	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	-	_	_	_	-

Period	Date	Beginning Balance	Monthly Payment	Interest	Principal	Ending Balance
<u>Period</u> 57	12/1/2026	Dalailte -	- rayınıenı	mieresi	- mincipai	Daidiice -
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	-	-	-	-	-
	12/1/2031	<u>-</u>	<u>-</u>	<u>-</u> -	<u>-</u>	-
11/		-	-	-	-	-
117	1/1/2022			-	-	-
118	1/1/2032	-	_			
118 119	2/1/2032	-	-	-	-	-
118		- - -	- -	-	- -	-

Doriod	Data	Beginning Balance	Monthly Payment	Interest	Principal	Ending Balance
Period 122	Date 5/1/2032	Daiai ice	rayınıenı -	Interest -	Fillicipal -	Daidiice -
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	-	-	-	-	<u>-</u>
162	9/1/2035	_		_		_
163	10/1/2035	_	_	_	_	_
164	11/1/2035	-	-	-	-	_
165	12/1/2035	-	-	-	-	<u>-</u>
166	1/1/2036	-	-	-	-	_
167	2/1/2036	-	_	-	_	_
168	3/1/2036	-	_	_	_	_
169	4/1/2036	-	-	-	-	-
170	5/1/2036	-	-	-	-	-
170		-	-	-	-	-
171	6/1/2036 7/1/2036	-	-	-	-	-
172	8/1/2036	-	-	-	-	-
173	9/1/2036	-	-	-	-	-
		-	-	-	-	-
175	10/1/2036	-	-	-	-	-
176	11/1/2036	-	-	-	-	-
177	12/1/2036	-	-	-	-	-
178 179	1/1/2037	-	-	-	-	-
	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	-	-	-	-	-

Period	Date	Beginning Balance	Monthly Payment	Interest	Principal	Endino Balanco
187	10/1/2037	Daiai ice	rayınıenı -	interest	Fillicipal -	Dalance -
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	-	-	-	-	-
218 219	5/1/2040	-	-	-	-	-
220	6/1/2040 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					

Pariod	Data	Beginning Balance	Monthly Payment	Interest	Principal	Ending Balance
Period 252	2/1/2043	- Daiance	rayınenı -	Interest -	- Filicipai	- Dalance
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	_	_	_	_	_
						_
	4/1/2048	-	-	-	-	
313	4/1/2048 5/1/2048	-	-	-	-	-
	4/1/2048 5/1/2048 6/1/2048	- - -	- - -	- - -	-	-

Doried	Data	Beginning Balance	Monthly Payment	Interest	Principal	Endino Balance
Period 317	Date 8/1/2048	Balance	Payment	Interest	Principal	Balance
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	-	-	-	-	_
377 378	9/1/2053	-	-	-	-	-
	9/1/2003	-	-	-	-	-
	10/1/2052					
379	10/1/2053 11/1/2053	-	<u>-</u>	<u>-</u>	<u>-</u>	-
	10/1/2053 11/1/2053 12/1/2053	- -	-	-	-	-

Period	Date	Beginning Balance	Monthly Payment	Interest	Principal	Endino Balance
382	1/1/2054	- Dalailte	rayınıenı -	interest		Dalance -
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	-	-	-	-	-
413 414	8/1/2056 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	-	-	-	-	-
111	3/1/2059	-	-	-	-	-
444						
444 445 446	4/1/2059 5/1/2059	-	-	-	-	-

EXHIBIT A

		Beginning	Monthly			Ending
Period		Balance	Payment	Interest	Principal	Balance
447		-	-	-	-	-
448	7/1/2059	-	-	-	-	-
449		-	-	-	-	-
450	9/1/2059	-	-	-	-	-
451	10/1/2059	-	-	-	-	-
452	11/1/2059	-	-	-	-	-
453		-	-	-	-	-
454	1/1/2060	-	-	-	-	-
455	2/1/2060	-	-	-	-	-
456	3/1/2060	-	-	-	-	-
457	4/1/2060	-	-	-	-	-
458		-	-	-	-	-
459	6/1/2060	-	-	-	-	-
460	7/1/2060	-	-	-	-	-
461	8/1/2060	-	-	-	-	-
462		-	-	-	-	-
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		-	-	-	-	-

$D\Delta$	SS	RE	Э	Λ	V	Δ	М	75	ıς

Payments and Equity Balance	<u>PAS</u>
	Market Rate Loar

PASS LOAN		Yr Prin Bal
Market Rate Note	-	1
Below Market Rate Note	-	2
Deferred Note	-	3
Total PASS Loan	-	4
		5
Market Rate Interest Rate	3.87289%	6
Below Market Rate Interest Rate	0.95763%	7
Deferred Interest Rate	0.95763%	8
True Interest Cost		9
		10
Market Rate Note Payment	-	11
Below Market Rate Note Payment	-	12
Deferred Note Payment	-	13
Total PASS Annual Payment	-	14
		15
REFI ASSUMPTIONS		16
Refi Year		17
Refi Debt Service	-	18
Refi Proceeds	-	19
		20
Replacement Reserve Starting Balance	-	21
10-year inflated CNA total	-	22
		23
SMALL SITES PROGRAM		24
SSP Loan	-	25
Total Subsidy Loans	-	26
		27
		28
		29
		30
		31
		32
		33

SS Loan Amort		T.4.1 BAGG			D. C	D. f.	D. f
BMR Loan	Deferred Loan	Total PASS			Refi	Refi	Refi
Prin Bal	Prin Bal	Prin Bal	Equity		Rate	Term	DSCR
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%		1.150
-	-	-		-	5.00000%	30.00	1.150
-	-	-		-			
-	-	-		-			
-	-	-		-			
-	-	-		-			
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-	-	-		-			
-	-	-		-			
-	-	-		-			
_	_	_		_			

Refi		Refi		Refi	RFR
Prin		Costs		Proceeds	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 Summa

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				
12/21/2010				
0				
0				
0				
0				
Total				

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
to 12/21/2010
Total

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

Permanent Uses
Acquisition
Hard Costs
Soft Costs
Developer Fee
Total

Square Footage Summa

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

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

SRO: Studio: 1BR:

UNIT TYPES

-Answer Yes in C46 if #s in D39-D45 are all >= #s in C39 C45, or answer No and describe waiver requested 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
\$925,391		

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delete any
if more colu
- insert one
- add form
- note: coli

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
\$31,223,750		

these are ir
this data flc
For row sho
delete any
if more colu
- insert one
- add form
- note: colı

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
\$30,710,409	\$348,982	\$615.81

ry (Section 4.2 of Eval)

41,665
8,205
49,870

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

CTCAC unit size minii https://www.treasurer.c

nstructions, do not print or copy
was from ws4a
rows that do not show a source name and an amount
umns were added to worksheet 4a
e row for each additional column/source
ulas to pull the data from ws4a
umns noted to the left of this chart may become inaccurate if any columns are added to ws4a

nstructions, do not print or copy
nws from ws4b
nwing TC Equity, Terms should = Price per credit
rows that do not show a source name and an amount
nmns were added to worksheet 4b
row for each additional column/source
ulas to pull the data from ws4b
nmns noted to the left of this chart may become inaccurate if any columns are added to ws4b

mums found here:

ca.gov/ctcac/programreg/regulations.asp