

Program Overview

Completed by tyson@uhousingpartners.com on 11/27/2023 7:11 AM

Case Id: 30229

Name: United Housing Partners - 2024

Address: 545 Blaine St, Missoula, MT 59801

Program Overview



CITY OF BEND

CITY OF BEND
AFFORDABLE HOUSING DEVELOPMENT APPLICATION

City of Bend
710 NW Wall St.
Bend, Oregon 97703
(541)323-8550
housing@bendoregon.gov

This section provides general information regarding the Community Development Block Grant Fund (CDBG) and Affordable Housing Fund (AHF) programs and the types of activities that are eligible for funding. For more detailed information on the CDBG and AHF programs and eligible activities, please contact the City's Affordable Housing Program at housing@bendoregon.gov, or (541) 323-8550, or P.O. Box 431, 710 NW Wall Street, Bend, OR 97709 or visit the HUD website at www.hud.gov.

Objectives

Funding from these sources shall only be spent for affordable housing programs and projects evaluated pursuant to the priorities established through the City of Bend Consolidated Plan and administration of the affordable housing programs and projects. Any loan proceeds from this source shall be returned to the fund.

Eligible Proposals

All funding from these sources must be targeted as housing opportunities for households at or below 100% of Area Median Income (AMI) for AHF funds, and at or below 80% for CDBG funds.

CDBG Proposals

Community Development Block Grant (CDBG) is authorized under Title 1 of the federal Housing and Community Development Act of 1974, as amended. The primary objective of the CDBG Program is the development of viable urban communities through:

- The provision of decent housing,
- The provision of a suitable living environment, and
- The expansion of economic opportunities.

The Community Development Block Grant Program is administered at the federal level by the Department of Housing and Urban Development (HUD).

National Objectives

Federal regulations specify that all activities undertaken using CDBG funding must meet at least one of the following national objectives:

- Benefit to low-and moderate-income persons,
- Aid in the prevention or elimination of slums or blight, or
- Meet a need having a particular urgency.

HUD considers persons below 80% AMI low-income and persons at 80% AMI moderate-income. The three national objectives are summarized below:

1. Benefit to Low- and Moderate-Income Persons

Under this objective, CDBG-assisted activities must primarily benefit low- and moderate-income persons. The income thresholds for meeting the low- and moderate-income requirement are determined by HUD. Projects funded with CDBG dollars must either:

- benefit all of the residents of a particular area, where at least 51% of the residents are low- and moderate-income,
- benefit specific populations (e.g., homeless persons, elderly persons, or persons living with HIV/AIDS), as long as 51% of those served are low- or moderate-income,
- provide or improve permanent residential structures for low- and moderate-income persons, or
- create or retain permanent jobs, at least 51% of which will be made available to or held by low- and moderate-income persons.

2. Elimination of Slum and Blight

Under this objective, CDBG-assisted activities must help to prevent or eliminate slums and blighted conditions. These activities must either:

- prevent or eliminate slums or blight in a designated area in which slums or blighted or deteriorating conditions exist,
- prevent or eliminate slums or blight on a spot basis in an area not located in a slum or blighted area, in cases where a specific condition is detrimental to public health and safety, or
- be in an urban renewal area.

3. Urgent Need

The Urgent Need category is designed only for activities that alleviate emergency conditions of recent origin that pose a serious and immediate threat to the health or welfare of the community, and for which no other sources of funding

are available. An example of an eligible project under this category would be a major flood that causes serious damage to buildings and infrastructure, thereby threatening the safety of occupants or nearby residents.

Basic CDBG Eligible Activities

In order to meet local needs within the national objectives, the CDBG Program provides a great deal of flexibility in the eligible uses of CDBG funds. According to federal CDBG regulations outlined in 24 CFR 570, the basic eligible activities include a variety of uses.

Eligible Activities Under AHF

The AHF funds can support eligible activities to include a variety of uses such as homeownership activities, rental housing activities and special needs housing including, but not limited to:

- Acquisition of real property by purchase
- Construction, reconstruction, and rehabilitation of housing
- Direct homeownership assistance to low- or moderate-income households
- Construction and permanent financing of both rental and homeownership projects
- Rehabilitation and Preservation - rehabilitation of privately owned buildings or low-income public housing

Ineligible Activities

In general, activities that are not specifically identified as eligible are considered to be ineligible. The following activities are specifically identified as activities that are not eligible for the CDBG and AHF funds. Please contact the City's Affordable Housing Manager or Coordinator for more information on ineligible activities.

- Acquisition, construction, or reconstruction of buildings for the general conduct of government
- General government expenses
- Political activities
- Purchase of construction equipment, fire protection equipment, furnishings and personal properties
- Operating and maintenance expenses
- Income payments

Eligible Applicants

AHF applications will be accepted from property owners, private sector for-profit developers, certified Community Housing Development Organizations (CHDO's), government housing providers and qualified 501(c)(3) organizations. Only CHDO's, government housing providers and qualified 501(c)(3) organizations may apply for CDBG funds. Any such organizations currently under investigation regarding previously awarded federal, state, or local government funding are ineligible for assistance from the City of Bend's Affordable Housing Program.

Income Limits

Initial tenants or homeowners of AHF assisted units must have an annual household income which does not exceed 100% of the area median income for the City of Bend (adjusted for family size) and initial homeowners and tenants of CDBG assisted units must have an annual household which does not exceed 80% of the area median income for the City of Bend (adjusted for family size).

Persons Per Household	1	2	3	4	5	6	7	8
Area Median Income (AMI)	\$66,640	\$76,160	\$85,680	\$95,200	\$102,816	\$110,432	\$118,048	\$125,664
Moderate Income (80% AMI)	\$53,350	\$60,950	\$68,550	\$76,150	\$82,250	\$88,350	\$94,450	\$100,550
(60% AMI)	\$40,020	\$45,720	\$51,420	\$57,150	\$61,740	\$66,300	\$70,860	\$75,420
Low Income (50% AMI)	\$33,350	\$38,100	\$42,850	\$47,600	\$51,450	\$55,250	\$59,050	\$62,850
Extremely Low Income (30% AMI)	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,150	\$35,450	\$37,700

Rent Limits

OHCS 2023 Rent Limits for HOME Projects. (Based on HUD's published Adjusted Home Income Limits)

Please note that the 60 percent limits have been calculated in accordance with current IRS guidelines to ensure consistency between the HOME Program and the Low Income Housing Tax Credit Program.

Rent Limits	0 Bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Fair Market	\$999	\$1184	\$1492	\$2120	\$2541	\$2922
Low Rent Limit	\$833	\$893	\$1071	\$1238	\$1381	\$1523
High Rent Limit	\$999	\$1141	\$1372	\$1576	\$1739	\$1900

Please review the following documents regarding the City of Bend Affordable Housing Development Program:

[Affordable Housing Development Goals and Objectives](#)

[Affordable Housing Development Evaluation of Criteria and Funding Priorities](#)

Printed By: Mellissa Kamanya on 11/27/2023

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[Affordable Housing Development Grant and Loan Policy](#)
[Affordable Housing Development Rules and Requirements](#)
[Affordable Housing Development Selection Process](#)
[Other Information](#)
[504 Self-Evaluation Checklist](#)

I have downloaded and read the above documents.

A. Applicant Information

Completed by tyson@uhousingpartners.com on 11/27/2023 7:09 AM

Case Id: 30229

Name: United Housing Partners - 2024

Address: 545 Blaine St, Missoula, MT 59801

A. Applicant Information

Please provide the following information.

ORGANIZATION INFORMATION

A.1. Organization Name

United Housing Partners LLC

A.2. Organization Address

545 Blaine St Missoula, MT 59801

A.3. Executive Director Full Name

Tyson O'Connell

A.4. Executive Director Email Address

tyson@uhousingpartners.com

PROJECT INFORMATION

A.5. Project Name

North Triangle Apartments

A.6. Project Location

20552 Loco Rd Bend, OR 97701

CONTACT PERSON INFORMATION

A.7. Contact Full Name

Tyson O'Connell

A.8. Contact Title

Principal

A.9. Contact Address

545 Blaine St Missoula, MT 59801

A.10. Contact Phone Number

(406) 531-4745

A.11. Contact Email Address

tyson@uhousingpartners.com

B. Organization Information

Completed by tyson@uhousingpartners.com on 11/27/2023 1:04 PM

Case Id: 30229

Name: United Housing Partners - 2024

Address: 545 Blaine St, Missoula, MT 59801

B. Organization Information

Please provide the following information about your organization:

B.1. What is the organization's background, mission, and service history:

United Housing Partners (UHP) was formed in December 2022 to develop, rehab and preserve affordable housing. UHP believes affordable housing is critical for family stability, reducing poverty, and increasing economic growth in communities. UHP creates affordable housing in communities that need it most by forming strong partnerships with our stakeholders and building sustainable housing that brings pride to communities and dignity to residents. The developer faces challenges and solves problems with integrity, transparency, and grit.

Principal developer, Tyson O'Connell, has over 12 years of experience building affordable housing, working most recently in Bend on the Stillwater Crossing apartments, as the lead developer and partner for Wishcamper Development Partners LLC (Wishcamper). While working on Stillwater Crossing, market studies revealed that Bend still had a dire need for more workforce and affordable family apartments, as housing prices have significantly outpaced wage growth over the past decade. Current economic conditions, particularly construction costs and interest rates have made developing affordable housing a daunting challenge. Tyson has been actively searching for the right location and project for Bend, and he has found it in the partnership with Pahlisch Homes and the Caraway development (Master Plan).

The UHP team uses financial expertise to structure complex capital stacks by leveraging tax exempt bonds, Low Income Housing Tax Credits, and other grant and loan programs to build quality affordable housing that delivers a long-term positive impact. Tyson has developed and been a partner in over 4,000 affordable dwellings over the past decade. His team has great relationships in Bend and has already run its model by architects and engineers for cost and feasibility.

UHP is headquartered in Missoula, Montana. For more information, visit <https://uhousingpartners.com/about/>

B.2. Provide a brief description of the organization's financial stability as it pertains to the organization's capacity to successfully complete the project, including a brief financial history and primary funding sources. The City may request copies of the organization's financial audit or review for the last two years.

United Housing Partners prides itself on not over-promising. The organization's financials reflect that the company was formed in December 2022 and currently has two active projects in development (Twin Creek Apartments in Helena, MT & Hidden Creek Apartments in Bozeman, MT).

The applicant has both the financial and operational ability to build this project. As he does with lenders and syndicators, principal owner, Tyson O'Connell, can provide his personal financial statements and schedule of real estate owned to demonstrate the financial capability of the company more accurately at the City's request.

Although UHP is a new company, Tyson is an owner partner in over 4,000 units of affordable housing. His experience

developing low-income housing using complex, layered funding sources provides the applicant with familiarity in creating a conservative, accurate timeline for building and maintaining the Project. UHP meets all liquidity and guarantor requirements. Funding sources have been well vetted and reviewed multiple times by some of the nation’s leading legal and accounting teams working within the LIHTC sector.

B.3. Key Personnel Assigned to Project:

Name	Job Title	Qualifications	FTE Hours
Tyson O'Connell	Principal/Lead Developer	12 years experience in LIHTC/CDBG development/financing	1
Seth O'Connell	Developer	6 years real estate experience	1
Roegilene Escleva	Transaction Coordinator	2 years real estate/transactional experience	0.25
Kara Connors	Accountant	13 years accounting experience	0.25
			3

C. Project Description

Completed by tyson@uhousingpartners.com on 11/27/2023 1:05 PM

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Address: 545 Blaine St, Missoula, MT 59801

C. Project Description

Please provide a brief description of the following:

C.1. Amount Requested:

\$600,000.00

C.2. In one or two sentences, describe what the requested funds will be used for.

The Affordable Housing Funds are critical to cover the pre-development expenses incurred prior to the LIHTC equity and LIFT funds coming into the Project, including architectural design, engineering, and required third party reports.

C.3. Total number of units to be developed:

90

C.4. Number of accessible units:

30

C.5. Number of Affordable Units:

90

C.6. Number of market rate units:

0

C.7. Describe the need or problem your project will address.

Low income and work force housing shortages continue to be a crisis level issue for the City of Bend. According to a market report from the Central Oregon Association of Realtors, between 2019 and the second quarter of 2022, the median price of homes sold in Bend increased from \$441,000 to \$770,000 — or 75%.

The Bend Chamber of Commerce completed a survey last fall that put the impact of this housing cost surge in perspective. The numbers are staggering. Almost 40% of employers surveyed said their employees struggle to pay for basic necessities such as housing, food, transportation and child care. More than 89% said the cost of housing has posed a ‘significant recruiting and hiring challenge’.

These challenges are only intensified for Bend’s Latino population. The applicant is partnering with the Latino Community Association (LCA) to target this marginalized demographic to increase equity in housing opportunities and create a strong, diverse community in the growing North Bend area and specifically, the new Caraway development.

North Triangle Apartments is a 90-dwelling, rent-restricted housing development to be built on a three-acre parcel as part of the first phase of the 150 acre, 500 home Caraway Master Plan to be built by Pahlisch Homes on the north edge of Bend’s city limits. The Project is a multi-developer partnership designed to mesh market and affordable housing that

can serve as a model for future successes. The Project will not only leverage multiple funding sources and the larger development's infrastructure, but it will also integrate seamlessly within the market rate community and for sale homes in a way that brings both pride and opportunity to its benefactors, while remaining affordable for decades to come.

The principal developer for the applicant completed 240 affordable apartments in Southwest Bend in October 2023 at Stillwater Crossing (which also received AHFs) and was impressed with the support and expedited review from the City.

C.8. Describe how your project will address the identified need or problem, including project background, project objectives, services to be provided by the project, the populations or areas to be served, and how the Affordable Housing Development assistance will be used.

