#### **Citywide Affordable Housing Loan Committee**

San Francisco Mayor's Office of Housing and Community Development Department of Homelessness and Supportive Housing Office of Community Investment and Infrastructure

#### Evaluation of Request for Funding: Local Operating Subsidy Program (LOSP) Contract

|                                    | Prepared By: Anne Romero and Jackie Tsou   |
|------------------------------------|--|
|                                    | Loan Committee Date: May 4, 2018   |
| Sponsor Name:                      | The Salvation Army, a California Corporation   |
| Project Name:                      | Railton Place  |
| Project Address (w. cross street): | 242 Turk Street (between Leavenworth and Jones)  |
| Number of Units/Beds (specify):    | 110 supportive housing units with proposed 40 LOSP<br>units plus 3 resident manager affordable units |
|                                    | Up to \$264,085 First Year budget  |

Up to \$5,561,543 through 15.5 years

#### 1. SUMMARY AND BACKGROUND

This request for LOSP funds is to support Railton Place, an existing 113 unit permanent and transitional supportive housing development completed in 2008 by The Salvation Army. Forty units are permanent supportive housing (PSH) for chronically homeless households that were supported by the Continuum of Care Shelter Plus Care program (17 units) through March 2017, and HSH's Housing First program (23 units). The proposed LOSP funds would offset the loss of 17 units of Continuum of Care subsidies as their contract was not renewed by HUD, as well as 23 units previously funded by HSH for a total of 40 units. The project also has 15 VASH units and 55 transitional housing units for Veterans, Adults in Recovery from Salvation Army's rehabilitation programs, and Transitional Aged Youth with their own respective program structures and rental subsidies. There are also three affordable staff units.

Railton Place was developed in 2008 by The Salvation Army as a tax exempt bond and 4% tax credit project with no City capital subsidy. Financing included tax credit investment by Enterprise Community Investment, Inc., Bank of America, Silicon Valley Bank, California Dept. of Housing and Community Development MHP (HCD - MHP), and Federal Home Loan Bank Affordable Housing Program (AHP). Operating supports include the U.S. Department of Veterans Affairs and HUD Continuum of Care (CoC).

The residential component is located at 242 Turk Street, adjacent to the Ray & Joan Kroc Corps Community Center (located at 240 Turk Street) which features a gym, basketball

court, dance studio, computer room, a senior meals and activities center, a series of meeting rooms and classrooms and a traditional worship center. This Kroc Center was the first of 27 such facilities to open across the country since 2004, when the estate of Joan Kroc, widow of McDonald's founder Ray Kroc, donated \$1.5 billion to The Salvation Army for the centers. The \$30 million Kroc Center and separately financed \$26.7 million Railton Place is the Salvation Army's largest project in San Francisco. Hill, Devine & Gong was the financial and development consultant on the project and the John Stewart Company is the property manager. The Salvation Army is the primary service provider at the site.

Railton Place is part of an 8 story building. The residential units are located on Floors 3-8 and encompass 73,287 square feet of the 135,771 square foot building. Each studio apartment is approximately 248 square feet and offers a private bathroom and kitchen and is fully furnished. The residential amenities include property management and service office spaces, a computer lab, two group rooms, laundry facilities, and an elevated outdoor courtyard shared with the Kroc Center.

#### Loss of Continuum of Care Subsidies

In 2017, Railton Place, along with one other PSH project, did not receive a renewal of its Shelter Plus Care contract through the Continuum of Care (CoC) annual competition process. Each year HUD releases a NOFA for these funds based on annual appropriations and these grants are renewable each year based on the CoC competition. Generally there is an increase in funding every year; for example, last year San Francisco went from approximately \$31 million to \$41 million annual budget. The Fair Market Rent (FMR) has increased dramatically since 2015, which is an enormous financial boost for project operations, yet at the same time, it reduces the total number of units that are covered.

Citywide, San Francisco has over 60 projects with CoC subsidies which seek renewal every year, as well as new projects which seek this important subsidy. Projects are scored into different tiers and over time, some contracts are lost on the lowest scoring projects. These projects used to be transitional housing developments which did not meet HUD's current priorities for permanent supportive housing models. Now that there are no transitional housing developments remaining within the CoC portfolio, PSH sites that have been in operation for many years are starting to lose their contracts. In 2017, an additional two PSH projects lost their contracts, despite being high performing projects. The City needs to backfill these subsidies to provide project continuity and maintain these units as permanent supportive housing.

#### 2. PROJECT OPERATIONS

2.1. <u>Unit Mix</u>

| Housing Program         | Studios | Proposed LOSP<br>Units |  |
|-------------------------|---------|------------------------|--|
| Former S+C - PSH        | 17      | 17                     |  |
| HSH Housing First – PSH | 23      | 23                     |  |

| Veterans – PSH - Project based VASH Program  | 15  | 0  |
|--|-----|----|
| Veterans – transitional – Veteran Grant Per-Diem   | 31  | 0  |
| TAY – transitional – THP Plus  | 15  | 0  |
| Salvation Army recovery units from residential chemical<br>dependency treatment program – transitional | 9   | 0  |
| Staff units – affordable   | 3   | 0  |
| TOTAL  | 113 | 40 |

#### 2.2. Target Population and Referrals

The former CoC units serve a chronically homeless population that is disabled. The existing 23 Housing First units that HSH funds serve formerly homeless adults who, without this type of housing, would be homeless, including those with disabilities. Referrals for the 40 units will be provided by HSH's Coordinated Entry System. LOSP subsidy is proposed to only cover the 40 units that were funded by CoC and HSH Housing First Program. In addition, the building serves the target populations below:

VASH: 15 units are designated for veterans who are participants in the Veteran Project Based VASH Program as permanent housing. Program staff partner with VA social workers to ensure resident needs are met.

VA-GPD Program: 31of the units are designated for veterans who are all participants in The Salvation Army's Veteran Grant Per-Diem. This program is transitional housing up to 24 months and referrals are made by the Veterans Administration.

TAY: 15 of the units are designated to aged out foster youth through the Transitional Housing Plus Program (THP Plus), which is City and State funded. This program is transitional with services and it allows each resident to stay for 24 months with the possibility of a one year education extension.

Residential Transitional Housing for people in recovery: 9 of the units have been designated for individuals who have graduated from one of the Salvation Army's residential chemical dependency treatment programs. Although this is also an 18-24 month transitional housing program, these residents are more independent and have infrequent contact with support services.

#### Coordinated Entry and ONE System

While for several years CoC referrals went through Coordinated Entry, HSH is expanding Coordinated Entry to become the single access and assessment process for access to all supportive housing supported by the City. San Francisco is implementing ONE (Online Navigation and Entry), a real-time data entry system for tracking vacancies in, referrals to, placements in, and exits from permanent supportive housing. When permanent supportive housing units are available for a referral and placement, CES will be used to identify a candidate for screening through a standardized assessment in the ONE system.

#### 2.3. Annual Operating Budget

Please see the attached annualized budget for the initial year including for all units which shows total operating expenses of \$971,102 or \$8,594 PUPA. The LOSP only funds the gap in operating cost on the 40 PSH units funded last year by HSH assuming a prorated operating cost. MOHCD staff underwrote the budget utilizing the approved HCD operating budget for 2018 with adjustments as highlighted by John Stewart Company and The Salvation Army.

#### 2.3.1 Income

<u>Tenant Rents:</u> Tenant rents on the 40 units are assumed at \$163 / month based on the HCD budget and 30% of income rent payment standard. This contrasts with assumed rent of \$465 / month on the other 70 units.

Income – Local Operating Subsidy: LOSP is assumed at \$264,085 in Year 1, or \$6,602 / unit / year, sized to fill the gap between rental income and prorated operating expenses for the 40 units. (If approved, the actual Year 1 amount would be \$132,042 to cover the July – December 2018 period.)

