Project: Jamestov	Date:	5/14/2014	
Number of units:	73	GSF	130,680

Sources and Uses of Funds Summary

Permanent Sources    City/HRA    Subsidy    Other Partners    Subsidy    Private    Amount      Debt/Loans    0    0    3,956,570    0    0    0    \$1,000,000    \$13,699      Mortized Loans    0    0    3,956,570    0	Uses	Sub Amt	Subtotal	Subtotal	Cost			f Funde	
Site Assembly  4.250,000    Brite Assembly  4.250,000    Other  50    Public Improvement Costs  50    Other  50    Divelic/low owned Parking  50    Other  50    Environmental Sustainable Costs  50    One of the Construction Costs  50    Develing Outh Hard Construction Costs  6,025,000    Brite One Stating Contingency reserves  53,045,000    Other  2,070,000    Total Housing Costs  53,045,000    Diveling Outh Hard Construction Costs  53,045,000    Costs  1,057,000    Other  2,070,000    Other  1,020,000    Other  1,020,000    Other  1,020,000    Other  1,020,000    Other  3,356,570    Bonds (Non-Tif)  0    O  0    Bonds (Non-Tif)  0    O  0    Waiver of Fee(s)  0    Other  58,953,430    Tif  0    Carats  1,000,000	De deux la marcart Ocasta				¢4.050.000		Uses 0	Fullas	
Environmental Remediation Gen- Technical Soil Issues Other  Soft    Public Improvement Costs  \$0    Housing Extraordinary Costs  \$0    Housing Extraordinary Costs  \$0    Environmental Soutainable Costs  \$0    Diver  Environmental Soutainable Costs    Oner  \$0    Operating Contingency reserves  \$0    Other  \$1,575,000    Hard Construction Costs  \$9,670,000    Hard Construction Costs  \$9,670,000    Land (& Building) Costis  \$3,445,000    Soft Costs  Other    Developer Fee  1,575,000    Other  \$1,3920,000    Per Unit  Redevelopment Costs    Filed Housing Costs  \$9,670,000    Total Housing Costs  \$9,670,000    Total Housing Costs  \$9,670,000    Per Unit  Redevelopment Costs    Potolic Improvement Costs  \$VALUE!    Potolic Improvement Costs  \$VALUE!    Potolic Costs  TOTAL Experiments    Developer Fee  1,575,000    Tite'  0    Debetrad Loans  \$1,000,000		4,250,000	I	I	\$4,250,000				
Geo-Technical Soil Issues    Soil      Public Improvement Costs    Soil		1,200,000	1				Soft		
Duration    Data      Public Improvement Costs    \$0      Public Improvement Costs    \$0      Housing Extraordinary Costs    \$0      Environmental/Sustainable Costs    \$0      Non-living Area Construction Costs    \$0,025,000      Environmental/Sustainable Costs    \$0,025,000      Land (& Building) Costs    \$3,645,000      Soft Costs    \$3,645,000      Developer Fee    1,575,000      Other    \$13,920,000      Permanent Sources    City/HRA Costs      Soft Costs    \$3,645,000      Other    \$1,575,000      Other    \$1,575,000      Permanent Sources    City/HRA Costs      Private Costs    \$3,965,770    0      Montrized Loans    0    0    0      Tif    0    0    0    0      Marking Debirdown    1,000,000    \$13,689    Other Casts include:    0      Public/Non-profit & Other Partners Deferred Loans    \$1,000,000    \$13,689    Surgers    \$1,000,000      Tif P    0    0			1				Costs		
Public Improvement Costs  \$0    Public Vormand Parking	Other		1				26%		
Other    Other      Housing Extraordinary Costs    \$0      Historic    S0      Environmental/Sustainable Costs    S0      Operating/contingency reserves    Image: Construction Costs      Operating/contingency reserves    \$9,670,000      Hard Construction Costs    \$9,670,000      Developer Fee    1,575,000      Other    \$3,645,000      Doteloper Fee    2,070,000      Total Uses/Project Costs - TDC    \$13,920,000      Permanent Sources    City/HRA      Subolido (Non-TIF)    0      0    0      Grants    1,000,000      Tif    0      0    0      Tif    0      0    0      0    0      0    0      0    0      0    0      0    0      0    0      0    0      0    0      0    0      0    0      0    0					\$0			31%	
Housing Extraordinary Costs  \$0    Environmental/Sustainable Costs Non-living Area Construction Operating Contingency reserves  \$9,670,000    Diveling Unit Hard Construction Costs  6.025,000    Land (& Building) Costs  \$3,645,000    Soft Costs  6.025,000    Other  1.075,000    Developer Fee  1.075,000    Other  2.070,000    Total Housing Costs  \$9,670,000    Total Uses/Project Costs - TDC  \$13,920,000    Permanent Sources  City/HRA Subsidy Other Partners Subsidy Private  Amounti    Debt/Loans  \$3,956,570  \$3,956,570    Monortized Loans  0  0  \$3,956,570    Monortized Loans  0  0  \$1,000,000  \$13,920,000    Public/Non-profit & Other Partners Deferred Loans/Grants  \$1,000,000  \$13,056,570  \$100    Debt/Loans  0  0  0  \$1,000,000  \$1,000,000    Deferred Loans  0  0  0  \$1,000,000  \$1,000,000    Deferred Loans  0  0  \$1,000,000  \$1,000,000  \$1,000,000    TiF  0  0									
Historic    Historic    Historic    Historic    Historic    Historic    Historic    Bedwelopment    Beldic Improvements      Other    Operating/contingency reserves    Soft Costs    6.025.000    Historic    Bedwelopment    Beldic Improvements      Soft Costs    FVALUE!    #VALUE!									