The city of Bend set out to get 1,000 affordable housing units started by the end of 2023. The city said it is 80% of the way to meeting the goal of having that many finished, funded or in the permitting process, but only 214 affordable housing units had been built as of January 2023.

North Triangle Apartments has been in pre-development since early 2023. The developer has a purchase agreement in place with Pahlisch and wrote a letter of intent (LOI) to apply for a Local Innovation and Fast Track (LIFT) rental loan in the spring of 2023 before a zoning requirement kept it from passing OHCS's threshold test. This zoning requirement has since been addressed by Bend City Commission, and the project sees strong potential for a LIFT funding award in 2024.

The Project will be a family housing community, 100 percent rent restricted to tenants earning 60% or less of area median income (AMI). The current design includes 25 1-bedroom, 40 2-bedroom, and 25 3-bedroom apartments to provide work force housing to Bend's growing population of cost burdened citizens as well as helping to expand affordable housing to North Bend.

The Affordable Housing Funds will be used for pre-development expenses of the Project, helping the developers push the need for higher interest funding sources from entering the Project's books as long as possible and allowing for financial feasibility given the difficulty in raising debt on rent-restricted developments.

C.9. Describe how your project will address the identified need or problem in a way or to a degree not already being achieved in the community. Please identify any other similar programs or projects and how your project will add to or improve upon existing services.

The need for affordable housing in Bend remains massive despite several new projects coming online recently and other projects in the pipeline. A recent article published by KTVZ.com pointed out that in the current economic environment, it is extremely difficult to overcome 'the major hurdles and challenges in making such projects happen', including infrastructure costs and carrying costs.

Some of the projects that have struggled to maintain their construction timelines have had "the potential simplification of the utility design brought to the developer's attention during the planning division review stage" yet chose to ignore this and other advice from City Planners.

The applicant has a history of success in working with Bend leadership and prides itself on forming strong partnerships with its development municipalities and their staff. UHP identifies challenges early, listens to advice, and proactively plays a part in finding solutions that ease the burden for all interested parties.

The North Triangle Apartments will address the need for additional affordable housing in high opportunity areas, by integrating the project into a larger master plan development of single-family for sale homes and commercial properties. There couldn't be a better location. The developer is partnering with the LCA in order to provide Central Oregon's Latino community members and their families an opportunity to gain early access to this much needed housing as well as have

a cultural service provider in touch with this new North Bend community from the onset in order to maximize the benefits available and successes achieved through an integrated approach.

C.10. Describe the ways in which your project will have a long-term impact on the need or problem being addressed.

During the lease up of Stillwater Crossing, the applicant saw a major demand for larger apartments. North Triangle Apartments will include a large number of 2-bedroom and 3-bedroom apartments and be restricted to individuals and families making 60% or less of AMI to benefit an estimated 90 households or approximately 315 individuals when fully occupied. This estimate is based on HUD Guidelines for minimum and maximum individuals per household.

The project will have, at minimum, a 30-year affordability requirement due to 4% LIHTC funding. If the apartments turnover every three years, the project would serve approximately 900 households and 3,150 individuals over the 30-year affordability period. Because the Project will also be funded with LIFT funds, the applicant expects to extend the affordability for an additional 30 years at the end of year 30, in exchange for satisfaction of the LIFT loan. This project will provide a safe and healthy living environment that will be indistinguishable from market rate properties in Bend with rents \$623 to \$1,336 per month more affordable than market rate rents, equating to a 53-73% savings.

The Project will be co-developed with the LCA and marketed toward Bend's underserved Latino population, which has disproportionate need for affordable housing opportunities and will highly benefit from targeted marketing and bi-lingual management to integrate them into LCA's service programs once they have moved in.

HUD guidelines based on rent and income limits published by Novogradac were used to help determine the project benefits.

C.11. Describe your organization's plan for evaluating the progress of the project toward addressing the identified need or problem.

The applicant is dedicated to the success of all its projects and community partners. Due to strict federal regulations related to LIHTC equity, North Triangle Apartments will be under the management of certified experts and audited to ensure tenant qualifications and income requirements are being met and that project facilities remain in compliance with Fair Housing. UHP has also brought in the LCA as a co-developer to ensure that the project will promote and target central Oregon's underserved Latino population, set high standards for racial justice, and improve integration of LCA's outreach efforts in the lives of their beneficiaries.

North Triangle Apartments will be subject to oversight from state and federal agencies, tax credit partners, lender parties, as well as property management and internal asset management. An experienced and certified LIHTC property manager will qualify residents in conformance with Fair Housing and Landlord Tenant laws and follow strict protocol requiring them to lease units as per the affordable housing use-restriction secured on the property. Additionally, due to the 15-year tax credit recapture period it is absolutely imperative that prospective tenants are thoroughly screened to ensure that they do not exceed the income limit restrictions of the property.

UHP will be in direct communication with these partners to ensure the project stays full and has positive impacts on the lives of as many rent burdened families as possible. The developer continuously evaluates the success of the project in lifting the surrounding community along with the well-being of its tenants. Like any project, North Triangle will not be without unseen challenges. When challenges arise, UHP and its team will address these issues head on with grit.

C.12. Please indicate the time period that the project will remain affordable and how your organization plans to

ensure that the project remains affordable for the specified time period:

North Triangle Apartments will be affordable for at least 30 years beyond the first year it is placed in service, in accordance with state LIFT and federal 4% LIHTC requirements.

Because the project will be utilizing a significant LIFT loan, at the end of this 30 years, the developers will have the choice to either pay off the loan or have it forgiven by extending the affordability an additional 30 years. The amount of soft debt required to get this project funded and built should encourage the developer and its limited partner(s) to accept this extended affordability.

The applicant will have a full-time staff member in charge of oversight of necessities and affordability restrictions as set forth by federal LIHTC and state LIFT requirements. Experienced property management and routine internal audits will ensure the project remains eligible.

C.13. Describe your organization's collaborations with other agencies, including those that serve protected classes under the Fair Housing Act. Briefly explain your organization's history with these agencies, including any measurable outcomes in the last 12 months. What are your expected outcomes for this project?

United Housing Partners promotes collaboration and equality of opportunity in all aspects of the business. For North Triangle Apartments the developer has joined with Pahlisch Homes and partnered with the LCA to leverage expertise and maximize affordability in planning this project, constructing it on time, filling it with the highest need tenants, and maintaining its long-term affordability.

UHP staff have over 20 years of combined experience in serving protected classes under the Fair Housing Act. The Project will be designed to meet or surpass all LIHTC requirements. Management will qualify residents in conformance with Fair Housing and Landlord Tenant laws, and they will be required to lease homes as per the affordable housing use-restriction secured on the property. The applicant carries the highest standards for our property management, which maintains the latest certifications in LIHTC compliance, along with our own staff, to better provide confidence Fair Housing and equality of opportunity will be followed for every tenant and promoted in the marketing completed for the project both upon completion and for decades to come.

Principal, Tyson O'Connell, has built and overseen management of thousands of rent-restricted, LIHTC units. Not once has he faced recapture for non-compliance on any of his projects.

C.14. If your project will include accessible units, please describe the planned design elements for accessibility, and reference industry design standards you plan to use. Describe how your organization will market the units.

North Triangle Apartments will follow Oregon Structural Specialty Code and the ICC/ANSI A117.1 Accessibility Code and meet all requirements of federal Fair Housing Amendments Act (FHA) including required accessibility dwellings as well as common area and visitor access, including but not limited to: accessible building entrance on an accessible route, accessible public and common-use areas, usable doors, Accessible routes into and through units, controls in accessible locations, reinforced walls for the later installation of grab bars, and usable kitchens and bathrooms.

The developer has been working with SAJ Architecture on early design and pricing and stressed the importance of universally accessible design as the highest priority. North Triangle will include elements that support people with vision and auditory impairments through well designed lighting, contrasting materials at floor to wall transitions and steps, and braille signage and visual communication devices and alarms. All dwellings will include washer/dryer hook ups, energy efficient appliances, low flow toilets, LED lighting, and air conditioning.

D. Property and Project Information

Case Id: 30229
Name: United Housing Partners - 2024
Address: 545 Blaine St, Missoula, MT 59801

Completed by tyson@uhousingpartners.com on 11/27/2023 1:06 PM

D. Property and Project Information

Please provide the following information.

D.1. Describe the proposed site Include information on any improvements (infrastructure, grading, etc.) and the existence of commercial or residential structures. If building(s) are occupied, include information on the type of occupants (including relationship to the seller or other entities) and the number of occupants. For vacant parcels, include information on any known critical habitats, wetlands, rivers/streams immediately on or adjacent to the property. For previously developed sites, include information on known historic significance (or construction 50 years or older) on OR adjacent to the property.

The proposed site for the Project is a 3 acre parcel to be subdivided on the east side of Hunnell Rd north of the Cooley Rd exit off Highway 97 in north Bend. The site is part of the larger 150-acre Caraway development that will include single family and multifamily for sale homes and commercial development. Caraway has already completed preliminary geotechnical and other predevelopment reports and was approved in October of 2023 by the City for full annexation and zoning. Subdivision approval of streets and infrastructure is on schedule to be approved in early 2024.

The projected site is level, vacant land. Preliminary environmental review and research has identified no issues related to critical habitat, effects on wetlands, streams, or rivers, or signs of environmental contamination or clean up requirements of any kind.

The site will require significant water and sewer infrastructure. These plans, known collectively as Phase 3 of the North Interceptor Sewer Line have already been proposed and are expected to be addressed in the coming weeks with a timeline for their development along with cost impacts to the Master Plan.

Please attach a map showing the project's location:

Map of Project Location

Site Map.pdf

D.2. Property Legal Description

Tax lot 171209C000100 - 3 acres of a 33.54 acre tax lot

D.3. Site Condition

Vacant (NOT previously disturbed)

D.4. Property Owner

JELINDA S CARPENTER SURVIVORS TRUST ETAL

Printed By: Mellissa Kamanya on 11/27/2023

Upload supporting documentation



Property Legal Description

North Triangle Legal Description.pdf

D.5. Parcel Size (Acres)

3 acres

D.6. Site Control Status

Under Contract/Option to Purchase

If Under Contract/Option to Purchase enter expiration date:

04/01/2025

If Leased, enter expiration date:

Notes – additional information

The PSA is contingent on the buyer's award of LIFT funds.

ZONING AND SITE PLAN STATUS

D.7. Site zoning

Zoning for Caraway has been approved.

D.8. Is the present zoning conforming?

Yes

D.9. Is the site plan for your project approved?

No

Provide an estimated date of approval.

12/31/2024

SERVICES TO SITE

Indicate if the following utilities and infrastructure are in place to service the project site.

D.10. Street access

No

Provide an expected completion date OR an explanation if not anticipated

The Caraway development will have this completed prior to LIFT loan closing in summer of 2025

D.11. Gas

No

Provide an expected completion date OR an explanation if not anticipated

The Caraway development will have this completed prior to LIFT loan closing in summer of 2025

D.12. Electric

No

Provide an expected completion date OR an explanation if not anticipated

The Caraway development will have this completed prior to LIFT loan closing in summer of 2025

D.13. Water

No

Provide an expected completion date OR an explanation if not anticipated

The Caraway development will have this completed prior to LIFT loan closing in summer of 2025

D.14. Sanitary sewer

No

Provide an expected completion date OR an explanation if not anticipated

The Caraway development will have this completed prior to LIFT loan closing in summer of 2025

D.15. Storm sewer

No

Provide an expected completion date OR an explanation if not anticipated

To be designed by AKS Engineering in summer 2024.

E. Work Program

Completed by tyson@uhousingpartners.com on 11/27/2023 1:07 PM

Case Id: 30229

Name: United Housing Partners - 2024

Address: 545 Blaine St, Missoula, MT 59801

E. Work Program

Please provide the following information.

E.1. Anticipated Start Date:

08/01/2025

E.2. Anticipated Completion Date:

09/30/2028

E.3. List of Task(s) Needed for Project

Task	Start Date	End Date
Securing Purchase and Sale Agreement on property.	08/01/2023	4/01/2025
Memorandum of Understanding with Latino Community Association as co-developer/service provider.	9/01/2023	10/01/2023
Application for Bend Affordable Housing Funds	10/23/2023	11/27/2023
OHCS LIFT Application	02/01/2024	06/03/2024
OHCS 4% LIHTC Application	07/01/2024	10/25/2024
Full Design & Engineering	10/25/2024	12/31/2024
Tax Credit Closing & Bond Issuance	06/02/2025	07/01/2025
Construction Period	7/30/2025	02/27/2027
Certificate of Occupancy Issuances	04/01/2027	01/31/2028
Final Lease Up	05/01/2028	07/31/2028
Permanent Loan Conversion & Tax Credit Certification	08/01/2028	09/30/2028

NOTE: If funded, staff will work with you to set benchmarks for your project. Failure to meet these benchmarks could mean a reduction in funding during current or future years.

F. Project Benefit

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Address: 545 Blaine St, Missoula, MT 59801

F. Project Benefit

Please provide a brief description of the following:

F.1. Estimate of the total number of persons to be served by the project.

315

F.2. Estimate of the total number of low-income persons to be served by the project.

315

F.3. Estimate of the total number of moderate-income persons to be served by the project.

0

G. Financial Information

Completed by tyson@uhousingpartners.com on 11/27/2023 1:08 PM

Case Id: 30229

Name: United Housing Partners - 2024

Address: 545 Blaine St, Missoula, MT 59801

G. Financial Information

Please also provide the following financial information:

G.1. Provide a detailed line-item budget describing the total project cost and operating income and expenses, including consideration of inflationary factors, maintenance costs, potential relocation costs, and increased insurance costs associated with the project.



Budget Form *Required

Proforma_Bend AHF App_90 Units North Triangle_11-27-23.pdf

G.2. Describe the assumptions used to determine the total project cost and the operating budget, including the sources consulted and how costs were determined.