#### 2.3.2 Operating Expenses:

Operating expense on the development are based on the operating budget submitted to HCD and approved. The budget is prorated between LOSP and non-LOSP on a pro rata basis. Compared to other supportive housing buildings of this size, the operating budget is very efficient and reflects a unique structure given the number of transitional housing programs supporting the non-LOSP units. While the LOSP units are fully funded, the remaining 73 units of perm and transitional housing have budget shortfalls, primarily related to a high vacancy rate.

It is important to note that The Salvation Army committed to its investor that it would cover operating losses up to a \$425,000 cumulative amount before tapping into the operating reserve, of which \$175,000 is still available. This reserve will support project operating deficits through CY 2020; thereafter, the project would need to draw on its operating reserve which is currently fully funded.

| Position                            | FTE  | Notes  |
|-------------------------------------|------|--|
| Property Manager                    | 2    | Property Manager and Assistant Property Manager  |
| Maintenance Worker                  | 1    | With additional support per hour from the Kroc Community<br>Center on an as needed basis |
| Desk Clerk and<br>Security staffing | 4.75 | This is split with the Kroc Community Center for more efficient staffing.                |
| TOTAL                               | 7.75 | 1:15 staff to resident ratio   |

#### Staffing.

Management Fees. The management fee is budgeted at \$71,190, or \$52 / PUPM, which is below the HUD management fee standard.

<u>Asset Management Fee</u>. Asset Management fee is not budgeted and traditionally has not been taken, while it is an allowed expense.

<u>Salaries and Benefits</u>. Salaries and benefits are budgeted at \$150,202, including an administrative rent free unit, and is very lean for a building of this size.

Administration. Admin costs are budgeted at \$80,434.

<u>Utilities</u>: Utilities are budgeted at \$220,860 and cover common area electricity and gas, as well as residential water, sewage, waste management and cable service. Residents pay their own gas and electric service.

Taxes: Taxes are budgeted at \$16,786, including payroll taxes.

Insurance: Insurance is budgeted at \$46,780.

<u>Maintenance and Repair</u>: Maintenance and repair is budgeted at \$353,452, and includes nearly \$220,000 for Security Payroll. Railton Place shares desk clerk and security staff with the Kroc Center which shares a common entry, which costs less than 24/7 desk clerk coverage dedicated only to the housing.

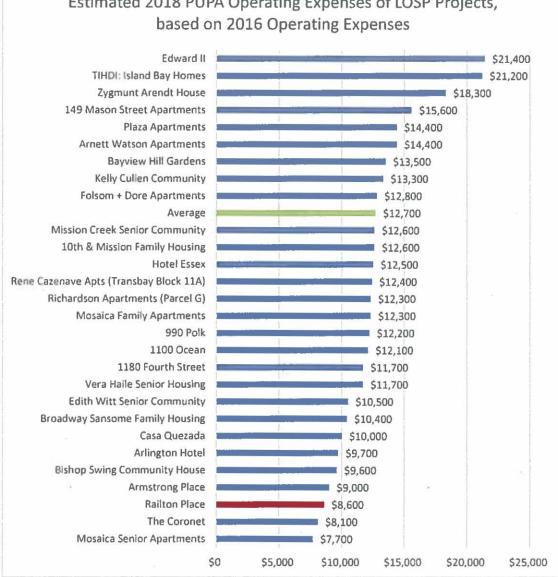
<u>Replacement Reserve Deposits</u>: Replacement Reserve deposits are budgeted at \$60,468 / year, or \$535/unit. This project has MHP financing which typically requires \$600 / unit, yet HCD has approved this budget.

<u>Debt Service.</u> Debt services is \$28,619 / year, which is the MHP minimum annual debt service payment sized at .42% of principal outstanding.

<u>Partnership Management and Investor Services Fees</u>. Under the terms of the HCD regulatory agreement and Partnership Agreement, the project is allowed up to \$12,000 in Partnership Administration Fee and Investor Services Fee. However, no partnership management or investor services fees are budgeted, and given operating shortfalls, would not be paid if they were.

#### 2.3.3. Operating Cost Comparisons

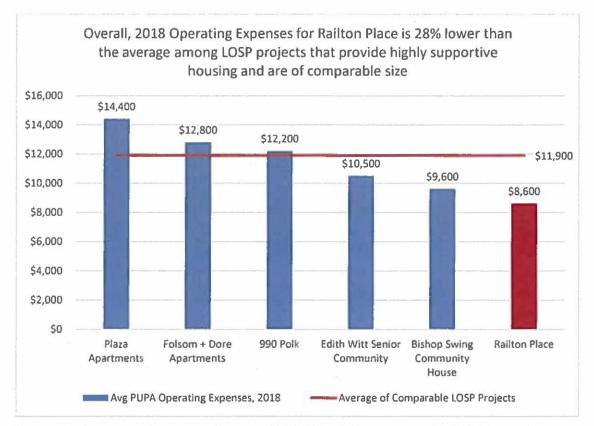
Railton Place proposed LOSP costs compare very favorably to the wider LOSP Portfolio at \$6,602 / unit / year. This low per unit LOSP cost is due to a lean operating budget for the entire building and the lack of some typical expenses in affordable housing such as asset management fee, partnership management fee, robust staffing costs, etc. This amount is also less than HSH funded last year to backfill the CoC, yet reflects the LOSP budgeting model using a prorated split of operating costs.



## Estimated 2018 PUPA Operating Expenses of LOSP Projects,

#### Comparison to similar projects:

Compared with other LOSP projects of comparable size, the per unit operating expenses, before reserves and debt service, and excluding support services is nearly approximately 28% lower than the average.



Due to the low operating costs, the per unit LOSP subsidy requested is 32% lower than comparable projects in the LOSP portfolio.



2.4. 20-Year Cash Flow. The attached 20 Year Cash Flow Projection shows

- LOSP tenant rents assumed to inflate 1%/yr, non-LOSP tenant rents assumed to inflate 2.5%/yr.
- Non-LOSP subsidies are assumed to inflate at a modest 1%/yr.
- Vacancy assumptions are 5% on the proposed LOSP tenant rent, and 22% of the remaining 73 units' rental income. This high vacancy rate on the non-LOSP units reflects actual vacancies, held mainly in the THP Plus units (currently 30% vacant), VA-GPD (currently 29% vacant). The building cannot sustain this high vacancy rate for the long term.
- All expenses inflate 3.5% annually.
- Non-LOSP units show deficits each year which are made up by The Salvation Army subsidizing shortfalls up to \$425,000 prior to utilizing the operating reserve account. This reserve will carry the building through Year 3 (2020), before it needs to draw on the operating reserve. The building is currently in its 10<sup>th</sup> year of the partnership and will be restructured in 2023 at the end of its 15 year tax credit compliance period.
- As of December 2017, the balance of the replacement reserve was \$786,776.
- As of December 2017, the balance of the operating reserve was \$720,853.

#### 3. SUPPORT SERVICES EVALUTION

#### 3.1. Services Narrative

The Salvation Army is the primary provider of supportive services to Railton Place tenants across all of the programs. The Salvation Army has the goal of providing a comprehensive supportive service program appropriate to each target population; engage participation, and coordinate referrals and services with other community agencies; develop, negotiate and maintain relationships with other public and private agencies and organizations for the purpose of meeting the service needs and interests of Railton Place residents; recruit, hire and train qualified personnel to staff Railton Place housing programs; utilize community volunteers and other resources to enhance program quality and promote cost-effectiveness; provide services on site at Railton Place and through linkages with other providers; comply with the requirements of funding sources; monitor and evaluate program quality and implement improvements as appropriate.

