

## Sources and Uses

### Hamm's West End Apartments

<b>Sources</b>		<b>Uses</b>	
First Mortgage	\$5,234,000	Acquisition – Land & Buildings	\$1
GP Cash	\$100	Construction - New	\$6,500,000
Syndication Proceeds	\$23,766,150	Construction – Rehab	\$34,419,817
State Historic Proceeds	\$8,953,180	Contingency	\$6,567,823
Federal Historic Proceeds	\$8,953,180	Environmental Abatement	\$3,500,000
Deferred Loan Request	\$10,160,937	Professional Fees	\$5,205,546
Energy Rebates	\$42,000	Developer Fee	\$7,600,000
LCDA Pre-Dev Grant 2025	\$40,000	Syndicator Fee	\$75,000
City of Saint Paul – Request	\$4,000,000	Financing Costs	\$4,422,660
Ramsey Cty – AH 2026	\$1,000,000	Reserves	\$559,199
Ramsey Cty ERF 2025	\$200,000		
Ramsey Cty ERF 2026	\$250,000		
Ramsey Cty CC 2027	\$500,000		
Met C LCDA TOD 2025	\$750,000		
Met C LCA 2026	\$750,000		
Met C TBRA 2025 & 2026	\$3,000,000		
SEED & LCA Predev	\$387,500		
DEED	\$13,000		
Deferred Dev Fee	\$850,000		
<b>Total</b>	<b>\$68,850,046</b>		<b>\$68,850,046</b>

## GloryVille

<b>Sources</b>		<b>Uses</b>	
First Mortgage	\$4,474,000	Acquisition	\$50,000
GP Cash	\$50,000	Construction - New	\$22,307,450
Syndication Proceeds	\$9,005,546	Contingency	\$1,115,373
Deferred Loan Request	\$9,814,534	Environmental Abatement	\$1,375,903
Energy Rebates	\$47,500	Professional Fees	\$1,846,646
TBRA Remediation	\$1,000,000	Developer Fee	\$3,755,000
ERF	\$425,000	Syndicator Fee	\$65,000
Ramsey County	\$2,200,000	Financing Costs	\$1,365,691
Ramsey Cty SAG	\$24,100	Reserves	\$671,592
Ramsey Cty CC	\$500,000		
Ramsey Cty EDD	\$432,152		
City of Saint Paul	\$2,500,000		
Met C LCA Pre-Dev	\$225,000		
Met C LCA Dev	\$1,210,000		
LISC Pre-Dev	\$84,822		
Deferred Dev Fee	\$560,000		
<b>Total</b>	<b>\$32,552,654</b>		<b>\$32,552,654</b>

### Face to Face

<b>Sources</b>		<b>Uses</b>	
Deferred Loan Request	\$1,240,906	Acquisition	\$1
Sales Tax Rebate	\$198,000	Construction - New	\$9,008,564
Energy Rebates	\$6,000	Contingency	\$450,428
Environmental/SAG	\$24,944	Environmental Abatement	\$272,261
Ramsey Cty – ED	\$432,152	Professional Fees	\$1,344,930
Ramsey County	\$1,000,000	Developer Fee	\$1,695,000
Met Council TOD	\$1,250,000		
Met Council Pre-Dev	\$260,000	Financing Costs	\$275,700
City of Saint Paul	\$5,780,052	Reserves	\$917,481
FHLB	\$2,500,000		
Environmental Grants	\$272,261		
GMHF Redev	\$50,000		
FHLB Membership Fund	\$100,000		
Philanthropic Funds	\$850,000		
<b>Total</b>	<b>\$13,964,365</b>		<b>\$13,964,365</b>

### The Aragon

<b>Sources</b>		<b>Uses</b>	
First Mortgage	\$3,325,000	Acquisition	\$1,300,000
Syndication Proceeds	\$18,911,533	Construction - New	\$19,037,997
		Contingency	\$951,900
Sales Tax Rebate	\$380,760	Professional Fees	\$1,719,048
Energy Rebates	\$42,400	Developer Fee	\$3,184,076
Ramsey County	\$450,400	Syndicator Fees	\$55,000
City of Saint Paul	\$1,350,000	Financing Costs	\$1,612,003
Met Council LCA	\$2,000,000	Reserves	\$510,071
Met Council TOD	\$1,250,000		
Ramsey County Request	\$1,200,000		
MHFA Deferred Funding	\$600,000		
Deferred Developer Fee	\$110,000		
<b>Total</b>	<b>\$28,370,095</b>		<b>\$28,370,095</b>

### Ramsey Hill

<b>Sources</b>		<b>Uses</b>	
First Mortgage	\$940,000	Acquisition	\$2,040,000
General Partner	\$100	Construction - Rehab	\$9,260,601
Syndication Proceeds	\$12,318,768	Contingency	\$926,060
Sales Tax Rebate	\$321,703	Environmental Abatement	\$125,000
Energy Rebates	\$6,000	Professional Fees	\$1,183,778
Assumed – MHFA Mtg	\$468,935	Developer Fee	\$2,107,000
Assumed – City CDBG	\$688,949	Syndicator Fee	\$105,000
Assumed – City HOME	\$250,000	Financing Costs	\$1,064,685
City of Saint Paul	\$1,400,000	Reserves	\$303,321
Ramsey County	\$600,000		
Deferred Developer Fee	\$49,190		
<b>Total</b>	<b>\$17,115,445</b>		<b>\$17,115,445</b>

### Westminster Place/Vista Village

<b>Sources</b>		<b>Uses</b>	
First Mortgage	\$4,424,000	Acquisition	\$15,380,000
		Construction - Rehab	\$21,360,000
Syndication Proceeds	\$16,346,549	Contingency	\$2,136,000
Sales Tax Rebates	\$640,800	Environmental Abatement	\$500,000
Energy Rebates	\$70,740	Professional Fees	\$1,790,829
Seller Loan	\$12,131,415	Developer Fee	\$4,791,801
MHFA PARIF – Assumed	\$622,008	Syndicator Fee	\$65,000
HRA Loan – Assumed	\$275,000	Financing Costs	\$3,129,511
MHFA SHTC – Assumed	\$2,076,577	Reserves	\$1,113,503
Ramsey Cty	\$1,500,000		
City of Saint Paul	\$1,000,000		
Met Council TBRA	\$250,000		
GRRP	\$3,840,000		
Distressed Properties	\$5,880,000		
Deferred Developer Fee	\$950,000		
Funding Gap	\$259,555		
<b>Total</b>	<b>\$50,007,089</b>		<b>\$50,007,089</b>