Pro forma assumptions are continuously vetted by the UHP team as well as specific on-going input from the project team including Pahlisch Homes, SAJ Architects, and AKS Engineering– and from the collective experience of having developed and redeveloped over 4,000 units of affordable housing (with prior company iterations; most recently Wishcamper). O’Connell was the lead developer for Stillwater Crossing, a 240 apartment LIHTC development built in Bend by Wishcamper Development Partners and completed in October 2023. The costs and timelines encountered working in Bend on that project were used to build the conservative Pro Forma for the North Triangle Apartments.

UHP’s owner representative, Dave Krawczyk, is instrumental in the applicant’s ability to deliver projects on-time and on-budget. Dave owns and operates CDK Enterprises and has a career spanning forty-six years in the building and building material supply industry. He has an extensive and successful background in all facets of the business including operations, distribution, manufacturing, procurement, systems development, finance and administration. Over the span of his career Dave has been directly involved in the design, bid, procurement, supply and/or construction of more than 100,000 single & multifamily units. Unique cost savings strategies enable UHP to procure the bulk of a project’s materials through CDK’s long-term wholesale supply chains which creates a more efficient supply chain of reliable products that on-average will reduce total construction hard costs by 13% (+/-). This also allows for 35-40% of the hard costs to be reliably costed-out in advance. CDK will begin to solicit estimates and bids from qualified subcontractors to replace square footage estimates for every facet of the project as soon as plans are detailed enough to be relied upon (much earlier than is typical in the industry). By the time the general contractor is selected the entire project will typically already be bid-out, with multiple bids for every facet of the project. The general contractor and CDK will work together to collect additional bids and select the appropriate subcontractors for the project, thus keeping the entire process competitive and not simply relying on the general contractor’s typical stable of subcontractors.

G.3. Provide a brief description of your organization’s plan for funding the project after the first year, if applicable.

After lease up and tax credit certification, the Project will be financially operational based on cash flow.

G.4. Explain your organization’s ability to proceed with the project without your requested Affordable Housing

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Development assistance, or with an award less than your requested amount.

As previously described, due to current market conditions, UHP will not be able to move forward with this development without AHF to help close the gap. If the award is less than the \$600,000 requested, UHP will go back to the proforma and see if a smaller project is still feasible, but the applicant has worked hard to ask for as little as possible and still make the Project a reality.

G.5. For construction projects, please provide a detailed pro forma

Detailed Pro Forma

Proforma_Bend AHF App_90 Units North Triangle_11-27-23.pdf

G.6. For homeownership projects, please provide potential or confirmed mortgage lenders that will be able to access financing for purchase of proposed housing units. Please provide evidence information of penitential mortgage financing for the homebuyer. Evidence being lender information, loan program/s, financial structure (i.e. down payment/terms).

N/A

G.7. Please provide any interest rate or loan terms that vary from the [City of Bend Policy on Grants and Loans](#) and would be necessary for the implementation of the proposal. All proposals will have loan terms applied.

N/A

G.8. CDBG Funds Requested:

\$0.00

G.9. AHF Funds Requested:

\$600,000.00

G.10. Leveraged Funds:

\$31,198,465.00

H. Budget

Case Id: 30229

Name: United Housing Partners - 2024

Address: 545 Blaine St, Missoula, MT 59801

Completed by tyson@uhousingpartners.com on 11/27/2023 1:40 PM

H. Budget

Please provide the following information.

H.1. Project Budget

Project Activities	CDBG Funds Requests	AHF Funds Requested	CET Funds Requested	Other Public Funds	Private Funds	Activity Total
Acquisition Related Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$1,550,320.00	\$1,550,320.00
Construction Related Costs	\$0.00	\$600,000.00	\$0.00	\$17,903,863.00	\$3,445,208.00	\$21,949,071.00
Soft Costs	\$0.00	\$0.00	\$0.00	\$339,707.00	\$1,358,495.00	\$1,698,202.00
Carry Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$1,521,406.00	\$1,521,406.00
First Mortgage Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$186,171.00	\$186,171.00
Bond Issuance Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$440,243.00	\$440,243.00
Equity & LIHTC Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$209,883.00	\$209,883.00
Reserves & Escrows	\$0.00	\$0.00	\$0.00	\$0.00	\$344,256.00	\$344,256.00
Developer Fee	\$0.00	\$0.00	\$0.00	\$3,865,913.00	\$0.00	\$3,865,913.00
Subordinate Construction Loan Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$33,000.00	\$33,000.00
TOTAL	\$0.00	\$600,000.00	\$0.00			\$31,798,465.00

H.2. Other Public Funds

Source	Use of Funds	Amount of Funding	Funding Status
OHCS LIFT Loan	Construction & Development	\$12,450,000.00	Applied For
4% Low Income Tax Credits	Construction & Development	\$9,659,483.00	Applied For
TOTAL		\$22,109,483.00	

H.3. Private Funds

Source	Use of Funds	Amount of Funding	Funding Status
Citi Private Activity Bond to Perm Loan	Acquisition, Construction, Administrative & Carrying Costs	\$8,314,910.00	Applied For
TOTAL		\$8,314,910.00	

H.4. Funding Documentation



Funding Documentation - Letters of funding commitment from sources

North Triangle - Enterprise financial letter and Soft Commitment.pdf

I. Project Feasibility and Readiness

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Case Id: 30229
Name: United Housing Partners - 2024
Address: 545 Blaine St, Missoula, MT 59801

I. Project Feasibility and Readiness

Please provide the following information regarding project feasibility and readiness:

I.1. Describe your organization's administrative capacity to complete the project, including experience in implementing and managing activities similar to the proposed project. If capacity is achieved through partnerships with or utilization of other organizations or agencies, describe the nature and status of these partnerships.

UHP's principal, Tyson O'Connell, has secured, and successfully closed, many different types of subsidy and funding available for affordable housing, including: OHCS General Housing Account Program; 9% and 4% LIHTC; Housing Trust Funds; HOME; Affordable Housing Program grants; Neighborhood Stabilization Program grants and loans; Rental Assistance Demonstration projects; CDBG grants; USDA RD; Historic Rehab Tax Credits; and numerous other Legacy Programs. As noted above, UHP has assembled a team of individuals who have a history of working with, as well as partnering with local Bend firms who have already been providing invaluable local expertise and insight for building budgets and timelines in the current market conditions.

I.2. Describe the extent of neighborhood and/or community support for the project. Attach letters of support or other evidence of neighborhood/community support.

Local community leaders have confirmed the need for and support of this project. The applicant has not solicited formal community support for the project yet, but the Master Plan has had multiple public meetings and the City of Bend required the addition of low income, rent-restricted dwellings to be included as part of the Master Plan process. Specific meetings on the design, timeline, and plans for North Triangle Apartments are something that will be scheduled and completed as the infrastructure comes together and design process moves forward.

Attach Letters of Support



Evidence of Neighborhood/Community Support *Required

Neighborhood Meeting Verification.pdf

I.3. Describe your organization's readiness to proceed with the project. For example, if the purchase of property is involved, is the property currently available for purchase? Is staff currently available to work on the project, or is the organization ready to proceed with hiring staff?

The property is under contract. UHP has full time staff available to focus on additional funding applications, pre-development, planning, and design as this project moves toward funding feasibility. The applicant has spoken with architects, engineers, planners, and property managers on high level preliminary project timelines. There will be no additional hirings required.

The LIFT award will be the primary focus over the winter. Oregon Housing and Community Services (OHCS) have announced tighter requirements for readiness to proceed will be implemented in the 2024 award year. UHP is aware of these new regulations and prepared to meet them for this project. Once construction commences and monthly draws

are required UHP's Financial Controller will fully support the project as well. The applicant anticipates a closing date of June 30, 2025 and construction to require 18 months.

I.4. Describe any land use processes (such as a zone change or a conditional use permit) the project will require and what steps, if any, have been taken to address these issues.

The Caraway Master Plan has received approval which includes annexation and zoning. The applicant and development partners see all land use processes required shall be completed prior to anticipated construction start date of August 1, 2025.

I.5. For CDBG applicants, describe your organization's familiarity with meeting the federal requirements listed in the [City of Bend Affordable Housing Development Rules and Requirements](#), and/or the organizations plan for ensuring that these requirements are satisfied.

N/A

I.6. For CDBG applicants, will the full amount of the funds be spent by June 30, 2025? Select one option from the dropdown menu.

N/A (select this option if applying for AHF only).

J. Required Documents

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Case Id: 30229

Name: United Housing Partners - 2024

Address: 545 Blaine St, Missoula, MT 59801

J. Required Documents

Please provide the following information.

Please download, complete, and upload the document (s) below:

- [504 Self-Evaluation Checklist](#)

Documentation

504 Self-Evaluation Checklist

504 Self-Certification.pdf

Affirmatively Furthering Fair Housing Statement and Marketing Plan

Affirmative Fair Housing Marketing Plan.pdf

Proof of Non-Profit or Governmental Status

***No files uploaded*

Status of Oregon Business Registry Printout

North Triangle Managers LLC Articles of Org.pdf

Unique Entity Identifier (UEI) Number

North Triangle Managers LLC EIN.pdf

 **Map of Project Location**

Site Map.pdf

 **Equity and Inclusion Policy**

North Triangle Equity Plan.pdf

Submit

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Case Id: 30229

Name: United Housing Partners - 2024

Address: 545 Blaine St, Missoula, MT 59801

Submit

Once an application is submitted, it can only be "Re-opened" by an Administrator. Also note: please check your Spam email folder if you have not received any emails from Neighborly.

The applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining funding under the City's Affordable Housing Development Program.

I understand that U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies...or makes any false, fictitious or fraudulent statements or representation, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

I certify that the application information provided is true and complete to the best of my/our knowledge.

I agree to provide any documentation needed to assist in determining eligibility and are aware that all information and documents provided, except as exempted pursuant to law, are a matter of public record.

I further grant permission and authorize any bank, employer, or other public or private organization to disclose information deemed necessary to complete this application.

Authorized Signature

Tyson O'Connell

Electronically signed by tyson@uhousingpartners.com on 11/27/2023 1:42 PM



PROPERTY SUMMARY		10/25/2022	CRITICAL DRIVERS		Unit Mix		
Property Name	North Triangle Apartments		4% or 9% LIHTC	4% LIHTC	Unit Type	Number	AMI Set-Aside
Street	Bend		LIFT or GHAP Used?	Yes	1bd	0	<= 50%
City, State, Zip	Bend , OR 99702		Other Soft Money Used?	Yes	2bd -	0	<= 50%
County	Deschutes		Property Tax Exemption?	Yes	3bd -	0	<= 50%
QCT / DDA?	No		Credit Pricing	\$0.850	1bd	25	60%
Year Built	2025		Hard Construction Per-Unit	\$224,334	2bd	40	60%
Total Units	90		Related Party MGMT Company?	No	3bd	25	60%
Proposed LIHTC Units	90		Related Party Construction Co.?	No	4bd	0	70%
30% AMI Units	0		Deferred Dev. Fee Paid Off In Yr.	9	2bd	0	70% (Inc. Avg.)
AMI Set-Asides	100% at 60% AMI		Earth Advantage Green Building	No	3bd	0	80% (Inc. Avg)

PROFIT & LOSS		DEBT & BONDS		Resident Services & Amenities	
	<u>Stabilized Yr. 1</u>	Senior Debt	E: CITI B2B	<u>Contingencies</u>	
GPR:	\$1,230,810	Senior Debt Rate	6.90%	Construction	\$990,755 5% Contingency
Vacancy	-\$86,157	Senior Debt DSCR	1.15	Construction	\$2,633,484 15% Additional Contingency
Other Income	<u>\$42,534</u>	Senior Debt Amortization	40	Interest Rate	\$0 none on 10/25/22 quote
Net Revenue	\$1,187,187	ST or LT Bonds Used?	Yes	Interim Income	\$0 * Not Updated in Draw Tab
Op. Expenses	\$482,441	Type of Bond Transaction	Agency Forward	Earn Out	\$0 none on 10/25/22 quote
Op. Exp. PUPY	<u>\$5,360</u>	Construction Loan Used?	No	Soft Costs	\$100,000 Static Contingency
NOI	\$704,747	Bridge Loan Used?	No	Other	Static Number
				Total	<u>\$3,724,239</u>

SOURCES & USES SUMMARY

SOURCES OF FUNDS				USES OF FUNDS			
	Total	Per-Unit	% Total		Total	Per-Unit	% Total
First Mortgage	\$8,314,910	\$92,388	26.1%	Acquisition-Related Costs	\$1,550,320	\$17,226	4.9%
Subordinate Mortgages	\$0	\$0	0.0%	Construction-Related Costs	\$21,949,071	\$243,879	69.0%
Bend AHF	\$600,000	\$6,667	1.9%	Soft Costs	\$1,698,202	\$18,869	5.3%
LIFT Funds	\$12,450,000	\$138,333	39.2%	Carrying Costs - Interest, RE/Tax	\$1,521,406	\$16,905	4.8%
0	\$0	\$0	0.0%	First Mortgage Costs	\$186,171	\$2,069	0.6%
0	\$0	\$0	0.0%	Bond Issuance Costs	\$440,243	\$4,892	1.4%
Letters of Credit	\$0	\$0	0.0%	Subordinate, Constr. Loan Costs	\$33,000	\$367	0.1%
LIHTC Equity (Federal)	\$9,659,483	\$107,328	30.4%	Equity & LIHTC-Related Costs	\$209,883	\$2,332	0.7%
LIHTC Equity (State)	\$0	\$0	0.0%	Reserves & Escrows	\$344,256	\$3,825	1.1%
HTC Equity (Federal)	\$0	\$0	0.0%	Resident Services Reserve	\$0	\$0	0.0%
HTC Equity (State)	\$0	\$0	0.0%	Not Used	\$0	\$0	0.0%
Interim Income	\$0	\$0	0.0%	Not Used	\$0	\$0	0.0%
Seller Reserves	\$0	\$0	0.0%	Not Used	\$0	\$0	0.0%
Deferred Dev Fee / Gap	<u>\$774,071</u>	<u>\$8,601</u>	<u>2.4%</u>	Max Developer Fee	<u>\$3,865,913</u>	<u>\$42,955</u>	<u>12.2%</u>
	\$31,798,465	\$353,316	\$353,316		\$31,798,465	\$353,316	100.0%