All residents have access to case management services, substance abuse and mental health counseling, education and employment readiness, and basic life skills training. The program is strengths based, with the intention of meeting participants where they are at. Through a team case management methodology, The Salvation Army Case Manager works in collaboration with on-site Life Skills Coordinator, Substance Abuse Specialist, Program Director and additional service providers, as needed. Through case management, outreach events and activities, the service program helps participants to set goals, increase their self-determination, and ultimately acquire the tools they need to meet the challenges of independent living.

<u>Case Management:</u> While not mandatory, each participant is assigned a Case Manager who will be their point of contact for Support Services.

<u>Life Skills Training</u>: The Life Skills Coordinator (LSC) in collaboration with other Railton Place staff offers classes and workshops in financial literacy (banking, paying rent and household bills), housekeeping, nutrition (meal planning and preparation) as well as other life skill areas participant may be interested in. The LSC is available to meet individually or in a group setting to help participants with job search, resume writing, computer literacy etc.

<u>Mental Health and/or Substance Abuse Services:</u> Weekly, individual and group counseling are provided by an in-house, full time Clinical and Chemical Dependency Specialist. The Specialist provides clinical supervision to the program, conducts assessments and referrals when more intensive and/or specialized mental health or substance abuse treatment is indicated. The Clinical and Chemical Dependency Specialist facilitates small group counseling sessions on behavioral health issues relevant to the participants population (chemical dependency, smoking, HIV/AIDS, STDs, anger management and violence, etc.) for the purposes of education, peer support and skills development. All attempts will be made to link participants with identified mental health needs to resources in the community. Nutrition, Shopping and Cooking Classes: The Salvation Army Permanent Supportive Housing Program provides monthly group workshops and individualized curriculum that cover such household management areas as menu planning, food shopping and food storage, and preparing and cooking nutritious meals. Education about making healthy choices when dining out is incorporated. Participants have opportunities to work with Life Skills Coordinator in the planning and delivery of a monthly Railton Place Community Dinner. Participants can learn to meal plan, shop, cook and serve for this standing monthly dinner.

<u>Other Activities:</u> Includes recreation, wellness activities and educational services through The Salvation Army Kroc Center (described below); house meetings; community events including on and off-site social/recreational activities and cultural experiences facilitated by staff.

<u>Access to Kroc Center</u>: The Salvation Army Permanent Supportive Housing Program is co-located with The Salvation Army Ray and Joan Kroc Corps Community Center, a comprehensive 62,484 square-foot multi-component center to occupy the basement, first, second floors of the eight-story building, as well as portions of the third and fourth floors. As residents, participants receive membership as long as the participants are in compliance with the program. The Kroc Center provides a safe place where participants can exercise, use computers, attend dance classes, play basketball, participate in sports leagues, express their creativity through arts and crafts, organize peer groups and plan social and cultural activities that will improve health and wellness and promote socialization.

<u>Resident Feedback:</u> In the third quarter of each year, program staff hand out survey to all participants to obtain feedback from participants regarding the program. Results will be compiled and reported to HSA.

**3.2. Services Budget** – HSH has entered into a separate clinical services contract with The Salvation Army for \$206,242 / year for service provision. This contract funds the following staff positions for the 40 units:

0.23 FTE Program Director0.68 FTE Case Worker0.69 FTE Case Worker0.50 FTE Case Worker/Substance Abuse

2.1 FTE with client: staff ratio of 19:1.

#### 4. CONCLUSION

The proposed operating budget and LOSP request is very reasonable to continue the permanent supportive housing model for 40 units. Per HSH, The Salvation Army's performance of support services at the Railton Place has been satisfactory. This underwriting of the total operating budget has revealed that the 73 permanent and

transitional housing units have significant operating losses due primarily to high vacancy rates.

#### 5. RECOMMENDED CONDITIONS

- 1. The Salvation Army should reach out to the funders of the TAY THP Plus program and Veterans Grant Per Diem program to see how they can restructure these programs to ensure high occupancy and adequate subsidy payments. The Salvation Army needs to also ensure adequate referrals to the transitional housing recovery units.
- 2. The Salvation Army will provide Annual Monitoring Reports (AMRs) to MOHCD to report on operating costs starting in 2019, and will include an update on revenue and vacancy rates among the diverse programs.

#### 6. LOAN COMMITTEE MODIFICATIONS

Evaluation of Request for LOSP Contract Railton Place, 242 Turk

Page 12 of 16

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#### LOAN COMMITTEE RECOMMENDATION

Approval indicates approval with modifications, when so determined by the Committee.

APPROVE. 5 DISAPPROVE. 1 Kate Hartley, Director

[ ] TAKE NO ACTION.

TAKE NO ACTION.

Date:

Mayor's Office of Housing and Community Development

APPROVE. DISAPPROVE. []

Date: 5-4-17

Kerry Abbott, Deputy Director for Programs Department of Homelessness and Supportive Housing

APPROVE. DISAPPROVE. 14 1 Nadia Sesay, Director Office of Community Investment and Infrastructure

[ ] TAKE NO ACTION.

Date: 5- 4-18

Attachments:

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- A. LOSP Program Description
- B. 1<sup>st</sup> Year Operating Budget
- C. 20-year Operating Pro Forma
- D. LOSP Funding Schedule A

#### Attachment A: LOSP Program Description

As part of the City and County of San Francisco's effort to address the needs of the growing homeless population, the City has prioritized the development of non-profit owned and operated permanent supportive housing for formerly homeless individuals and families. While capital financing can be leveraged for this population, stakeholders realized these units cannot be feasibly operated at the scale needed if they rely solely on scarce federal or state operating subsidies.

In June 2004, the City launched its *Ten Year Plan to Abolish Chronic Homelessness* (the 2004 10-Year Plan), a multifaceted approach that included a locally funded operating subsidy as a key element and established the Local Operating Subsidy Program (LOSP) in 2006 to support the creation of permanent supportive housing at a large scale. The operating subsidy leverages capital financing by integrating homeless units into Low Income Housing Tax Credit projects without burdening them with operating deficits. LOSP was created by the Mayor's Office of Housing and Community Development (MOHCD) in partnership with the Department of Public Health (DPH) and the Human Services Agency (HSA).

On July 1, 2016, the City's diverse programs addressing homelessness were brought under the new Department of Homelessness and Supportive Housing (HSH), which combines key homeless-serving programs and contracts previously located across several City departments. The new department consolidates the functions of DPH Direct Access to Housing (DAH) and HSA Housing & Homeless programs. San Francisco is developing a Coordinated Entry System (CES) for all homeless populations to best match households to the appropriate intervention and ensure those with the highest needs are prioritized.

Through 15-year grant agreements with MOHCD, which are subject to annual appropriations by the Board of Supervisors, LOSP pays the difference between the cost of operating housing for homeless persons and all other sources of operating revenue for a given project, such as tenant rental payments, commercial space lease payments, or other operating subsidies. HSH refers homeless applicants to the housing units as well as provides services funding to the projects under a separate contract.