Environmental/Sustainable Costs Operating/contingency reserves    Building Costs    Sp.670.000      Dwelling Contingency reserves    Sp.670.000    Bedevelopment    Bredevelopment    Bredevelopment <t< td=""><td></td><td></td><td><u> </u></td><td>\$0</td><td></td><td></td><td></td><td></td><td></td></t<>			<u> </u>	\$0					
Non-thring Area Construction Operating/contingency reserves other    Image: Construction Costs    S9,670,000      Welling Unit Hard Construction Costs    6,025,000      Land (& Building) Costs    \$3,645,000      Solid Costs    \$3,645,000      Other    2,070,000      Developer Fee    1,575,000      Other    \$3,645,000      Total Housing Costs    \$3,645,000      Total Uses/Project Costs - TDC    \$33,950,700      Permanent Sources    City/HRA Sources      City/HRA Sources    \$1,000,000      Total Uses/Project Costs - TDC    \$3,956,570      Permanent Sources    City/HRA Sources      Monorized Loans    0    0,3,956,570      Bonds (Non-TIF)    0    0      Defined Loans    1,000,000    1,000,000    \$13,690      Tif    0    0    0    0      Tark Credit Equity    8,288,430    8,288,430    \$1,000,000    \$12,245,000    \$13,920,000      Tatal Sources    1,000,000    12,245,000    675,000    \$13,920,000    \$13,920,000		I	4						
Operating/contingency reserves    Image: Contingency reserves									
Other    Sector    Secor    Secor    Secor			4						
Dwelling Unit Hard Construction Costs    \$9,670,000      Hard Construction Costs    6,025,000      Soft Costs    33,645,000      Developer Fee    1,575,000      Other    2,070,000      Total Housing Costs    \$9,670,000      Total Joses/Project Costs - TDC    \$13,920,000      Permanent Sources    City/HRA      Subsidy    Other Partners      Bonds (Non-TIF)    0      Tif    0      Carants    0      Tax Credit Equity    8,288,430      Waiver of Fee(s)    0      Tax Credit Equity    8,288,430      Tax Credit Equity    8,288,430      Tax Credit Equity    8,288,430      Tax Credit Equity    1,000,000      Tax Credit Equity    1,000,000		I	ł						
Hard Construction Costs    6.025.000      Land (& Building) Costs    \$3.645,000      Developer Fee    1.575.000      Other    2.070,000      Total Housing Costs    \$9.670,000      Total Uses/Project Costs - TDC    \$13.920,000      Permanent Sources    City/HRA      Subsidy    Other Partners      Amortized Loans    \$3.956,570      Bonds (Non-TIF)    0      0    0      Orants    1.000,000      Tax Credit Equity    8.288.430      Private Equity (Non-Tax Credit)    8.288.430      Total Sources    1.000,000      12,245,000    \$13.920,000			<u> </u>	¢0.670.000					
Land (& Building) Costs    \$3,645,000      Soft Costs    \$3,645,000      Other    2,070,000      Total Housing Costs    \$9,670,000      Permanent Sources    City/HRA Costs      City/HRA Costs    #VALUE!      Probic Costs - TDC    \$13,920,000      Pobt/Loans    0      Amortized Loans    0      Bonds (Non-TIF)    0      Deformed Loans    1,000,000      Grants    1,000,000      Tax Credit Equity    8,288,430      Private Equity (Non-Tax Credit)    8,288,430      Total Sources    1,000,000      Total Sources    1,000,000	0		6 025 000	\$9,070,000					
Soft Costs    \$3,645,000      Developer Fee    1,575,000      Total Housing Costs    \$9,670,000      Total Uses/Project Costs - TDC    \$13,920,000      Permanent Sources    City/HRA      City/HRA    Subsidy    Private      Debt/Loans    0    0      Montized Loans    0    0      Doff Koon-TIF)    0    0      TIF    0    0      Deferred Loans    1,000,000    1,000,000    0      TiF    0    0    0      Carants    0    0    0      Tax Credit Equity    8,288,430    8,288,430    675,000      Tax Credit Equity (Non-Tax Credit)    8,288,430    675,000    \$13,920,000		I	0,020,000				□Land/Building	■Soft Costs	l
Developer Fee    1,575,000      Other    2,070,000      Total Housing Costs    \$9,670,000      Total Uses/Project Costs - TDC    \$13,920,000      Permanent Sources    City/HRA    Subsidy    Other Partners    Subsidy    Private      Debt/Loans    0		I	\$3,645,000						
Other    2,070,000    Per Unit      Total Housing Costs    \$9,670,000    Redevelopment Costs    #VALUE!    #		1,575,000					Citv/HRA Costs		
Total Uses/Project Costs - TDC    \$13,920,000      Permanent Sources    City/HRA    Subsidy    Other Partners    Subsidy    Private    Amount      Debt/Loans    0    0,3,956,570    0								Per Ur	nit
Total Uses/Project Costs - TDC    \$13,920,000      Permanent Sources    City/HRA    Subsidy    Other Partners    Subsidy    Private    Amount      Debt/Loans    0    0,3,956,570    0    0    0    0    \$13,990,000    0      Amortized Loans Bonds (Non-TIF)    0 <td>Total Housing Costs</td> <td>_<b>_</b></td> <td>J</td> <td></td> <td>\$9,670,000</td> <td></td> <td>Redevelopment Costs</td> <td>#VALUE! #VA</td> <td>LUE!</td>	Total Housing Costs	_ <b>_</b>	J		\$9,670,000		Redevelopment Costs	#VALUE! #VA	LUE!