Property Information & Seller Balance Sheet Items

PROJECT NAME & LOCATION

Name of Project	North Triangle Apartments			
Street/City/State/County/Zip	Bend	OR	Deschutes	99702
New Construction or Rehab?	New Construction			
Census Tract				

KEY DATA POINTS

Write in relevant data...	
6/1/2024	Closing Date (2023 rents with 2025 AMI Rent earn out)
-	Other
-	Other
-	Other
-	Other
-	Other
-	Other
-	Other
-	Other

SELLER ASSETS

	Amount \$	As of
Repl. Reserves	\$0	
Restricted Cash	\$0	
Tax Escrow	\$0	
Ins. Escrow	\$0	
Other Reserves	\$0	

SELLER LIABILITIES

Loan 1	Loan 2	Loan 3	Notes:
Type of Loan	Loan Balance	As of	Rate
Annual Pmt.	Maturity		

GENERAL INFORMATION

Total Buildings	TBD	Year Built	2025	Other	TBD	Other	TBD	Other	TBD	Other	TBD	Other	-
Floors/Building	<= 3	Other	-	Other	TBD	Other	TBD	Other	TBD	Other	TBD	Other	-
		Other	-	Other	TBD	Other	TBD	Other	TBD	Other	TBD	Other	-

Rent & Utility Structure

REFERENCE RENTS

	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Year
Market	\$1,550	\$1,635	\$2,095	\$2,600	\$2,900	\$1,000,000	2022
Sec 42 / 30%	\$473	\$506	\$608	\$701	\$782	\$1,000,000	2022
Sec 42 / 50%	\$788	\$844	\$1,013	\$1,169	\$1,304	\$1,000,000	2022
Sec 42 / 60%	\$945	\$1,013	\$1,215	\$1,403	\$1,565	\$1,000,000	2022
Section 42 / 70%	\$1,103	\$1,181	\$1,418	\$1,636	\$1,825	\$0	2022
HA Payment Standard	\$819	\$949	\$1,203	\$1,550	\$2,067	\$1,000,000	2022
		\$454		\$1,899			

MARKET ADVANTAGE

Market Advantage \$ 60% AMI	\$623	\$880	\$1,198	\$1,336
Market Advantage %	53%	62%	73%	73%
Market Advantage \$ 80% AMI	\$454	\$678	\$964	\$1,075
Market Advantage %	38%	48%	59%	59%

UTILITY STRUCTURE

	Heat	Hot Water	Cooking	A/C	Lights/Other	Water	Sewer
Fuel	Gas	Gas	Gas	Electric	Electric		
Paid By	Tenant	Tenant	Tenant	Tenant	Tenant	Landlord	Landlord

AMENITIES

	Range	A/C	Dishwasher	Disposal	Refrig	Storage	Balcony
Units	Y	Y	Y	N	Y	Y	Y
Common	List	List	List	List	List	List	List
	?	?	?	?	?	?	?

UNIT MIX AND PROPOSED RENTS

Bedrooms	Baths	Sqft	Total Units	30% AMI Units	Rents Sized By:	Population Target (AMI)	Gross Max Rents	Proposed UA	Voucher Rent Overhang	Voucher Utility Allow	Voucher Overhang Net rent	Proposed Net Rents	Market Advantage	Market Adv %
1 Bedroom	1	617	0	0	Sec 42 / 30%	<= 50%	\$506	\$58	\$0		\$0	\$0	\$0	0%
2 Bedroom	1	750	0	0	Sec 42 / 30%	<= 50%	\$608	\$72	\$0		\$0	\$0	\$0	0%
3 Bedroom	2	1,100	0	0	Sec 42 / 30%	<= 50%	\$701	\$84	\$0		\$0	\$0	\$0	0%
1 Bedroom	1	617	25	0	Sec 42 / 60%	60%	\$1,013	\$58	\$949		\$0	\$954	\$681	42%
2 Bedroom	1	750	40	0	Sec 42 / 60%	60%	\$1,215	\$72	\$1,203		\$0	\$1,144	\$952	45%
3 Bedroom	2	1,100	25	0	Sec 42 / 60%	60%	\$1,403	\$84	\$1,550		\$0	\$1,319	\$1,281	49%
1 Bedroom	1	617	0	0	Section 42 / 70%	70%	\$1,181	\$58	\$0		\$0	\$0	\$0	0%
2 Bedroom	1	750	0	0	Section 42 / 70%	70%	\$1,418	\$72	\$0		\$0	\$0	\$0	0%
3 Bedroom	2	1,100	0	0	Section 42 / 70%	70%	\$1,636	\$84	\$0		\$0	\$0	\$0	0%
Total Units		72,925	90	0							AVG	\$380	\$324	45%
Annual												\$1,230,810		
												\$138,333		

Unit Mix by Bedroom & 30% AMI Analysis

Funding	Bedrooms	Units	% Total
	1 Bedroom	25	28%
9%	2 Bedroom	40	44%
9%	3 Bedroom	25	28%
9%	4 Bedroom	0	0%
4%	Total	90	100%

30% AMI of Total Units
LIFT PER Unit Subsidy
Date Construction Comp
Market Date Constr

UNIT MIX DETAIL WITH INCOME AVERAGING

	All Units		30% Units		60% Units		70% Units	
	Units	% Total	Units	% Total	Units	% Total	Units	% Total
Total Project								
1 Bed	25	27.8%	0	0.0%	25	27.8%	0	0.0%
2 Bed	40	44.4%	0	0.0%	40	44.4%	0	0.0%
3 Bed	25	27.8%	0	0.0%	25	27.8%	0	0.0%
Total	90	100.0%	0	0.0%	90	100.0%	0	0.0%
% of All Units	60.0%		0.0%		100.0%		0.0%	
Market Advantage		45.4%		0.0%		45.4%		0.0%

Calculating Max AMI Rents from 50% Household Income

Household Size	1	2	3	4	5	6	Year of AMI Rents Used in Model	
80% Limits	\$50,400	\$57,600	\$64,800	\$71,920	\$77,680	\$83,440	Bedrooms	Studio 1 2 3 4 Income Averaging

Income Averaging Comparison		
Rent Limits		1bd
2022 % vs 60%		338
2022 % vs 60%		169
2022 % vs 50%	\$	(169)
2022 % vs 40%	\$	(338)
2022 % vs 30%	\$	(675)

& STABILIZED PRO-FORMA

	Developer Stabilized Pro-Forma	Comments & Questions	Method Used for Estimating Stabilized Pro-Forma
REVENUES			
Tenant Rents (Historical)			
Subsidy Rents (Historical)			
Underwritten Rents	\$1,230,810		
Voucher Overhang	\$0		
Average Rent Per-Unit	\$427		
Gross Potential Rent	\$1,230,810		
Commercial	\$0		
Financial Income	\$0		
Laundry Rental Income	\$27,000		\$25 Washer / Dryer Rental Income Per-Month
Laundry Rental Vacancy	(\$4,050)		15% Laundry Rental Vacancy
Late, NSF, Other Fees	\$4,244		As Per Comps from MGMT on Owner's OR Projects
Applicant Screening	\$1,620		Based on Actual Expense for applicant screenings
Damages & Cleaning	\$6,070		As Per Comps from MGMT on Owner's OR Projects
Other Income	\$0		
Carport leases	\$9,000		\$25 Carport rental
Carport vacancy	(\$1,350)		30 Carports for Rent
Total Other Income	\$42,534	\$500	15% Carport Vacancy
Less Vacancy %	7.00%		
Less Vacancy \$	(\$86,157)		
Net Revenue	\$1,187,187		

Total Salaries	
Office Salaries	\$ 104,000
Maintance	\$ 52,000
Proforma Salaries	\$ 156,000
Guardian Budget	\$ -
Difference	\$ 156,000

	Stabilized Pro-Forma	Comments & Questions
ADMINISTRATIVE		
Marketing: MGMT Fee	\$1,000	MGMT: As Per MGMT Contract
Marketing: RENT Café'	\$1,463	MGMT: Annual Cost of Web Hosting
Marketing: Other	\$0	CITI Appraisal
Applicant Screening	\$1,620	MGMT: \$45 Screening Fee @ 20% of Units @ 2-Person HH
Compliance Re-Bill	\$4,320	MGMT: \$4 PUPM As Per MGMT Contract

Software: Yardi Core Fees	\$13,140
Software: MGMT IT Fee	\$0
Internet: Maintenance Fee	\$500
Office Supplies, Forms, Checks	\$1,929
Other General & Admin	\$0
Office Salaries	\$45,760
Bonuses	\$804
Site Training	\$804
Management Fee	\$43,200
Licenses & Permits	\$54
Payroll Processing Fee	\$2,282
Manager Salary	\$58,240
Legal Expenses - Project	\$0
Accounting & Audit	\$4,500
Bad Debt	\$0
Resident Reserve	
Resident Services Coor	
"Compliance Review Service"	
"OAHTC Fees Paid"	
"LIHTC Monitoring Fees"	\$3,150
"Licenses, Dues, & Mem. Fees"	
"Professional Services"	
"Office Expense"	
Other General & Admin	
TOTAL	\$182,764
TOTAL PUPY	\$2,031

\$146	PUPY Estimate From MGMT based on Stillwater MGMT: As Per MGMT Contract
\$21	PUPY Estimate From MGMT based on Stillwater MGMT quote less payroll processing fee FTE @ 22/hr As Per MGMT
\$9	PUPY Estimate From MGMT based on Stillwater
\$9	PUPY Estimate From MGMT based on Stillwater
3.64%	\$40 PUPM
\$1	PUPY Estimate From MGMT based on Stillwater
\$25	PUPY Estimate From MGMT based on Stillwater FTE1 @ \$28/hr As Per MGMT Guardian Estimate \$1,500 (Covered in Vacancy)
WDP Estimate	
0.0%	Included in Vacancy

Paid to State: \$35 PUPY Initial 15-Years; \$25 PUPY Thereafter

UTILITY

	Stabilized Pro-Forma
Electricity -Common Area	\$10,000
Electricity - Vacant	
Natural Gas	
Water	\$12,150
Sewer	\$8,500
Sewer & Water	
Stormwater Treatment	\$0
Other: "Fees & Other & Cable"	

Reduce if Solar Added

\$135	PUPY Estimate From MGMT based on Stillwater
\$25	PUPY Estimate From MGMT based on Stillwater

Sewer:
Civil Engine:

Other:	
TOTAL	\$30,650
TOTAL PUPY	\$341

Average from comps is \$729 PUPY for older 90's product.

MAINTENANCE & OPERATING

	Stabilized Pro-Forma
Maintenance Payroll	\$52,000
Total Parts & Supplies	\$10,607
Common Area Contract	\$1,071
Exterminatin Contract	\$4,500
Repairs & Maint.	\$6,930
Other	\$0
Total Landscaping	\$14,400
Turnover	\$8,100
Security	\$0
Trash Removal	\$16,200
Recycling	\$0
Other: Repairs for Insurance Claim	
Repairs	
Porter Salary	\$25,000
Other	
Other	
Other	
TOTAL	\$138,809
TOTAL PUPY	\$1,542

40 hr per week @ \$25/hr,	
\$118	PUPY Estimate From MGMT based on Stillwater
\$12	PUPY Estimate From MGMT based on Stillwater
\$50	PUPY Estimate From MGMT based on Stillwater
\$77	PUPY Estimate From MGMT based on Stillwater
\$0	PUPY Estimate From MGMT based on Stillwater
\$160	PUPY Estimate From MGMT based on Stillwater
\$8,100	20% Units @ \$450 Ea. As Per MGMT

Quote from Refuse Company: 1 Collection Per Week
 Quote from Refuse Company: 4 Stations

22 hr per week @ \$20/hr,

TAXES & INSURANCE

	Stabilized Pro-Forma
Real Estate Tax	\$0
Property/Liability Insurance	\$59,718
Flood Insurance	
Payroll Tax	
Health & Other Bennefits	
Workman's Compensation	
Employee Benefits	
Other Insurance. Misc	

Updated based on Twin Creek Apartment Insurance Expenses

Cost of Labor	\$39,000
Misc.	\$0
Other: "Taxes & Insurance"	
Other: "Total Payroll"	\$0
TOTAL	\$98,718
TOTAL PUPY	\$1,097

25.0% Cost of Labor As Per MGMT
WDP Estimate

REPLACEMENT RESERVES \$31,500

\$350 As Per OR QAP PUPY

Per Unit Per Year	\$350
TOTAL OPERATING EXPENSES	\$482,441
TOTAL PUPY	\$5,360
EXPENSE RATIO	40.64%

UNDERWRITTEN NOI \$704,747
CAP RATE 46.9%

PROPERTY PURCHASE ASSUMPTIONS

PURCHASE PRICE

Purchase Price of Land	\$1,502,820
3 Months Interest Burden on Bridge	\$0
Other	\$0
Other	\$0
Acquired Reserves	\$0
Purchase Price	\$1,502,820

\$1,502,820	Property Value	
\$0	Discount vs asking price	\$ (1,764,180)
\$1,502,820	Sales Price	

RESERVE INFORM

Balance	\$0
	\$0
	\$0

LAND ALLOCATION

LIHTC Transaction

Appraised Total Value	\$1,502,820
App. Land as % of App. Total	100.00%
Appraised Land Value	\$1,502,820
Allocated Land Value	\$1,502,820