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Evaluation of Request for LOSP Contract Railton Place, 242 Turk

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Page 14 of 16

## Attachment B: 1st Year Operating Budget

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| AsservedTreast Lates Gass Backgand Foos<br>Grad Cases San Ford<br>San San Ford<br>San San Ford<br>San San San Ford<br>San San San San San San San San San San<br>San San San San San San San San San<br>San San San San San San San San San San<br>San San San San San San San San San San<br>San San San San San San San San San San<br>San San San San San San San San San San<br>San San San San San San San San San San<br>San San San San San San San San San San<br>San San San San San San San San San San   | 3754,004   | 440,384<br>0<br>35 To 4<br>0<br>0<br>35 To 4<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 427,142<br>6<br>80,666<br>9<br>60,566<br>1,821,879   | Plane<br>Memory argume of \$3,030<br>(units from Communities Co. 6<br>Plane Co.   | 2 8,834   | non pech<br>karinga Taka<br>Tara (Harrig<br>Tara (Harrig<br>Tara (Harrig  | 6 08%<br>30<br>20 200<br>3-07 302   |
| AsservedTireast Lanas Basel Basel Basel Basel Basel<br>Charles Lanas Basel Rose<br>Standard Lanas Basel Rose<br>Standard Basel<br>Standard Basel<br>Nam Basel Basel<br>Database Basel<br>Database Basel<br>Database Basel<br>Database Basel<br>Database Basel<br>Database Basel<br>Database Basel<br>Database Basel<br>Database Basel<br>Database<br>Database Basel<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>Database<br>D | 394,004  | 142,389<br>0<br>35704<br>0<br>35704<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | PUPA<br>Gladning degener at \$3,030<br>Loss from Construction (ip )<br>Autors (33<br>PUPA: 6,130<br>PUPA: 9,53  | LAN   | nementle hong & helester<br>ber OBCP<br>bergungs Bats<br>Torn (Therefs<br>Table in Bangangs Art<br>parts in Bangangs Art<br>parts in Bangangs Art   | 8 00%.<br>30<br>21 21d  |
| heservedfiresatt Loose Basel B   | 2114,000<br>0<br>0<br>21,104<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 140,004<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 417,762<br>0<br>80,666<br>9<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | Public<br>United and the second of the second<br>construmt Continuence (pr. 1)<br>Author Lass<br>Public Lass<br>Public Lass<br>Public State<br>Public Program.  | ALBH  | Here and the second sec  | 6 08%<br>30<br>20 200<br>3-07 302   |
| Neurosofficeanti Lucas Ques Ruelfiland Food<br>Card Card Shar Row<br>Daniel Card Shar Row<br>Danie Card Shar Row<br>Daniel Card Shar Row<br>Da   | 2354,000<br>0<br>21:564<br>0<br>0<br>21:564<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 442,289<br>  | 417,762<br>0<br>80,666<br>9<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | Public<br>United and the second of the second<br>construmt Continuence (pr. 1)<br>Author Lass<br>Public Lass<br>Public Lass<br>Public State<br>Public Program.  | ALBH  | encoder, how it special<br>encoder,<br>biograph Ada<br>Tool (Jinet<br>Ada to Boogge Ada<br>Tool (Jinet<br>Ada to Boogge Ada<br>Tool (Jinet<br>Ada to Boogge Ada<br>Tool (Jinet<br>Ada to Boogge Ada   | 6 08%<br>30<br>20 200<br>3-07 302   |
| An exercised from the constrained from the constrai   | 2354,000<br>0<br>21:564<br>0<br>0<br>21:564<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 140,004<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 0<br>0<br>0<br>0<br>000 00<br>000 00<br>000 00<br>000 00<br>000 00<br>000 00<br>0 0<br>0<br>0 0<br>0<br>0 0<br>0 0<br>0 0  | Public<br>General of 5339<br>Antig time: Connection (19)<br>Antig time: Connection (19)<br>Antig time: Connection (19)<br>Antig time: Connection<br>Antig t   | ALBH  | manufit have d keeled<br>manufit have d keeled<br>manufit have been determined<br>manufit for have been determined<br>manufit for have been determined<br>manufit for have d have determined<br>manufit have d have d have d<br>have d have d have d have d<br>have d have d<br>have d have d have d<br>have d<br>have d have d<br>have | 6 08%<br>30<br>20 200<br>3-07 302   |
| heservedfinessti Lanas Basel Basel Basel Basel<br>Basel Care Sam Rev<br>Strand Care Sam Rev<br>Strand Care Sam Rev<br>Strand Sam Rever Basel<br>Sam Rever Bas   | 304,000<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 4-62,2009  | 417,102<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | Public<br>General of 5339<br>Antig time: Connection (19)<br>Antig time: Connection (19)<br>Antig time: Connection (19)<br>Antig time: Connection<br>Antig t   | ALBH  | manufit have d keeled<br>manufit have d keeled<br>manufit have been determined<br>manufit for have been determined<br>manufit for have been determined<br>manufit for have d have determined<br>manufit have d have d have d<br>have d have d have d have d<br>have d have d<br>have d have d have d<br>have d<br>have d have d<br>have | 6 08%<br>30<br>20 200<br>3-07 302   |
| hesereedfineasti Loosa Baas Baatighaad Peop<br>Chrody Care Joon How<br>Joong Care Joon How<br>Joong Care Joong Joo   | 304,000<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 442,000<br>0<br>295 704<br>0<br>0<br>295 704<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 417,102<br>0<br>100 000<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | Public<br>General Contractions<br>(na) Time Contractions (n)<br>Public 131<br>Public 131  | ALBH  | manufit have d keeled<br>manufit have d keeled<br>manufit have been determined<br>manufit for have been determined<br>manufit for have been determined<br>manufit for have d have determined<br>manufit have d have d have d<br>have d have d have d have d<br>have d have d<br>have d have d have d<br>have d<br>have d have d<br>have | 6 08%<br>30<br>20 200<br>3-07 302   |
| hesereedfineadd Loosa Baas Baaldijaad Pool<br>Derod Caas Saan Row<br>San Share Dawn<br>San Baar Saan Row<br>San Baar Saan Saan San<br>San Baar San San San<br>San Baar San San San<br>San San San San San San<br>San San San San San<br>San San San San<br>San San San San<br>San San San San San<br>San San San San<br>San San San San San San<br>San San San San San San San<br>San San San San San San San San<br>San San San San San San San San<br>San San San San San San San San San<br>San San San San San San San San San San<br>San San San San San San San San San San   | 304,000<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 442,209<br>0<br>378 304<br>378 304<br>0<br>378 304<br>0<br>378 304<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 477,102<br>0<br>20,405<br>0<br>0<br>0,000<br>0<br>0,000<br>0<br>0,000<br>0<br>0,000<br>0<br>0,000<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | Public<br>General Contractions<br>(na) Time Contractions (n)<br>Public 131<br>Public 131  | ALBH  | manufit have d keeled<br>manufit have d keeled<br>manufit have been determined<br>manufit for have been determined<br>manufit for have been determined<br>manufit for have d have determined<br>manufit have d have d have d<br>have d have d have d have d<br>have d have d<br>have d have d have d<br>have d<br>have d have d<br>have | 6 08%<br>30<br>20 200<br>3-07 302   |
| hesereedfineadd Loosa Baas Baaldijaad Pool<br>Derod Caas Saan Row<br>San Share Dawn<br>San Baar Saan Row<br>San Baar Saan Saan San<br>San Baar San San San<br>San Baar San San San<br>San San San San San San<br>San San San San San<br>San San San San<br>San San San San<br>San San San San San<br>San San San San<br>San San San San San San<br>San San San San San San San<br>San San San San San San San San<br>San San San San San San San San<br>San San San San San San San San San<br>San San San San San San San San San San<br>San San San San San San San San San San   | 304,000<br>0<br>0<br>0<br>0<br>0<br>21,104<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 442,2090<br>0<br>375 304<br>0<br>275 304<br>0<br>0<br>275 304<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 417,102<br>0<br>100 000<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | Public<br>General Contractions<br>(na) Time Contractions (n)<br>Public 131<br>Public 131  | ALBH  | manufit have d keeled<br>manufit have d keeled<br>manufit have been determined<br>manufit for have been determined<br>manufit for have been determined<br>manufit for have d have determined<br>manufit have d have d have d<br>have d have d have d have d<br>have d have d<br>have d have d have d<br>have d<br>have d have d<br>have | 6 08%<br>30<br>20 200<br>3-07 302   |
| hesereedineerad (Lassa Baas Baatighand Ferg<br>Chron (Lassa Baar Row<br>Chron (Lassa Baar Row<br>Chron (Lassa Baar Row<br>Chron (Lassa Baar Row<br>Chron (Lassa Baar Row<br>Tardent Row (Lassa Baar Row<br>Tardent Row<br>Tard   | 304,000<br>0<br>0<br>0<br>0<br>21:104<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 442,384<br>  | 477,102<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | Public<br>General Contractions<br>(na) Time Contractions (n)<br>Public 131<br>Public 131  | A JAH   | And Cardina and Ca  | 6 08%<br>30<br>20 200<br>3-07 302   |
| hesereedineerad (Lassa Baas Baatighand Ferg<br>Chron (Lassa Baar Row<br>Chron (Lassa Baar Row<br>Chron (Lassa Baar Row<br>Chron (Lassa Baar Row<br>Chron (Lassa Baar Row<br>Tardent Row (Lassa Baar Row<br>Tardent Row<br>Tard   | 304.000<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 442,364<br>442,364<br>55,000<br>55,000<br>53,300<br>53,300<br>54,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,000<br>55,0 | 477,102<br>0<br>80,465<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | Public<br>General of 15,050<br>Loss Imm Community (1<br>2007) 2007 (2007)<br>Public List<br>Public List<br>Public Community (1<br>2007) 2007<br>Public Community (1<br>2007)  | LAH   | www.itti kaop d kontorp   | 6 08%<br>30<br>20 200<br>3-07 302   |
| hesereedlineasti Loosa Baas Baatijaad Peop<br>Cinci Canad Jano Hong<br>Sanad Sanad Jano Hong<br>Sanad Jano Hong  | 384,000<br>21:52<br>21:52<br>0<br>0<br>0<br>0<br>0<br>0<br>34:564<br>380,000<br>16:317<br>16:317<br>16:317<br>16:317<br>16:317<br>16:317<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 442,364<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 477,192<br>0<br>10 000<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | Public<br>Generation of \$1,519<br>(any time Connection (c) 1<br>Autor All 1   | LAH   | menorité long d'épendent<br>se construire<br>le constru  | 6 08%<br>30<br>20 200<br>3-07 302   |
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| Reservediterenti Lance Ques Bactighand Fees<br>Circle (and plus from<br>Circle (and plus from<br>Circle (and plus from<br>Dense General Circle (and plus for the second circle)<br>Reservediterent (and plus for the second circle)<br>Reserved (and circle   | 374,846<br>9<br>0<br>174,646<br>0<br>0<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549 184,549<br>184,549<br>184,549 184,549 | 4 cd; 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| Reservediterenti Lance Ques Bactighand Fees<br>Circle (and plus from<br>Circle (and plus from<br>Circle (and plus from<br>Dense General Circle (and plus for the second circle)<br>Reservediterent (and plus for the second circle)<br>Reserved (and circle   | 374,846<br>9<br>0<br>174,646<br>0<br>0<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549<br>184,549 184,549<br>184,549<br>184,549 184,549 | 4 cd; 309 4<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0   | 0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | Public<br>derivery despined of 13,530<br>(cross time (cross time) (cross<br>time) (cross time) (cross time) (cross<br>Particle 131<br>Public 131<br>Pu  | Add     Provide address of the second s | And the second s  | Control of Seal   |
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## Attachment C: 20-year Operating Proforma