Permanent Sources    City/HRA    Subsidy    Other Partners    Subsidy    Private    Amount      Debt/Loans    0    0    3,956,570    0    0    0    \$1,000,000    \$13,699      Mortized Loans    0    0    3,956,570    0								#VALUE! #VA	LUE!
Permanent Sources    City/HRA    Subsidy    Other Partners    Subsidy    Private    Amount      Debt/Loans    0    0    3,956,570    0	Total Uses/Project Costs - TDC				\$13,920,000		Historic Costs	#VALUE! #VA	LUE!
Debt/Loans    \$3,956,570    0							Other Costs	#VALUE! #VA	LUE!
Debt/Loans    \$3,956,570    \$3,950,570    \$3,950,570    \$3,950,570    \$3,950,570    \$3,950,	Permanent Sources City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount		\$1,000,000	\$13,699
Amortized Loans  0  0  3,956,570  0  0    Bonds (Non-TIF)  0  0  0  0  0    TIF  0  0  0  0  0  0    Deferred Loans  1,000,000  1,000,000  0  0  0  0    Deferred Loans  1,000,000  0  0  0  0  0  0    TIF  0						<b>#0.050.570</b>	Other City/HRA Costs include:		0
Bonds (Non-TIF)    0    0    0      TIF    0		1 0	2 056 570	0	0	\$3,956,570			U
TIF  0  0    Public/Non-profit & Other Partners Deferred Loans/Grants  \$1,000,000  0  0    Deferred Loans  1,000,000  1,000,000  0  0  0    Grants  0  0  0  0  0  0  0    TIF  0		) 0		-	<u> </u>				
Public/Non-profit & Other Partners Deferred Loans/Grants  \$1,000,000				V			Γ		
Deferred Loans    1,000,000    1,000,000    0    0      Grants    0		/ 0	<u> </u>				Sources	of Funds	
Deferred Loans    1,000,000    1,000,000    0    0      Grants    0	Public/Non-profit & Other Partners Deferre	d Loans/Grar	nts			\$1,000,000	Private		
Grants  0  0  0  0    TIF  0  0  0  0    Land Sale Write Dow  0  0  0  0    Waiver of Fee(s)  0  0  0  0    Equity  8,288,430  8,288,430  Bonds/T  C    Tax Credit Equity  8,288,430  675,000  675,000  60%    Total Sources  1,000,000  12,245,000  675,000  \$13,920,000  0				0		ψ.,σττ,ττς	5%	irect	
Land Sale Write Dow  0		, ,		-				7%	
Equity  0  0  0    Tax Credit Equity  8,288,430  8,288,430    Private Equity (Non-Tax Credit)  675,000    Total Sources  1,000,000  12,245,000    675,000  \$13,920,000		) 0	· ·						
Equity  \$8,963,430    Tax Credit Equity  8,288,430    Private Equity (Non-Tax Credit)  675,000    Total Sources  1,000,000    12,245,000  675,000		) 0							
Equity  \$8,963,430    Tax Credit Equity  8,288,430  8,288,430    Private Equity (Non-Tax Credit)  675,000  60%    Total Sources  1,000,000  12,245,000  \$13,920,000	Waiver of Fee(s)		0	0					
Tax Credit Equity  8,288,430  8,288,430    Private Equity (Non-Tax Credit)  675,000  60%    Total Sources  1,000,000  12,245,000  \$13,920,000									
Private Equity (Non-Tax Credit)    675,000      Total Sources    1,000,000    12,245,000    \$13,920,000						\$8,963,430			
Total Sources    1,000,000    12,245,000    \$13,920,000		I	8,288,430	8,288,430	075.000				
	Private Equity (Non-Lax Gredit)			6/5,000			Y		
Cubaidure 1 000 000 8 299 420 Land Write Down	Total Sources 1,000,000	)	12,245,000		675,000	\$13,920,000			
1,000,000 8,288,430	Subsidy	1,000,000	——— 1 Г	8,288,430					

■Bonds/TC

Private