Land Sales Analysis	
\$ 653,400	Cost per Acre No Discount
2.3	Acres
\$ 1,502,820	Total Value

9.5 acre site- \$19.00 psf
 5.6 acre site- \$21.00 psf
 2.3 acre site- \$25.00 psf
 OFFER

1 Acre = 43560 SF

DEVELOPMENT BUDGET

LINE ITEM CATEGORIES	Amount	Notes	LIHTC (SEC 42) BASIS			
			A/R	%	Acq Basis	Rehab Basis
ACQUISITION-RELATED COSTS						
ACQUISITION	\$1,502,820					
Land	\$1,502,820	See allocation methodology above.	A	0%	\$0	\$0
Building	\$0		A	100%	\$0	\$0
Equipment	\$0		A	100%	\$0	\$0
Related Party Broker Fee	\$0		A	0%	\$0	\$0
Cash/Reserves	\$0		A	0%	\$0	\$0
TRANSFER TAX [LINK]	\$0					
0.0% State	\$0		A	100%	\$0	\$0
0.0% County	\$0		A	100%	\$0	\$0
0.0% Local	\$0		A	100%	\$0	\$0
0.0% Other	\$0		A	100%	\$0	\$0
BROKER'S FEES	\$0					
Finders Fee	\$0		A	100%	\$0	\$0
Brokers Fee	\$0		A	100%	\$0	\$0
TITLE INSURANCE	\$40,000					
Owner's Title Policy	\$30,000		A	100%	\$30,000	\$0
Lender's Title Policy	\$10,000		A	100%	\$10,000	\$0
TITLE UPDATES	\$4,500	See Note in Cell, likely want to do without coverage due	R	100%	\$0	\$4,500
RECORDING FEES	\$3,000					
Recordation Tax	\$0		A	100%	\$0	\$0
General Recording Fees	\$3,000		A	100%	\$3,000	\$0
CONSTRUCTION-RELATED COSTS						
CONSTRUCTION CONTRACT	\$224,334 PU	\$ 19,815,093				
Hard Construction Costs	\$ 18,753,597	\$ 18,753,597	R	100%	\$0	\$18,753,597
1.6% General Requirements		\$319,210	R	100%	\$0	\$319,210
2.8% GC Profit		\$558,618	R	100%	\$0	\$558,618
2.8% GC Overhead		\$558,618	R	100%	\$0	\$558,618
CONTINGENCY - Basis Eligible	5.0%	\$990,755	R	100%	\$0	\$990,755
Const Expense above contract and contingency - Basis Eligible		\$0	R	100%	\$0	\$0
Washer and Dryer space construction cost - Not Basis Eligible		\$188,950	R	0%	\$0	\$0
Washer and Dryer unit cost - NOT BASIS ELIGIBLE		\$126,000	R	0%	\$0	\$0
CARPORY COSTS - NOT BASIS ELIGIBLE	\$ 20,805,848	\$60,000	R	0%	\$0	\$0
CONTRACTOR OTHER COSTS	\$ 86,691.03	\$134,743				
Other		\$0	R	100%	\$0	\$0
Builders Risk		\$134,743	R	100%	\$0	\$134,743

CONTRACTOR BONDS		\$198,151	Included in Construction Contract	R	100%	\$0	\$198,151	
BUILDING PERMIT	\$ 3,958	\$356,220	Per Unit based on Stillwater	R	100%	\$0	\$360,178	
SDC Fees (Bend, OR) - See Detail Page		\$0	Waiver allowed in Bend	R	100%	\$0	\$0	
FF&E		\$50,000	See Module page for Community Center FF&E	R	100%	\$0	\$50,000	
Gross Receipts Tax		\$0	Included in Construction Contract	R	100%	\$0	\$0	
Land Use Application and Review Fees	\$ 324	\$29,160	Per Unit based on Stillwater	R	0%	\$0	\$0	
SOFT COSTS								
ACCOUNTING/COST CERT		\$20,000		R	0%	\$0	\$0	
APPRAISAL - LIHTC		\$9,200		R	0%	\$0	\$0	
ARCHITECT & ENGINEERING - DESIGN	75%	4.00%	\$ 605,701	Based on Flat Fee	R	100%	\$0	\$605,701
ARCHITECT& ENGINEERING - INSPECTIONS	25%	4.00%	\$ 201,900	Based on Flat Fee	R	100%	\$0	\$201,900
ADDITIONAL ENGINEERING		\$235,000						
Civil Engineer, lot consolidation, topo survey, staking		\$200,000	Based on Flat Fees with Engineers	R	100%	\$0	\$200,000	
Planning		\$10,000		R	100%	\$0	\$10,000	
Geotech		\$10,000	Ongoing GEO Tech	R	100%	\$0	\$10,000	
Traffic		\$15,000		R	100%	\$0	\$15,000	
CONSULTANT - PROCURMENT & COST CONTROL		\$250,000		R	100%	\$0	\$250,000	
CS Services		\$0		R	100%	\$0	\$0	
3rd Party Compliance Review		\$22,500	Estimated at \$250 per unit	R	100%	\$0	\$22,500	
ENVIRONMENTAL		\$11,000						
Phase I ESA		\$7,500		R	100%	\$0	\$7,500	
Asbestos Testing		\$0		R	100%	\$0	\$0	
LBP Testing		\$0		R	100%	\$0	\$0	
Mold Testing		\$0		R	100%	\$0	\$0	
Radon Testing		\$3,500		R	100%	\$0	\$3,500	
Specification Writing		\$0		R	100%	\$0	\$0	
Building Envelope		\$0		R	100%	\$0	\$0	
Other		\$0		R	100%	\$0	\$0	
LEGAL - FINANCE		\$30,000		R	0%	\$0	\$0	
LEGAL - ORGANIZATIONAL		\$55,000	Updated for Stillwater 2 Bond Closing	R	0%	\$0	\$0	
LEGAL - REAL ESTATE		\$65,000		R	100%	\$0	\$65,000	
LEGAL - TITLE REVIEW		\$10,000		A	100%	\$10,000	\$0	
LOT LINE ADJUSTMENT & RE TAX ASSESSMENT REVIEW		\$7,500		R	0%	\$0	\$0	
MARKET STUDY - LIHTC		\$6,500		R	0%	\$0	\$0	
PCNA - OWNER		\$0						
Capital Needs Study		\$0		R	100%	\$0	\$0	
Sewer Scoping		\$0		R	100%	\$0	\$0	
Termite Inspection		\$0		R	100%	\$0	\$0	
Infrared Testing		\$0		R	100%	\$0	\$0	
Building Envelope		\$0		R	100%	\$0	\$0	
LEASE-UP EXPENSE		\$22,500	\$250 Per unit	R	0%	\$0	\$0	
SURVEY - ALTA & TOPO		\$38,900						
ALTA Survey		\$18,200		R	100%	\$0	\$18,200	
Construction Staking		\$2,500		R	100%	\$0	\$2,500	
As-Built Survey		\$18,200		R	100%	\$0	\$18,200	
SUSTAINABILITY CONSULTANT		\$7,500						
Energy Modeling to Lower Uas		\$7,500		R	100%	\$0	\$7,500	
Professional Development		\$0		R	100%	\$0	\$0	
		\$0		R	100%	\$0	\$0	
SOFT COST CONTINGENCY		\$100,000		R	100%	\$0	\$100,000	
CARRYING COSTS (Closing - Perm Loan)								
INTEREST		\$0						
INTEREST - CONSTRUCTION Helena HTF Loan	Total Interest	\$0	\$0	* Make 266 election with accountant	R	69%	\$0	\$0
INTEREST - CONSTRUCTION - HUD 221d4	Interest in Basis	\$1,053,281	\$1,521,406	* Make 266 election with accountant	R	69%	\$0	\$1,053,281
INTEREST - Bridge to Equity	Interest Expensed	\$468,125	\$0		R	71%	\$0	\$0
INTEREST - 1ST MORTGAGE		\$0	\$0		R	0%	\$0	\$0
INTEREST - LETTER OF CREDIT	1.50%	\$0	\$0		R	0%	\$0	\$0
INTEREST - RATE CAP/SWAP	0.00%	\$0	\$0		R	0%	\$0	\$0
REAL ESTATE TAX		\$0	TBD, minor, if any	R	30%	\$0	\$0	
INSURANCE		\$0	Builders Risk Accounted for in constr.	R	30%	\$0	\$0	

1st MORTGAGE COSTS

LENDER APPLICATION FEE		\$10,000		R	0%	\$0	\$0
LENDER ORIGATION FEES		\$83,149	Less application fee (includes earnout)	R	0%	\$0	\$0
LENDER LEGAL FEES		\$65,000		R	0%	\$0	\$0
LENDER OTHER FEES		\$28,022					
Appraisal		\$17,000		R	100%	\$0	\$17,000
Market Study		\$5,000		R	100%	\$0	\$5,000
Phase I ESA		\$0		R	100%	\$0	\$0
Intrusive Testing		\$0		R	100%	\$0	\$0
Plan & Spec Review		\$5,000		R	100%	\$0	\$5,000
Placeholder		\$1,022	\$5K-\$15K	R	100%	\$0	\$1,022
HUD EXAM FEE	30 bps	\$0		R	0%	\$0	\$0
HUD INSPECTION FEE	50 bps	\$0		R	0%	\$0	\$0
CREDIT ENHANCEMENT/MIP		\$0		R	0%	\$0	\$0

BOND ISSUANCE COSTS

BOND APPLICATION FEE		\$5,000	NOFA plus 4% LIHTC App Fees (see bond cost tab)	R	0%	\$0	\$0
BOND COSTS OF ISSUANCE		\$435,243					
Bond Counsel & Expenses		\$55,000	Must Confirm	R	0%	\$0	\$0
Buyer Bond Counsel		\$45,000	Must Confirm	R	0%	\$0	\$0
Bond Underwriter Fee		\$78,282	.50% for HUD 223f or 221d4 confirm	R	0%	\$0	\$0
Bond Trustee Fee		\$7,500		R	0%	\$0	\$0
Section 42 M Letter Fee		\$45,461		R	0%	\$0	\$0
Other		\$0		R	0%	\$0	\$0
Other		\$0		R	0%	\$0	\$0
Other		\$0		R	0%	\$0	\$0
Other		\$0		R	0%	\$0	\$0
MBOH Charges		\$0		R	0%	\$0	\$0
Conduit Bond Appliction		\$0	Fixed Fee 1% of credit amount (shown in row 137 above)	R	0%	\$0	\$0
Conduit Bond Issuance		\$150,000	OHCS capped at \$150,000	R	0%	\$0	\$0
Conduit Bond Drawdown		\$0	0.50% 150 bps for short term conduit bonds in MT	R	0%	\$0	\$0
Conduit Bond Monitoring		\$54,000	Funded for 15-years (\$40/Unit/Year)	R	0%	\$0	\$0
BPS Estimate	0	\$0		R	0%	\$0	\$0
Contingency		\$0		R	0%	\$0	\$0

BRIDGE LOAN COSTS

BRIDGE LOAN APPLICATION FEE		\$0		R	0%	\$0	\$0
BRIDGE LOAN ORIGATION FEE		\$0		R	0%	\$0	\$0
BRIDGE LOAN LEGAL FEES		\$0		R	0%	\$0	\$0

TAXABLE CONSTRUCTION LOAN COSTS

CONST. LOAN APPLICATION FEE		\$0		R	0%	\$0	\$0
CONST. LOAN ORIGATION FEE		\$0		R	0%	\$0	\$0
CONST. LOAN LEGAL FEES		\$0		R	0%	\$0	\$0
CONST. LOAN OTHER FEES		\$0		R	0%	\$0	\$0
CONST. LOAN MONITORING FEES		\$2,500	\$33,000 Get quote this is placeholder of \$2500/month Citi will pay half	R	0%	\$0	\$0

SUBORDINATE LOAN COSTS

SUB LENDER CREDIT ENH / MIP		\$0		R	0%	\$0	\$0
SUB LENDER LEGAL FEES		\$0		R	0%	\$0	\$0
SUB LENDER ORIGATION FEE		\$0		R	0%	\$0	\$0
SUB LENDER OTHER FEES		\$0		R	0%	\$0	\$0

EQUITY & LIHTC RELATED COSTS

LIHTC APPLICATION FEE		\$6,000	OHCS Fee	R	0%	\$0	\$0
LIHTC ALLOCATION FEE		\$2,500	OHCS Fee	R	0%	\$0	\$0
LIHTC RESERVATION FEE		\$136,383	12% of annual allocation amount	R	0%	\$0	\$0
LIHTC COMPLIANCE MONITORING		\$0	See Row 152 above	R	0%	\$0	\$0
SUBSIDY LAYERING REVIEW		\$0	TBD (PBV = Subsidy Layer Review)	R	0%	\$0	\$0
INVESTOR DUE DILIGENCE		\$20,000		R	0%	\$0	\$0

INVESTOR LEGAL		\$45,000		R	0%	\$0	\$0
DEVELOPER FEE		\$3,865,913		R	100%	\$0	\$3,865,913
Developer Fee		\$3,865,913					
RESERVES & ESCROWS							
REPLACEMENT RESERVE	250	\$22,500		R	0%	\$0	\$0
OPERATING & DEBT SERVICE RESERVE	5	\$252,085	LP Only requires 5 months	R	0%	\$0	\$0
Resident Services RESERVE	\$0	\$0		R	0%	\$0	\$0
Other	\$0	\$0		R	0%	0%	0%
Other	\$131,352	\$0		R	0%	0%	0%
ESCROWS - TAX	20	\$0	Months of escrow @ stablization	R	0%	\$0	\$0
ESCROWS - INSURANCE	14	\$69,671	Months of escrow @ stablization	R	0%	\$0	\$0
Other	\$0	\$0		R	0%	\$0	\$0
HUD IOD ESCROW	0%	\$0	Not required on affordable project	R	0%	\$0	\$0
RATE LOCK FEE	50 bps	\$41,575		R	0%	\$0	\$0
RATE LOCK FEE (REFUND)	-50 bps	(\$41,575)		R	0%	\$0	\$0
TOTAL COSTS for Basis (W/D and Carport Costs Removed from Basis)		\$31,423,514				\$53,000	\$28,413,087
TOTAL DEVELOPMENT COST should match TDC in Cell H40 on Summary tab		\$31,798,465		Formula Check	TRUE		