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MOHCQ Protomia - 20 Year Cash Flow Summary

Railton Place

1 cl 4

MOHCD Protorma - 20 Year Cash Flow Summary

Raitton Place

|                                  |                        | LOSP         LOSP           406.224         \$1.330           \$20.021         \$1.330           \$20.021         \$1.330           \$20.021         \$1.330           \$20.021         \$1.330           \$20.021         \$1.330 | 1,443,140<br>(10) (10)<br>(10) (10)<br>(10) (10)<br>(10) (10)<br>(10) (10)<br>(10) (10)<br>(10) (10)<br>(10) (10)<br>(10) (10)<br>(10) (10) (10)<br>(10) (10) (10) (10)<br>(10) (10) (10) (10) (10) (10) (10) (10)  | 144.711 56.377<br>211.615 16.752<br>111.3456 41.101<br>311.5456 31.112.655<br>20.618 23.064<br>456.519 160.610   | 1,249,433 440,427<br>0 0 0<br>0 0<br>0<br>0 0<br>0 0<br>0 0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | 246,108 000,0654,F<br>218,19 10,017   | 28619 30017<br>28619 30017<br>28.619 18.817<br>28.619 18.817   |  | 0<br>0<br>0<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1<br>1   |
|----------------------------------|------------------------|--|---|--|--|---|--|--|--|
|                                  | Year 11<br>2028        | \$2E.  | 499,424 1,100,744 1,6<br>(4,001) 1,100,424 1,6<br>(4,01) 1,100,420 1,1<br>(4,01) 1,100,420 1,1<br>(4,01) 1,100,420 1,100,424  | 35 147 166 543 1<br>74 156 137716 2<br>35 711 752 544 1<br>108 041 752 544 1<br>108 041 752 544 1<br>108 041 752 544 1<br>114 569 1<br>114 569 23 234 076 4  | 413,941 005,914 1,3<br>0 0 0<br>21,140 2016<br>0 0 0<br>21,140 33,534  | 483,104 043,194 1,4<br>10,017 18,662  | 10 017 16 600<br>10 017 16 600<br>18,817 15, 640 2<br>18,817 15, 640 2   | •  | 3"   |
|                                  | Year 10<br>2027        | 6  | 41.711 1.45% 1.584 18<br>(4.27% 0.16% 1.5% 1.5% 1<br>(55.6%) (55.6%) (55.6%)<br>(75.6%) (10.15% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5%  | 11,860 (16,894 (13,61)<br>71,640 (13,101) 264710<br>71,640 (13,101) 264710<br>165330 (17,256 (19,62)<br>165330 (14,250 23) 010<br>16533 (14,42 23) 230 01<br>22,112 41,42 2575<br>168,602 313,117 441,715  | 48,232 875,260 1,322,512<br>0 0 0 0<br>11160 95,250 60 20<br>11160 95,250 0<br>21160 95,260 0<br>21160 0<br>21160 95,260 0<br>21160 0<br>21   | 483,416 914,544 1,545,545<br>18,612 28,613 28,519   | (0017 16 602 28 619<br>(017 16 602 28 619<br>(8 A17 16 402 28 619<br>(8) (9) 91  | E  |  |
|                                  | Year 9<br>2026         | ment.OSP Total (<br>aud 032 811.318<br>406.022 811.318<br>405.014 345.014  | 111 111 111 111 111 111 111 111 111 11  | X 110         10.23%         15.668         X1           60.24         137.55         117.71         10           60.24         137.55         117.71         10           60.24         137.55         169.16         21           17.76         143.66         250.05         16           17.84         250.05         16         16           17.56         41.366         250.05         16           17.56         40.66         46.45         150.05         23           17.55         40.66         46.45         16         23         16  | 411,054 641,452 (  | 444,257 864,966 1,425,225 469<br>19,017 10,682 20,819 19  | 10017 1962 28615 10<br>10017 1962 28615 10<br>10,017 19,018 28,419 10<br>10,017 19,018 28,419 10   |  | 0<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9   |
|                                  | Year 8<br>2025         | Total<br>Set 42<br>Sut 187<br>Sut 187  | 43,415 (1,407,313 (1,417,441) 4<br>(4,144) (17,527) (61,725)<br>(4,416) (14,166) (14,166) 4<br>446,518 (13,431) (13,166) 4  | 13. (11) (11) (12) (12) (12) (12) (12) (12)  | 41,044 112,112 41,<br>0 0 0 0<br>11,144 122,112 41<br>11,144 35,244 0<br>0 0 0<br>11,144 122,112 41,112<br>11,144 122,112 41,112<br>11,144 123,112 41  | 12,617 558,319 1,295,348 15,415<br>14,617 15,623 22,416   | 10.017 18.002 28.619<br>   |  | 0,,  |
|                                  | Year 7<br>2024         | SP total<br>201 100<br>100 100<br>100 100<br>100 100<br>100 100  | 414,411 079,414 1,416,819<br>(4112)1 (75,620) (79,760)<br>(412,12) (55,620) (79,760)<br>(412,410) (412,410) (54,760)<br>435,470 447,440 1,202,010   | XX         XX<   | 404,797<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,00 | 425,481 828,738 1, <u>154,288</u><br>18,417 14,402 25,519   | 10017 18.602 28.619<br>  |  | 1210.0   |
| Non-<br>LOSP LOSP<br>Units Units | 40 72<br>15 00% 65 00% | %. annual         Cotal           Increase         Cotal           25%         24%           75%         345           75%         319,178           75%         319,178   | 110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00<br>(110.00)<br>(110.00<br>(110.00)<br>(110.00<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00)<br>(110.00) | 35% 35% 12% 12.1%25<br>35% 35% 13% 12.1%250<br>35% 35% 8550<br>35% 35% 8551<br>35% 35% 8551<br>35% 35% 135% 8550<br>35% 35% 135% 135%  | 191(11),1  | 1,213,822   | 8<br>91<br>91<br>91<br>91<br>91<br>91<br>91<br>91<br>91<br>91<br>91<br>91<br>91  |  | Yes<br>PY4 (13%<br>PA64 Lean<br>PA64 Le |
| Raitton Place<br>Total & Units.  | C11                    | MCOME<br>Representation - former flown<br>Representation - count Americans Prycholas Hank, LOSAP<br>Representation - count Americans Prycholas Hank, LOSAP   | Gross Potential Income<br>&<br>EFFECTIVE GROSS INCOME   | O REPAINING EXPENSES<br>MANY PROPAGATION<br>And Concentration<br>And Annone Many Pro-<br>Antimeter and Lannees<br>The Annones<br>Antimeter and Anno-<br>Many Pro-<br>Many Pro-<br>Antimeter and Anno-<br>Many Pro-<br>Antimeter and Anno-<br>Antimeter and Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Anno-<br>Ann | TOTAL OPERATING EXPERISE<br>Purch and the first<br>Reservestioners Later East Banglood Fees<br>Anternationers from<br>East Band Later East<br>East Band Reserve Depend<br>Operating Feeson Laters<br>Dependent Constructioners<br>Construction Reserve Laters<br>East Band Reserve Dependent<br>Construction Reserve Laters<br>East Band Reserve Dependent<br>East Band   | TGTAL OPERATING EXPENSES (un Preservoid). Base Rensi form frem)<br>UPA have remember to the remember of the remember of the rest<br>NET OPERATING INCOME (INCOME Inhus OF EXPENSES) | DE BT GERVELEMUST PAY PAYRENTS Pavel der develtamontiscel bank)<br>Haut Diari- Freiser<br>Haut Diari- Freiser<br>Haut Diari- Freiser<br>Haut Diari- Freiser<br>Cammercal Hard Dasi Servoo<br>TOTAL HARD DEBT SERVOE<br>CAM FLOW PHOI mehans DE BT SERVOE | VISES OF CASH PLOW BELOW (The row side shows DECR.)<br>WITHIN PROCEEDING MARKED FRANKING MARKED FRANKING<br>WITHIN PROCEEDING MARKED FRANKING MARKED FRANKING<br>WITHING DIVERSE AND AND AND AND FRANKING AND PROCEEDING<br>PROCEEDING AND | Des Prend Ihme a MOHCD Reachal Recapit Ordigation?<br>Recapit Receipt apid the all provident of a provident of the analysis of t   |