LOAN PARAMETERS

APPRAISAL PARAMETERS FOR FIRST MORTGAGE SIZING

Appraised Valuation:	As-Is
Type:	As-Is
Appraisal Cap Rate:	8.81%
Appraisal Value:	\$8,000,000
Estimated Valuation:	
Underwritten NOI:	\$704,747
Estimate of Cap Rate:	5.00%
Estimated Value:	\$14,094,936
Sizing Mortgage:	
Appraisal or Estimate?:	Estimated
1st Mortgage Valuation:	\$14,094,936

INTERIM INCOME

Do Not Use:	\$0	Used As Source
Rent Incr. Month:	0	
Remaining Interim Income:	\$0	

FIRST MORTGAGE LOAN PARAMETERS & SIZING

	A: 100%	B: HUD/241a	C: 90%/92.5%	D: 90%/92.5%	E: CITI B2B
Max LTV	90%	90%	90%	90%	90%
Min DSCR	1.20	1.15	1.10	1.10	1.15
Rate	6.00%	7.00%	6.90%	6.91%	6.90%
MIP/Credit Enh.	0.50%	0.25%	0.25%	0.25%	0.00%
Amortization	40	35	40	35	40
Origination Fee	1%	1.00%	1.00%	1.00%	1.00%
Legal Fees	\$26,000	\$26,000	\$26,000	\$26,000	\$65,000
Credit Enhancement/MIP	0.00%	0.00%	0.00%	1.00%	0.00%
Mortgageable Costs	\$29,259,269	\$29,259,269	\$29,259,269	\$29,259,269	\$29,259,269
Freddie DSCR Max Loan	\$20,481,489	\$26,333,343	\$26,333,343	\$26,333,343	\$8,314,910
MAX APPROVED BY CITI	\$12,685,442	\$12,685,442	No Limit	\$12,685,442	\$12,685,442
DSCR Limited Loan (Developer)	\$9,342,275	\$7,700,352	\$8,088,161	\$9,705,928	\$8,314,910
Estimated Proceeds	\$9,342,275	\$7,700,352	\$8,088,161	\$9,705,928	\$8,314,910
Estimated Debt Service (w/MIP)	\$587,289	\$612,823	\$612,823	\$612,823	\$612,823

SOFT MONEY

LTV of All Hard & Soft Debt:	267%	Fannie 95%; Freddie 90% HUD 92.5% but does not apply to LIHTC
DSCR of All Hard & Soft Debt:	1.12	Fannie 1.05; Freddie 1.10; HUD No DCR because limited cash flow
% Cash Flow To Non-1st Morg. PMT	3.66%	Fannie 75%; Freddie 75%; HUD 75%

Debt Sources

Lender Name	Amount	Amt Per-Unit	Rate	Term	Interest Only?	PMT	% Yr. 1 CF	Forgivable?	Avg. OLB Over Const - Conv.	Cost Over Construction	Notes:
Band AHF	\$600,000	\$6,667	3.00%	40	No	\$26,775	4%	No	100%	\$56,241	Interest only for years 1-10, then fully amortizing
LIFT Funds	\$12,450,000	\$138,333	0.00%	30	Yes	\$0	0%	Yes	100%	\$0	OHCS Rate
OHCS		\$0	0.00%	30	Yes	\$0	0%	Yes	100%		Granted to nonprofit and loaned to partnership
OHCS											

Positive Arbitrage on Bond Reinvestment

4.25%	Reinvestment Rate of Bonds
65.00%	OLB
26	Reinvestment Term (Mo.)
\$1,521,406	Interest Earned On Bond Reinvestment
\$1,521,406	Cost of Bonds Over Term
\$0	Positive Arb.

Agency FNMA Immediate Arbitrage

Cash Flow:	3 BPS @ Closing or 15 years CF?
Agency Immediate IO Savings:	\$0
%	3%
Const. Term?	Full 36 Months?
Letters of Credit:	
No	LOC for HUD Working Capital Escrow?
No	LOC for Op. & Debt Serv. Reserve?

BONDS & CONSTRUCTION FINANCING (Closing Through Conversion)

Loan Type	Taxable Bridge Constr.		Taxable Const	
	Loan	Tax Exempt Bonds	Bridge to Equity	Const
Lender	Construction Loan	E: CITI B2B	Bridge to Equity	Const
Constr. Term Only	18	18	18	30
Close-Conv. Term	26	26	26	26
Rate	7.35%	6.90%	7.50%	0.00%
Average OLB	100%	65%	50%	100%
Loan Amt	\$0	\$ 15,656,348	\$0	\$0
Origination Fee	1.00%		0.00%	
Legal Fee	\$40,000		\$40,000	
Other Fees	\$20,000	See Bond Cost on		See 1st
Insp. Fee/Mo.	\$0	Uses Page	\$20,000	Mortgage Costs
Bond 55% Test	\$0		\$0	on Uses Page
Interest Burden	\$0	\$1,521,406	\$0	\$0
Interest Burden	\$0	\$0	\$0	\$0
HUD(d)4?	-	-	-	No
Principal PMT	I/O	I/O	I/O	\$0

ST Bond Rate:	2.75%
LT Bond Rate:	1.65%
Reinvestment Rate:	4.25%
FNMA S&G Fee:	1.30%
Bond Method:	
HFA Collateralize:	No
Agency Immediate:	No
Agency Forward:	Yes
1st Morg. Start Amort:	Conversion

Maximum Construction Loan	
Total Development Costs:	\$31,423,514
85% of TDC (Max Loan):	\$26,709,987
Construction Loan in Model:	\$15,656,348

Forecasting Interest Rates

	Perm Rate	CITI TE Const.	CITI Taxable Const.
10/25/22 Quote from Cit	7.00%	7.00%	8.00%
Interest Rate Cushion	2.00%	2.00%	2.00%
7/1/2024 Closing Estimate	9.00%	9.00%	10.00%
Rate in Model	9.00%	9.00%	10.00%

FIRST MORTGAGE & SUBORDINATE MORTGAGES

Loan Type	First Mortgage				
	E: CITI B2B	Earn-Out	Loan 3	Loan 4	Loan 5
Rate (w/o MIP)	6.90%	6.90%	0.00%	0.00%	0.00%
Amortization	40	30	30	30	30
Avail NOI	\$704,747	\$0	\$0	\$0	\$0
Debt Service	\$612,823	\$0	\$0	\$0	\$0
DSCR	1.15	-	-	-	-
Loan Amt	\$ 8,314,910	\$0	\$0	\$0	\$0
Origination Fee	\$83,149	\$0	\$0	\$0	\$0
Legal Fees	\$65,000	\$0	\$0	\$0	\$0
Credit Enh/MIP	\$0	\$0	\$0	\$0	\$0

\$ 36,893,247 Loan with W/D and Parking Lot Income
 \$ 34,731,857 Loan without W/D and Parking Income
 \$ 2,161,390 Additional Loan Proceeds

LENDER'S PHYSICAL NEEDS CONCLUSIONS

Annual Dep to Repl Res.	Replacement Reserve Escrow	HUD Working Capital Escrow	Critical Repairs	Non-Critical Repairs	Total Repairs	
Lender's PCNA	\$350	\$300	LOC	\$0	\$0	\$0

UST + 215bp for 35, + 240bp for 40-yr 15-17 term
 1.15 DSCR

Earn-out @ conversion - freddie will do
 If @ conversion fannie/freddie give you
 Lease-up reserve negotiable, zero? Sy

Acquisition, construction, rehabilitation, clear amortizing for 10 years. In year 11, becomes fit Repaid by year 40.

QAP INFORMATION

Fee & Allocation Structure

	App Fee	Alloc Limit	Alloc Fee	Res Fee	Comp. Mon
Federal LIHTC	\$2,250	\$900,000	\$2,500	12.0%	\$0
State LIHTC	\$0	\$9,999,999	4%		
Federal HTC	\$0	\$9,999,999	4%		
State HTC	\$0	\$9,999,999	4%		

Straight Acq.

Link to 2016 QAP

www.oregon.gov/ohcs/HD/MFH/LIHTC/QAP/2019-QA

Required QAP Underwriting

	Repl. Res.	Operating Res.	Debt Svc. Res.	Trending - Rev	Trending - Exp	Vacancy	Min DSCR	Const. Conting.	GC OH Profit
QAP Reqs.	\$350	6	6	2%	3%	7%	1.15	5%	14%
Investor Reqs.	\$350	6	6	2%	3%	7%	1.15	N/A	N/A

DEVELOPER FEE CALCULATION

BASIS FOR CALCULATING DEVELOPER FEE

	Acquisition	Rehab	Total
Acquisition	No	N/A	\$0
Land	No	N/A	\$0
Construction Related Costs	N/A	Yes	\$21,953,353
Soft Costs	N/A	Yes	\$1,773,724
Carrying Costs - Interest, RE/Tax	N/A	Yes	\$3,042,811
First Mortgage Costs	N/A	Yes	\$158,149
Bond Issuance Costs	N/A	Yes	\$440,243
Bridge, Subordinate, Constr. Loan Cos	N/A	Yes	\$35,500
Equity & LIHTC-Related Costs	N/A	Yes	\$209,883
Developer Fees	N/A	No	\$0
Reserves	N/A	No	\$0
Escrows	N/A	No	\$0
Method to Use (Total Vs. Basis Elg.)			Total Costs

MAX DEVELOPER FEE CALCULATION

Acquisition		
0%	\$99,999,999	First Waterfall (% of Costs)
0%	\$99,999,999	Second Waterfall (% of Costs)
0%	Remaining	Third Waterfall (% of Costs)
Rehab/New Const Cost		
14%	\$99,999,999	First Waterfall (% of Costs)
14%	\$99,999,999	Second Waterfall (% of Costs)
14%	Remaining	Third Waterfall (% of Costs)
14%	18%	< 31 Units
	16%	31-75 Units
	14%	76-100 Units
	12%	100+ Units
0%	15%	100+ Units

GENERAL CONTRACTOR FEES

GC General Requirements	1.61%	\$319,210
GC Overhead	2.82%	\$558,618
GC Profit	2.82%	\$558,618
Back out GC Fees?	7.2%	No

MAXIMUM DEVELOPER FEE

Limit on Total Maximum Fee	\$99,999,999
Fee Based on Acquisition Costs	\$0.00
Fee Based on Other Costs	\$3,865,913
Maximum Developer Fee	\$3,865,913

LIHTC Equity Parameters

ACQUISITION CREDITS, BASIS BOOST

Acq. Credit Eligible?	Yes
Discretionary Basis Boost?	No
QCT or DDA?	No
Census Tract	0.00

6.4

TAX CREDIT EQUITY CALCULATIONS

	Federal LIHTC 9.00%	State LIHTC	Fed LIHTC 4%	State Historic
Use	No	No	Yes	No
Years of Credits	10	10	10	1
Price	\$0.8500	\$0.25	\$0.85	\$0.75
LP %	99.99%	99.99%	99.99%	100.00%
Annual Credits	\$0	\$0	\$1,136,523	\$0
Total Equity	\$0	\$0	\$9,659,483	\$0
Rehab Basis Cushion	\$12,796,425			
Debt As % of TDC	26.46%			
Equity to Debt Ratio	#DIV/0!			

Flag if > 60%
Preference <1X, Up to 1.5X

ANNUAL CREDIT CALCULATIONS

	LIHTC Acq	LIHTC Const 9%	LIHTC Const 4%
Elig. Basis	\$53,000	\$22,772,869	\$28,413,087
QCD/DDA Adj		100%	100%
Adj. Basis	\$53,000	\$22,772,869	\$28,413,087
Applicable %	100.00%	100.00%	100.00%
Qual Basis	\$53,000	\$22,772,869	\$28,413,087
Fed Cred %	4.00%	9.00%	4.00%
State Cred %	0.00%	0.00%	0.00%
Fed Credit	\$2,120	\$897,880	\$1,136,523
State Credit	\$0	\$0	\$0

COST OF NEW CONSTRUCTION

Square Footage	North Triangle	Stillwater	
Leaseable SF of Units	72,925	228,708	
Additional Unit Common Area	18.0%	18%	
Additional Common SF	13,127	51,708	Stillwater includes all decks and exterior storage/ reduced decks at Pine Landing
Additional Common SF - Office, Etc.	500	4,975	
Gross SF of Constuction	86,552	285,391	
Total Units	90	240	

Lease-Up Expense

Lease-Up Expense	\$0	Staff & Marketing Budget for Lease-Up
------------------	-----	---------------------------------------

Construction Estimate

	Woodburn		Helena		Stillwater Crossing	
Total Leaseable SF	22,650		72,925		32,673	Avg SF per building
Additional Common Area	19.0%		13,127		22.6%	Total all hallways Need to ac
Total SF Per Building	26,946		86,052		40,059	
Number of Buildings	7		1		7	N/I Community Room
Number of Units	168		90		240	
Common Area Building SF	3,200		500		4,975	
Total SF	191,822		86,552		285,388	
Total GROSS SF Per Unit	1,142		962		1,189	
	Total Cost	Cost / TSF	Total Cost	Cost / TSF		
1 Site - On Site	\$1,755,000	\$9.15	\$432,758	\$5.00		
2 Site - Off Site (Public)			\$121,584	\$3.00		
3 Apartment Buildings	\$14,925,315	\$77.81	\$14,713,755	\$170.00		
4 Landscape & Irrigations	\$14,925,315	\$77.81	\$259,655	\$3.00		
5 Amenities	\$14,925,315	\$77.81	\$259,655	\$3.00		
5 Winter Cond. Allowance & Final Clean	\$153,496	\$0.80	\$173,103	\$2.00	From Bid Detail Page	
6 GC Liability Insurance	\$174,226	\$0.91	\$159,605	\$1.84	1% of 1-5	
7 GC General Condition Costs	\$468,750	\$2.44	\$319,210	\$3.69	2% of 1-5	
8 GC Profit & Overhead	\$871,128	\$4.54	\$1,117,236	\$12.91	7% of 1-5	
9 Contingency	\$946,833	\$4.94	\$2,633,484	\$30.43	15% of 1-8	
Total	\$19,883,493	\$103.66	\$20,190,043	\$233.27	Contract Amount with GC	
Total Cost Per Total SF	\$104		\$233.27	\$20,805,848		
Total Cost Per Leasable SF	\$125		\$276.86	\$240.39		
Total Cost Per Unit	\$118,354		\$224,334			
Total Cost Not Including Contingency			\$17,556,559	\$202.85		

PROPERTY SUMMARY		10/25/2022	CRITICAL DRIVERS		Unit Mix		
Property Name	North Triangle Apartments		4% or 9% LIHTC	4% LIHTC	Unit Type	Number	AMI Set-Aside
Street	Bend		LIFT or GHAP Used?	Yes	1bd	0	<= 50%
City, State, Zip	Bend , OR 99702		Other Soft Money Used?	Yes	2bd -	0	<= 50%
County	Deschutes		Property Tax Exemption?	Yes	3bd -	0	<= 50%
QCT / DDA?	No		Credit Pricing	\$0.850	1bd	25	60%
Year Built	2025		Hard Construction Per-Unit	\$224,334	2bd	40	60%
Total Units	90		Related Party MGMT Company?	No	3bd	25	60%
Proposed LIHTC Units	90		Related Party Construction Co.?	No	4bd	0	70%
30% AMI Units	0		Deferred Dev. Fee Paid Off In Yr.	9	2bd	0	70% (Inc. Avg.)
AMI Set-Asides	100% at 60% AMI		Earth Advantage Green Building	No	3bd	0	80% (Inc. Avg)

PROFIT & LOSS		DEBT & BONDS		Resident Services & Amenities	
	<u>Stabilized Yr. 1</u>	Senior Debt	E: CITI B2B	<u>Contingencies</u>	
GPR:	\$1,230,810	Senior Debt Rate	6.90%	Construction	\$990,755 5% Contingency
Vacancy	-\$86,157	Senior Debt DSCR	1.15	Construction	\$2,633,484 15% Additional Contingency
Other Income	<u>\$42,534</u>	Senior Debt Amortization	40	Interest Rate	\$0 none on 10/25/22 quote
Net Revenue	\$1,187,187	ST or LT Bonds Used?	Yes	Interim Income	\$0 * Not Updated in Draw Tab
Op. Expenses	\$482,441	Type of Bond Transaction	Agency Forward	Earn Out	\$0 none on 10/25/22 quote
Op. Exp. PUPY	<u>\$5,360</u>	Construction Loan Used?	No	Soft Costs	\$100,000 Static Contingency
NOI	\$704,747	Bridge Loan Used?	No	Other	Static Number
				Total	<u>\$3,724,239</u>

SOURCES & USES SUMMARY

SOURCES OF FUNDS				USES OF FUNDS			
	Total	Per-Unit	% Total		Total	Per-Unit	% Total
First Mortgage	\$8,314,910	\$92,388	26.1%	Acquisition-Related Costs	\$1,550,320	\$17,226	4.9%
Subordinate Mortgages	\$0	\$0	0.0%	Construction-Related Costs	\$21,949,071	\$243,879	69.0%
Bend AHF	\$600,000	\$6,667	1.9%	Soft Costs	\$1,698,202	\$18,869	5.3%
LIFT Funds	\$12,450,000	\$138,333	39.2%	Carrying Costs - Interest, RE/Tax	\$1,521,406	\$16,905	4.8%
0	\$0	\$0	0.0%	First Mortgage Costs	\$186,171	\$2,069	0.6%
0	\$0	\$0	0.0%	Bond Issuance Costs	\$440,243	\$4,892	1.4%
Letters of Credit	\$0	\$0	0.0%	Subordinate, Constr. Loan Costs	\$33,000	\$367	0.1%
LIHTC Equity (Federal)	\$9,659,483	\$107,328	30.4%	Equity & LIHTC-Related Costs	\$209,883	\$2,332	0.7%
LIHTC Equity (State)	\$0	\$0	0.0%	Reserves & Escrows	\$344,256	\$3,825	1.1%
HTC Equity (Federal)	\$0	\$0	0.0%	Resident Services Reserve	\$0	\$0	0.0%
HTC Equity (State)	\$0	\$0	0.0%	Not Used	\$0	\$0	0.0%
Interim Income	\$0	\$0	0.0%	Not Used	\$0	\$0	0.0%
Seller Reserves	\$0	\$0	0.0%	Not Used	\$0	\$0	0.0%
Deferred Dev Fee / Gap	<u>\$774,071</u>	<u>\$8,601</u>	<u>2.4%</u>	Max Developer Fee	<u>\$3,865,913</u>	<u>\$42,955</u>	<u>12.2%</u>
	<u>\$31,798,465</u>	<u>\$353,316</u>	<u>\$353,316</u>		<u>\$31,798,465</u>	<u>\$353,316</u>	<u>100.0%</u>

Property Information & Seller Balance Sheet Items

PROJECT NAME & LOCATION

Name of Project	North Triangle Apartments			
Street/City/State/County/Zip	Bend	OR	Deschutes	99702
New Construction or Rehab?	New Construction			
Census Tract				

KEY DATA POINTS

Write in relevant data...	
6/1/2024	Closing Date (2023 rents with 2025 AMI Rent earn out)
-	Other
-	Other
-	Other
-	Other
-	Other
-	Other
-	Other
-	Other

SELLER ASSETS

	Amount \$	As of
Repl. Reserves	\$0	
Restricted Cash	\$0	
Tax Escrow	\$0	
Ins. Escrow	\$0	
Other Reserves	\$0	

SELLER LIABILITIES

Loan 1	Loan 2	Loan 3	Notes:
Type of Loan	Loan Balance	As of	Rate
Annual Pmt.	Maturity		

GENERAL INFORMATION

Total Buildings	TBD	Year Built	2025	Other	TBD	Other	TBD	Other	TBD	Other	TBD	Other	-
Floors/Building	<= 3	Other	-	Other	TBD	Other	TBD	Other	TBD	Other	TBD	Other	-
		Other	-	Other	TBD	Other	TBD	Other	TBD	Other	TBD	Other	-

Rent & Utility Structure

REFERENCE RENTS

	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Year
Market	\$1,550	\$1,635	\$2,095	\$2,600	\$2,900	\$1,000,000	2022
Sec 42 / 30%	\$473	\$506	\$608	\$701	\$782	\$1,000,000	2022
Sec 42 / 50%	\$788	\$844	\$1,013	\$1,169	\$1,304	\$1,000,000	2022
Sec 42 / 60%	\$945	\$1,013	\$1,215	\$1,403	\$1,565	\$1,000,000	2022
Section 42 / 70%	\$1,103	\$1,181	\$1,418	\$1,636	\$1,825	\$0	2022
HA Payment Standard	\$819	\$949	\$1,203	\$1,550	\$2,067	\$1,000,000	2022
		\$454		\$1,899			

MARKET ADVANTAGE

Market Advantage \$ 60% AMI	\$623	\$880	\$1,198	\$1,336
Market Advantage %	53%	62%	73%	73%
Market Advantage \$ 80% AMI	\$454	\$678	\$964	\$1,075
Market Advantage %	38%	48%	59%	59%

UTILITY STRUCTURE

	Heat	Hot Water	Cooking	A/C	Lights/Other	Water	Sewer
Fuel	Gas	Gas	Gas	Electric	Electric		
Paid By	Tenant	Tenant	Tenant	Tenant	Tenant	Landlord	Landlord

AMENITIES

	Range	A/C	Dishwasher	Disposal	Refrig	Storage	Balcony
Units	Y	Y	Y	N	Y	Y	Y
Common	List	List	List	List	List	List	List
	?	?	?	?	?	?	?

UNIT MIX AND PROPOSED RENTS

Bedrooms	Baths	Sqft	Total Units	30% AMI Units	Rents Sized By:	Population Target (AMI)	Gross Max Rents	Proposed UA	Voucher Rent Overhang	Voucher Utility Allow	Voucher Overhang Net rent	Proposed Net Rents	Market Advantage	Market Adv %
1 Bedroom	1	617	0	0	Sec 42 / 30%	<= 50%	\$506	\$58	\$0		\$0	\$0	\$0	0%
2 Bedroom	1	750	0	0	Sec 42 / 30%	<= 50%	\$608	\$72	\$0		\$0	\$0	\$0	0%
3 Bedroom	2	1,100	0	0	Sec 42 / 30%	<= 50%	\$701	\$84	\$0		\$0	\$0	\$0	0%
1 Bedroom	1	617	25	0	Sec 42 / 60%	60%	\$1,013	\$58	\$949		\$0	\$954	\$681	42%
2 Bedroom	1	750	40	0	Sec 42 / 60%	60%	\$1,215	\$72	\$1,203		\$0	\$1,144	\$952	45%
3 Bedroom	2	1,100	25	0	Sec 42 / 60%	60%	\$1,403	\$84	\$1,550		\$0	\$1,319	\$1,281	49%
1 Bedroom	1	617	0	0	Section 42 / 70%	70%	\$1,181	\$58	\$0		\$0	\$0	\$0	0%
2 Bedroom	1	750	0	0	Section 42 / 70%	70%	\$1,418	\$72	\$0		\$0	\$0	\$0	0%
3 Bedroom	2	1,100	0	0	Section 42 / 70%	70%	\$1,636	\$84	\$0		\$0	\$0	\$0	0%
Total Units		72,925	90	0							AVG	\$380	\$324	45%
Annual												\$1,230,810		
												\$138,333		

Unit Mix by Bedroom & 30% AMI Analysis

Funding	Bedrooms	Units	% Total
	1 Bedroom	25	28%
9%	2 Bedroom	40	44%
9%	3 Bedroom	25	28%
9%	4 Bedroom	0	0%
4%	Total	90	100%

30% AMI of Total Units
LIFT PER Unit Subsidy
Date Construction Comp
Market Date Constr

UNIT MIX DETAIL WITH INCOME AVERAGING

	All Units		30% Units		60% Units		70% Units	
	Units	% Total	Units	% Total	Units	% Total	Units	% Total
Total Project								
1 Bed	25	27.8%	0	0.0%	25	27.8%	0	0.0%
2 Bed	40	44.4%	0	0.0%	40	44.4%	0	0.0%
3 Bed	25	27.8%	0	0.0%	25	27.8%	0	0.0%
Total	90	100.0%	0	0.0%	90	100.0%	0	0.0%
% of All Units	60.0%		0.0%		100.0%		0.0%	
Market Advantage		45.4%		0.0%		45.4%		0.0%

Calculating Max AMI Rents from 50% Household Income

Household Size	1	2	3	4	5	6	Bedrooms	Studio	1	2	3	4	Income Averaging
80% Limits	\$50,400	\$57,600	\$64,800	\$71,920	\$77,680	\$83,440							

Income Averaging Comparison		
Rent Limits		1bd
2022 % vs 60%		338
2022 % vs 60%		169
2022 % vs 50%	\$	(169)
2022 % vs 40%	\$	(338)
2022 % vs 30%	\$	(675)

& STABILIZED PRO-FORMA

	Developer Stabilized Pro-Forma	Comments & Questions	Method Used for Estimating Stabilized Pro-Forma
REVENUES			
Tenant Rents (Historical)			
Subsidy Rents (Historical)			
Underwritten Rents	\$1,230,810		
Voucher Overhang	\$0		
Average Rent Per-Unit	\$427		
Gross Potential Rent	\$1,230,810		
Commercial	\$0		
Financial Income	\$0		
Laundry Rental Income	\$27,000		\$25 Washer / Dryer Rental Income Per-Month
Laundry Rental Vacancy	(\$4,050)		15% Laundry Rental Vacancy
Late, NSF, Other Fees	\$4,244		As Per Comps from MGMT on Owner's OR Projects
Applicant Screening	\$1,620		Based on Actual Expense for applicant screenings
Damages & Cleaning	\$6,070		As Per Comps from MGMT on Owner's OR Projects
Other Income	\$0		
Carport leases	\$9,000		\$25 Carport rental
Carport vacancy	(\$1,350)		30 Carports for Rent
Total Other Income	\$42,534	\$500	15% Carport Vacancy
Less Vacancy %	7.00%		
Less Vacancy \$	(\$86,157)		
Net Revenue	\$1,187,187		

Total Salaries	
Office Salaries	\$ 104,000
Maintance	\$ 52,000
Proforma Salaries	\$ 156,000
Guardian Budget	\$ -
Difference	\$ 156,000

	Stabilized Pro-Forma	Comments & Questions
ADMINISTRATIVE		
Marketing: MGMT Fee	\$1,000	MGMT: As Per MGMT Contract
Marketing: RENT Café'	\$1,463	MGMT: Annual Cost of Web Hosting
Marketing: Other	\$0	CITI Appraisal
Applicant Screening	\$1,620	MGMT: \$45 Screening Fee @ 20% of Units @ 2-Person HH
Compliance Re-Bill	\$4,320	MGMT: \$4 PUPM As Per MGMT Contract