2014

MOHCD Protoms - 20 Year Cash Flow Summary

Raitton Place

 Total & Undata:
 Undata:
 Undata:
 Undata:
 Visits
 Yants
 Yant 12
 Yant 13
 <thYant 13</th>

Year 17

Year 16

Year 15

Year 14

Year 13

|  | 35.00%           | 65 00% Z0  | 6202       |           |          | 2030      | -         |          | 2031                |           |         | 2032                  |            |         | 2033                | -         |         | 2034      |           |
|--|------------------|--|------------|-----------|----------|-----------|-----------|----------|---------------------|-----------|---------|-----------------------|------------|---------|---------------------|-----------|---------|-----------|-----------|
|  | 1 % parante %    | -  |            |           |          |           | -         |          |                     |           |         |                       | -          |         |                     |           |         |           |           |
| INCOME   | Inc LDSP Inc     | Increase non-  | 1          | Total L   | LOSP m   | non-LOSP  | Total     | LOSP n   | non-LOSP            | Total     | LOSP n  | non-LOSP              | Total      | LOSP R  | non-LOSP            | Total     | tosp r  | non-LOSP  | Total     |
| Resolucital - Tenard Rents                               | 101              | 1 955  | 534 643    | 122,135   | 86.163   | 548.214   | 636.377   | 69 044   | 561 920             | 660 964   | 52.0 69 | 575,968               | 665 803    | 50 834  | 195,085             | 681,201   | 61,745  | 606.126   | 606 869   |
| Reactionnal - Tenant Assestance Payments (Non-LOSP)      | N/S +            | 10%  | 356,148    | 250.146   | 1        | 358,710   | 017 B2C   |          | 100,530             | 100 090   |         | 368,940               | 368,940    |         | 370,609             | 370.609   | 1.2     | 374,315   | 374,315   |
| Residenteal - LOSP Tensint Assettance Paymente           | - eju            | rata   |            | +00 009   | 415.275  |           | 415,275   | 431,104  |                     | 431,104   | 447,514 |                       | 447 514    | 484 523 | 0.15                | 464 528   | 482.168 | 1.000     | 482,158   |
| Commencial Space   | I way            | 25%  |            |           | *        |           |           | ,        | k                   | 1         | а.      |                       |            | 1.1     |                     |           |         | 1         |           |
| Ófrav Income   | COMPANY IN MICH. | and the second s |            |           | +        |           | -         |          |                     |           | 2       |                       |            | 1.0     | 1.0                 |           | -       |           | +         |
| Gross Potential Income                                   |                  | 1.1  | 1 28.046 1 | 133,789   | \$12,573 | 1,172,691 | 1,700,164 | \$50,012 | 1,210,324           | 1.760,336 | 544,646 | 1,244,344             | 1,014,348  | 134,735 | 1.257,580           | 1.874.315 | 606,049 | 1,328,192 | 292,542.1 |
| Vacancy Loss - Residentsui - Tenuart Rents               | 1 040 1          | nta I  | (65 575)   | 1668 691  | (4 408)  | 187.7141  | 182,122)  | (4 452)  | (108.98)            | 1895.481  | 14 4971 | (92.155)              | (\$66 652) | (4 542) | 194 4581            | (89,000)  | 14 5871 | 1068 8201 | (1D1,407) |
| Vacarrcy Loss - Residential - Tenant Assistance Payments | 20               | 540  | 56.984)    | 156 9641  |          | 157,5541  | 157,55a)  |          | (53 129)            | (58,129)  |         | (01/195)              | (58.710)   |         | (162.95)            | (58.297)  |         | 1068.651  | 150 6901  |
| Vacancy Loss - Cannarcad                                 |                  | 1  |            | 0         | ž        |           | 4         | ×        | 4                   |           |         | ÷                     |            |         |                     | E.        |         | ÷         | +         |
| EFFECTIVE GROSS INCOME                                   | w                |  | F1 695'988 | 1,504,644 | 528,165  | 1,024,325 | 1.556,434 | 545,540  | 1,062,238 1,507,348 | 1,507,848 | 282,282 | 1,561,661 1,561,962,9 | 1,663,003  | 142,196 | 542,196 1,133,824 9 | 129,011,0 | 641,462 | 1,171,482 | 1,772,944 |

OPERATING EXPENSES Maringerant Salaring Canadia

| OPERATING EXPENSES  | Contraction of the local data | And and a second s |                   |           |            |           |         | and the second se | -       | and a state of the |             | Concession of the local diversion of the loca | Contraction of the local division of the loc | and the second se |         |         |             |           |
|---|-------------------------------|--|-------------------|-----------|------------|-----------|---------|---|---------|--|-------------|--|--|---|---------|---------|-------------|-----------|
| Martagement   | 2 455                         | 511 1 113  | [                 |           | ſ          | 150.018   | 19 19 B | 121.425   | 050 440 | 40,302   | SA 551      | 164, 1666  | 41,744   | 121.001   |         | 40,205  | 1/89/1024   | 11        |
| Galarya Derverta  | 1955                          | 241 145  | 42.536 219.29     |           | \$0% LTS 6 |           | 82,218  | 150,004   | 204 508 | 45,00M   | 13.8,036    | 245034   | 68,074   | 163,568   | Ľ       | 04,457  | 「肉」第二       | 5.        |
| Administration  | 354 3                         | 54 Mg  | -                 |           |            |           | 44 0.05 | B4,756  | 愛いたい    | 45 500   | 64,625      | 100,007  | 47.464   | \$7,500   |         | 1000    | 1000        | 2         |
| University  | C and                         | 201 102  | ſ                 | ſ         | []         | 33735     | 120,825 | 224,520   | 345 415 | 125.127  | 232,378     | 100 100  | 135 500  | 112 015   | ł.      | 134 036 | 346 615     | ñ         |
| Taxas and Losmans   | 1 1956                        | 54 13  |                   |           |            |           | 0186    | 17,064  | N 20    | 015.6  | 17,001      | 141.42   | 0 843  | 16,260  |         | 184.04  | 10000       | 284 402   |
| theuration  | 394                           | 54 M2  |                   |           |            |           | New     | 47,555  | 73,462  | 100 503  | 49.235      | \$21.51  | 27,450   | (C) (FT)  |         | 100.00  | 821.72      | F         |
| Murchmurce & Reguer   | 356 1 3                       | 544 JAS  | 41.0 515 025      | 5 180.812 | ſ          |           | 103 474 | 156,000   | 552.783 | 200.246  | 275 665     | 572,434  | \$07,25A   | 364 601   | 102 115 | 214 508 | 515 B05     | 642       |
| Augustrea Services  | 1 356                         | 1.45   | 4                 |           |            |           | 21      |   |         |  | *           | +  |  | 1200  | H       |         | 1           |           |
| Commercial Expenses   | 1000                          | 1000   |                   | *         |            |           |         | *   | x       | 3  | ð           |  |  | *   |         |         | -           |           |
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| Reserves/Decend Laste Baso ReadBond Foes                          | -                             |  |                   |           |            |           |         |   |         |  |             |  |  |   |         | -       |             |           |

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attred haven DEBT SERVICE/MUST PAY PAYMENTS ("hard debt")a

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USES OF CASH FLOW BELOW (This row also shown DSCR.)

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| "Decre the tra" Asset May lee (uncommon in new privacts, see pointy)   | 2004 | 356 |  |
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| TOTAL PAMAGNTS PRECEDING NOW   |      |     |  |
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Does Project have a MOHCD Reachail Recept Obligation? VM Project Defer Developer Fee ? Reachail Recepts split for all years. - Lander/Owner

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| 18.813                | 0     |        | E |   |   |   |   | r  |        |         |                            |   |   |   |   |   |       |      |   |   |   |   |  |
| 13.402                |       | 1.     |   |   | 1   |   |   |    | <br> . | •       |                            |   |   |   |   |   |       |      |   |   |   |   |  |
| 24.815                | •     | 1      |   |   | +   |   |   |    | <br> - |         |                            | 0 |   |   | • |   |       |      | • | - | - |   |  |
| 10.017                | -     |        |   |   |   |   |   | -  |        | •       |                            |   |   |   |   |   |       |      |   |   |   |   |  |
| 10.402                | 1.2   | 1      | + |   |   |   |   |    |        | ē       |                            |   |   |   |   |   |       |      |   |   |   |   |  |
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| 18.017                | •     |        |   | , | A second s |   |   |    | -      |         |                            | 3 |   |   |   |   |       |      |   |   |   |   |  |
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| 24.615                | 10    | 3      |   |   |   |   | , |    | 1      | 6       |                            | , |   |   |   |   |       |      | • |   |   |   |  |
| 10.017                | Ð     |        | * |   | -   |   |   |    | -      | •       |                            |   |   |   |   |   |       |      |   |   |   |   |  |
| 10.602                | 9     |        |   |   |   |   |   |    |        | a       |                            |   |   |   |   |   |       |      |   |   |   |   |  |
| 24.015                |       | Ĩ      | 1 | • | '   | • | ŀ | ŀ  | •      |         |                            | ſ | • |   | • | ŀ | ŕ     |      | • |   | 1 | ľ |  |

# Railton Place

|   |                        |                      | Non-            |         |           |           |         |                     |           |         |           |           |
|---|------------------------|----------------------|-----------------|---------|-----------|-----------|---------|---------------------|-----------|---------|-----------|-----------|
|   |                        | LOSP                 | LOSP            |         |           |           |         |                     |           |         |           |           |
|   | Total # Units:         | Units                | Units           |         |           |           |         |                     |           |         |           |           |
|   | 113                    | 40                   | 22              |         | Year 18   |           |         | Year 19             | -         |         | Year 20   |           |
|   |                        | 33 00%               | 65 00%          |         | 2035      | Ì         |         | 2036                |           | 1000    | 2037      | Ĩ         |
| DECOME  |                        | S annual in the LOSP | % annual houses | TOSP    | non-LOSP  | Total     | 105P    | non-L05P            | Total     | 4507    | non-LOSP  | Total     |
| Residential - Tenart Rents                              |                        | 101                  | 254             | 62 660  | 620254    | 712,914   | 195.59  | 615,781             | 128.347   | 94 522  | 651.655   | 148.177   |
| Revertermani - Tensurg Assestance Payments (Non-LOSP)   |                        | 28                   | 104             |         | 376,058   | 378,058   |         | 201,630             | 381,623   |         | 345,657   | 345,657   |
| Residential - LOSP Tenent Assistance Payments           |                        | ater                 | ete             | 500 451 |           | 500 451   | 519 405 |                     | \$18 406  | 539 065 |           | 539 055   |
| Commercial Space  |                        | 6/4                  | 25%             |         | 300       | ,         | -       |                     |           |         |           |           |
| Other Income  |                        | AL AL                |                 |         |           | +         |         |                     |           | ,       |           |           |
|   | Gross Potential Income |                      |                 | 626,075 | 1,270,147 | 1,996,262 | 646,785 | 1,413,612           | 2,044,153 | 949,210 | 1,454,517 | 2,126,727 |
| Vacancy Loss - Readented - Tenter Rante                 |                        | 249                  | -               | (4 633) | (59.241)  | (103 874) | (4 679) | (101.722)           | (108.401) | (4.728) | (104,265) | 1108 8011 |
| Vacancy Losa - Readertial - Tenant Association Payments |                        | P2                   | ave             |         | (60.489)  | (60.489)  | 1000    | (61 094)            | (61,024)  |         | (81,705)  | (81,705)  |
| Vacancy Lose - Commercial                               |                        | e,v.                 | au              | •       |           |           |         |                     | 4         | X       |           |           |
| 10  | EFFECTIVE GROSS MCOME  |                      |                 | 244,158 | 1.214.457 | 1,231,899 | 642,162 | 1,258,796 1,842,866 | 1,842,864 | 663,484 | 11232.547 | 1,954,031 |

1292547 1,954,011 663,484 642,162 1,750,796 1,832,666 

> -----Anen A

| UPERAL WW LAPENSES   |       |                        |         |              |         |         |         |         |         |         |         |
|----------------------|-------|------------------------|---------|--------------|---------|---------|---------|---------|---------|---------|---------|
| karagerrers          | 354   | 35%                    | 44,737  | 561.601      | 184,112 | 48.282  | 144 274 | 190 556 | 47,902  | 149 324 | 197,228 |
| Seturion/Denetice    | 354   | 35%                    | 146.44  | 175,217      | 200-564 | 87,650  | 161,349 | 278,968 | 101,087 | 187,698 | 286.764 |
| Administration       | 35%   | 35%                    | 50 523  | 629 08       | 144 352 | 232.255 | 87.113  | 149 404 | 54,122  | 100,512 | 154 634 |
| Utates               | 35%   | 35%                    | 138,730 | 257,642      | 575.950 | 143 566 | 266 659 | 410.245 | 148 611 | 275 992 | 424 604 |
| Tares and Loonses    | 1 354 | 35%                    | 10.544  | 19 542       | 30.125  | 10,913  | の問題     | 081,1E  | 11,295  | 20.976  | 32.271  |
| Injurance            | 35%   | 35%                    | 29,364  | 54 571       | 83 856  | 30 413  | 56.401  | 68,663  | 31.477  | 58 457  | 55.6 69 |
| Maintenence & Repair | 35%   | 35%                    | 222.018 | 412.316      | 634,112 | 225,787 | 426747  | 658.533 | 237,629 | 441,683 | 679,512 |
| Supportive Services  | 35%   | 35%                    |         |              |         |         |         |         |         | 4       | i.      |
| KCommental Expenses  |       | A Number of Street, or |         | ( <b>1</b> ) |         | 100     | 100     | 3       |         |         | 3       |
|                      |       |                        |         |              |         |         |         |         |         |         |         |

# TOTAL OPERATING EXPENSES

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| t - Fourth Lander  |
| eel Hand Debt Service  |

CASH FLOW (NOI minus DEBT BERVICE)

| USES OF CASH FLOW BELOW (This row also shows OSCR.)                          |     |   |
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| "Detroy the draw" Assert May first Internetion of new projects, the puring t | 35% | Ц |
| Partering Management Fee (see putery for brinks)                             | 354 |   |
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| Other Payments   |     |   |
| Herhemanting Loan Print - Lander 1   |     |   |
| New amounting Loan Provider 2  |     |   |
| TOTAL PAYAGNT2 PRECEDING MONC  | 0   |   |
|  |     |   |
| RESIDUAL RECEIPTS (CASH FLOW minus PAYNENTS PRECEDING MONCU)                 |     |   |
|  |     |   |
| Does Proact have a MOFICU Residual Receipt Obhoston?                         |     |   |

٠ Does Project have a MOHCO Resultari Recrypt Obligat Will Project Date: Developer Face? Readual Records split for all years - Lander/Owner

| BORNE DO DE MUNICIPALITA           | Revenue Drowing Lastin   | AL RECENTS DEBT BERMCE            | PTR DEBT SCRAPCE   |                                  |  |   |
|------------------------------------|--|-----------------------------------|--|----------------------------------|--|---|
| WOHED Revealed Recease Amount Case | Propress MOHCO Resolute Recepts Amount to<br>Burgered at the CO Resolute Recepts Amount to | REMAND BALANCE AFTER MONCO RESIDU | IN THESE REPORTS AND | HCD Reaction Receipts Around Due | Lorder 4 Remaine Recepts Live<br>Lender 5 Residuel Recepts Due | Total Non-Month' N Sections Section Only Land |

| CHILD CRANES   |                        |                              | tons below)                        |                       |                           |                        |
|--|------------------------|------------------------------|------------------------------------|-----------------------|---------------------------|------------------------|
| ACRED RESIDENCE RECEIPTING TO THE PARTY OF T | epts Due<br>epts Due   | skiusi Receipts Debt Service | be zero indess there are distribut | artine Management Fee |                           | be zero!               |
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RR Running Balance OR Running Balance Other Required Reserve 1 Running Balance Other Required Reserve 2 Running Balance

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| 11,643<br>11,642<br>11,642<br>1,142<br>1,142   |   | 432,044 | 1,232,194 | 1,844,279 | 185,487 | 1,272,945 | 1.827,412 |
| 61<br>500 61<br>500 61<br>61<br>61<br>61<br>61<br>61<br>61<br>61<br>61<br>61<br>61<br>61<br>61<br>6  | 218.619   | 13.817  | 10.003    | 22.019    | 10.017  | 16.642    | 28.819    |
| 15 602<br>16 602<br>6 602  |   |         |           |           |         |           |           |
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| 19195<br>1919<br>1919  |   |         |           | i.        |         |           |           |
| •<br>•   | 24,418  | 18,017  | 16,442    | 28,819    | 16,617  | 18,682    | 21.419    |
|  | •   | •       |           | 0         | E       | 6         | 6         |
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Evaluation of Request for LOSP Contract Railton Place, 242 Turk

Page 16 of 16

4

### Attachment D: LOSP Funding Schedule A

i.

## LOSP FUNDING SCHEDULE Project Address: Railton Place Project Start Date: 7/1/2018

#### Exhibit A

| r      | 1       |                |          | Tabal         |              |                    |
|--------|---------|----------------|----------|---------------|--------------|--------------------|
|        |         |                |          | Total         |              |                    |
|        |         |                | ÷        | Disbursement  | Estimated    |                    |
| 1      |         | Full Year      | # Months | for           | Disbursement | FY Budgeted        |
| Calend | ar Year | Funding Amount | to Fund  | Calendar Year | Date         | (for Disbursement) |
| CY-1   | 2018    | \$264,085      | 6        | \$132,042     | 6/1/2018     | FY2018/19          |
|        |         |                |          | ¥.            |              |                    |
| CY-2   | 2019    | \$274,311      | 12       | \$274,311     | 1/1/2019     | FY2018/19          |
| CY-3   | 2020    | \$284,920      | 12       | \$284,920     | 1/1/2020     | FY2019/20          |
| CY-4   | 2021    | \$295,924      | 12       | \$295,924     | 1/1/2021     | FY2020/21          |
| CY-5   | 2022    | \$307,337      | 12       | \$307,337     | 1/1/2022     | FY2021/22          |
| CY-6   | 2023    | \$319,176      | 12       | \$319,176     | 1/1/2023     | FY2022/23          |
| CY-7   | 2024    | \$331,454      | 12       | \$331,454     | 1/1/2024     | FY2023/24          |
| CY-8   | 2025    | \$344,187      | 12       | \$344,187     | 1/1/2025     | FY2024/25          |
| CY-9   | 2026    | \$357,392      | 12       | \$357,392     | 1/1/2026     | FY2025/26          |
| CY-10  | 2027    | \$371,086      | 12       | \$371,086     | 1/1/2027     | FY2026/27          |
| CY-11  | 2028    | \$385,285      | 12       | \$385,285     | 1/1/2028     | FY2027/28          |
| CY-12  | 2029    | \$400,009      | 12       | \$400,009     | 1/1/2029     | FY2028/29          |
| CY-13  | 2030    | \$415,275      | 12       | \$415,275     | 1/1/2030     | FY2029/30          |
| CY-14  | 2031    | \$431,104      | 12       | \$431,104     | 1/1/2031     | FY2030/31          |
| CY-15  | 2032    | \$447,514      | 12       | \$447,514     | 1/1/2032     | FY2031/32          |
| CY-16  | 2033    | \$464,528      | 12       | \$464,528     | 1/1/2033     | FY2032/33          |
|        |         | Total Contract | Amount:  | \$5,561,543   |              |                    |
|        |         |                |          |               |              |                    |