Software: Yardi Core Fees	\$13,140
Software: MGMT IT Fee	\$0
Internet: Maintenance Fee	\$500
Office Supplies, Forms, Checks	\$1,929
Other General & Admin	\$0
Office Salaries	\$45,760
Bonuses	\$804
Site Training	\$804
Management Fee	\$43,200
Licenses & Permits	\$54
Payroll Processing Fee	\$2,282
Manager Salary	\$58,240
Legal Expenses - Project	\$0
Accounting & Audit	\$4,500
Bad Debt	\$0
Resident Reserve	
Resident Services Coor	
"Compliance Review Service"	
"OAHTC Fees Paid"	
"LIHTC Monitoring Fees"	\$3,150
"Licenses, Dues, & Mem. Fees"	
"Professional Services"	
"Office Expense"	
Other General & Admin	
TOTAL	\$182,764
TOTAL PUPY	\$2,031

\$146	PUPY Estimate From MGMT based on Stillwater MGMT: As Per MGMT Contract
\$21	PUPY Estimate From MGMT based on Stillwater MGMT quote less payroll processing fee FTE @ 22/hr As Per MGMT
\$9	PUPY Estimate From MGMT based on Stillwater
\$9	PUPY Estimate From MGMT based on Stillwater
3.64%	\$40 PUPM
\$1	PUPY Estimate From MGMT based on Stillwater
\$25	PUPY Estimate From MGMT based on Stillwater FTE1 @ \$28/hr As Per MGMT Guardian Estimate \$1,500 (Covered in Vacancy)
WDP Estimate	
0.0%	Included in Vacancy

Paid to State: \$35 PUPY Initial 15-Years; \$25 PUPY Thereafter

UTILITY

	Stabilized Pro-Forma
Electricity -Common Area	\$10,000
Electricity - Vacant	
Natural Gas	
Water	\$12,150
Sewer	\$8,500
Sewer & Water	
Stormwater Treatment	\$0
Other: "Fees & Other & Cable"	

Reduce if Solar Added

\$135	PUPY Estimate From MGMT based on Stillwater
\$25	PUPY Estimate From MGMT based on Stillwater

Sewer:
Civil Engine:

Other:	
TOTAL	\$30,650
TOTAL PUPY	\$341

Average from comps is \$729 PUPY for older 90's product.

MAINTENANCE & OPERATING

	Stabilized Pro-Forma
Maintenance Payroll	\$52,000
Total Parts & Supplies	\$10,607
Common Area Contract	\$1,071
Exterminatin Contract	\$4,500
Repairs & Maint.	\$6,930
Other	\$0
Total Landscaping	\$14,400
Turnover	\$8,100
Security	\$0
Trash Removal	\$16,200
Recycling	\$0
Other: Repairs for Insurance Claim	
Repairs	
Porter Salary	\$25,000
Other	
Other	
Other	
TOTAL	\$138,809
TOTAL PUPY	\$1,542

40 hr per week @ \$25/hr,	
\$118	PUPY Estimate From MGMT based on Stillwater
\$12	PUPY Estimate From MGMT based on Stillwater
\$50	PUPY Estimate From MGMT based on Stillwater
\$77	PUPY Estimate From MGMT based on Stillwater
\$0	PUPY Estimate From MGMT based on Stillwater
\$160	PUPY Estimate From MGMT based on Stillwater
\$8,100	20% Units @ \$450 Ea. As Per MGMT

Quote from Refuse Company: 1 Collection Per Week
 Quote from Refuse Company: 4 Stations

22 hr per week @ \$20/hr,

TAXES & INSURANCE

	Stabilized Pro-Forma
Real Estate Tax	\$0
Property/Liability Insurance	\$59,718
Flood Insurance	
Payroll Tax	
Health & Other Bennefits	
Workman's Compensation	
Employee Benefits	
Other Insurance. Misc	

Updated based on Twin Creek Apartment Insurance Expenses

Cost of Labor	\$39,000
Misc.	\$0
Other: "Taxes & Insurance"	
Other: "Total Payroll"	\$0
TOTAL	\$98,718
TOTAL PUPY	\$1,097

25.0% Cost of Labor As Per MGMT
WDP Estimate

REPLACEMENT RESERVES \$31,500

\$350 As Per OR QAP PUPY

Per Unit Per Year	\$350
TOTAL OPERATING EXPENSES	\$482,441
TOTAL PUPY	\$5,360
EXPENSE RATIO	40.64%

UNDERWRITTEN NOI \$704,747
CAP RATE 46.9%

PROPERTY PURCHASE ASSUMPTIONS

PURCHASE PRICE

Purchase Price of Land	\$1,502,820
3 Months Interest Burden on Bridge	\$0
Other	\$0
Other	
Acquired Reserves	\$0
Purchase Price	\$1,502,820

\$1,502,820	Property Value	
\$0	Discount vs asking price	\$ (1,764,180)
\$1,502,820	Sales Price	

RESERVE INFORM

Balance	\$0
	\$0
	\$0

LAND ALLOCATION

LIHTC Transaction

Appraised Total Value	\$1,502,820
App. Land as % of App. Total	100.00%
Appraised Land Value	\$1,502,820
Allocated Land Value	\$1,502,820

Land Sales Analysis	
\$ 653,400	Cost per Acre No Discount
2.3	Acres
\$ 1,502,820	Total Value

9.5 acre site- \$19.00 psf
 5.6 acre site- \$21.00 psf
 2.3 acre site- \$25.00 psf
 OFFER

1 Acre = 43560 SF

DEVELOPMENT BUDGET

LINE ITEM CATEGORIES	Amount	Notes	LIHTC (SEC 42) BASIS			
			A/R	%	Acq Basis	Rehab Basis
ACQUISITION-RELATED COSTS						
ACQUISITION	\$1,502,820					
Land	\$1,502,820	See allocation methodology above.	A	0%	\$0	\$0
Building	\$0		A	100%	\$0	\$0
Equipment	\$0		A	100%	\$0	\$0
Related Party Broker Fee	\$0		A	0%	\$0	\$0
Cash/Reserves	\$0		A	0%	\$0	\$0
TRANSFER TAX [LINK]	\$0					
0.0% State	\$0		A	100%	\$0	\$0
0.0% County	\$0		A	100%	\$0	\$0
0.0% Local	\$0		A	100%	\$0	\$0
0.0% Other	\$0		A	100%	\$0	\$0
BROKER'S FEES	\$0					
Finders Fee	\$0		A	100%	\$0	\$0
Brokers Fee	\$0		A	100%	\$0	\$0
TITLE INSURANCE	\$40,000					
Owner's Title Policy	\$30,000		A	100%	\$30,000	\$0
Lender's Title Policy	\$10,000		A	100%	\$10,000	\$0
TITLE UPDATES	\$4,500	See Note in Cell, likely want to do without coverage due	R	100%	\$0	\$4,500
RECORDING FEES	\$3,000					
Recordation Tax	\$0		A	100%	\$0	\$0
General Recording Fees	\$3,000		A	100%	\$3,000	\$0
CONSTRUCTION-RELATED COSTS		\$255,787 Construction-Related Costs Per-Unit				
CONSTRUCTION CONTRACT	\$224,334 PU	\$ 19,815,093				
Hard Construction Costs	\$ 18,753,597	\$ 18,753,597	R	100%	\$0	\$18,753,597
1.6% General Requirements		\$319,210	R	100%	\$0	\$319,210
2.8% GC Profit		\$558,618	R	100%	\$0	\$558,618
2.8% GC Overhead		\$558,618	R	100%	\$0	\$558,618
CONTINGENCY - Basis Eligible	5.0%	\$990,755	R	100%	\$0	\$990,755
Const Expense above contract and contingency - Basis Eligible		\$0	R	100%	\$0	\$0
Washer and Dryer space construction cost - Not Basis Eligible		\$188,950	R	0%	\$0	\$0
Washer and Dryer unit cost - NOT BASIS ELIGIBLE		\$126,000	R	0%	\$0	\$0
CARPORY COSTS - NOT BASIS ELIGIBLE	\$ 20,805,848	\$60,000	R	0%	\$0	\$0
CONTRACTOR OTHER COSTS	\$ 86,691.03	\$134,743				
Other	\$0		R	100%	\$0	\$0
Builders Risk	\$134,743	Included in Construction Contract	R	100%	\$0	\$134,743

CONTRACTOR BONDS		\$198,151	Included in Construction Contract	R	100%	\$0	\$198,151	
BUILDING PERMIT	\$ 3,958	\$356,220	Per Unit based on Stillwater	R	100%	\$0	\$360,178	
SDC Fees (Bend, OR) - See Detail Page		\$0	Waiver allowed in Bend	R	100%	\$0	\$0	
FF&E		\$50,000	See Module page for Community Center FF&E	R	100%	\$0	\$50,000	
Gross Receipts Tax		\$0	Included in Construction Contract	R	100%	\$0	\$0	
Land Use Application and Review Fees	\$ 324	\$29,160	Per Unit based on Stillwater	R	0%	\$0	\$0	
SOFT COSTS								
ACCOUNTING/COST CERT		\$20,000		R	0%	\$0	\$0	
APPRAISAL - LIHTC		\$9,200		R	0%	\$0	\$0	
ARCHITECT & ENGINEERING - DESIGN	75%	4.00%	\$ 605,701	Based on Flat Fee	R	100%	\$0	\$605,701
ARCHITECT& ENGINEERING - INSPECTIONS	25%	4.00%	\$ 201,900	Based on Flat Fee	R	100%	\$0	\$201,900
ADDITIONAL ENGINEERING		\$235,000						
Civil Engineer, lot consolidation, topo survey, staking		\$200,000	Based on Flat Fees with Engineers	R	100%	\$0	\$200,000	
Planning		\$10,000		R	100%	\$0	\$10,000	
Geotech		\$10,000	Ongoing GEO Tech	R	100%	\$0	\$10,000	
Traffic		\$15,000		R	100%	\$0	\$15,000	
CONSULTANT - PROCURMENT & COST CONTROL		\$250,000		R	100%	\$0	\$250,000	
CS Services		\$0		R	100%	\$0	\$0	
3rd Party Compliance Review		\$22,500	Estimated at \$250 per unit	R	100%	\$0	\$22,500	
ENVIRONMENTAL		\$11,000						
Phase I ESA		\$7,500		R	100%	\$0	\$7,500	
Asbestos Testing		\$0		R	100%	\$0	\$0	
LBP Testing		\$0		R	100%	\$0	\$0	
Mold Testing		\$0		R	100%	\$0	\$0	
Radon Testing		\$3,500		R	100%	\$0	\$3,500	
Specification Writing		\$0		R	100%	\$0	\$0	
Building Envelope		\$0		R	100%	\$0	\$0	
Other		\$0		R	100%	\$0	\$0	
LEGAL - FINANCE		\$30,000		R	0%	\$0	\$0	
LEGAL - ORGANIZATIONAL		\$55,000	Updated for Stillwater 2 Bond Closing	R	0%	\$0	\$0	
LEGAL - REAL ESTATE		\$65,000		R	100%	\$0	\$65,000	
LEGAL - TITLE REVIEW		\$10,000		A	100%	\$10,000	\$0	
LOT LINE ADJUSTMENT & RE TAX ASSESSMENT REVIEW		\$7,500		R	0%	\$0	\$0	
MARKET STUDY - LIHTC		\$6,500		R	0%	\$0	\$0	
PCNA - OWNER		\$0						
Capital Needs Study		\$0		R	100%	\$0	\$0	
Sewer Scoping		\$0		R	100%	\$0	\$0	
Termite Inspection		\$0		R	100%	\$0	\$0	
Infrared Testing		\$0		R	100%	\$0	\$0	
Building Envelope		\$0		R	100%	\$0	\$0	
LEASE-UP EXPENSE		\$22,500	\$250 Per unit	R	0%	\$0	\$0	
SURVEY - ALTA & TOPO		\$38,900						
ALTA Survey		\$18,200		R	100%	\$0	\$18,200	
Construction Staking		\$2,500		R	100%	\$0	\$2,500	
As-Built Survey		\$18,200		R	100%	\$0	\$18,200	
SUSTAINABILITY CONSULTANT		\$7,500						
Energy Modeling to Lower Uas		\$7,500		R	100%	\$0	\$7,500	
Professional Development		\$0		R	100%	\$0	\$0	
		\$0		R	100%	\$0	\$0	
SOFT COST CONTINGENCY		\$100,000		R	100%	\$0	\$100,000	
CARRYING COSTS (Closing - Perm Loan)								
INTEREST		\$0						
INTEREST - CONSTRUCTION Helena HTF Loan	Total Interest	\$0	\$0	* Make 266 election with accountant	R	69%	\$0	\$0
INTEREST - CONSTRUCTION - HUD 221d4	Interest in Basis	\$1,053,281	\$1,521,406	* Make 266 election with accountant	R	69%	\$0	\$1,053,281
INTEREST - Bridge to Equity	Interest Expensed	\$468,125	\$0		R	71%	\$0	\$0
INTEREST - 1ST MORTGAGE		\$0	\$0		R	0%	\$0	\$0
INTEREST - LETTER OF CREDIT	1.50%	\$0	\$0		R	0%	\$0	\$0
INTEREST - RATE CAP/SWAP	0.00%	\$0	\$0		R	0%	\$0	\$0
REAL ESTATE TAX		\$0	TBD, minor, if any	R	30%	\$0	\$0	
INSURANCE		\$0	Builders Risk Accounted for in constr.	R	30%	\$0	\$0	

1st MORTGAGE COSTS

LENDER APPLICATION FEE		\$10,000		R	0%	\$0	\$0
LENDER ORIGATION FEES		\$83,149	Less application fee (includes earnout)	R	0%	\$0	\$0
LENDER LEGAL FEES		\$65,000		R	0%	\$0	\$0
LENDER OTHER FEES		\$28,022					
Appraisal		\$17,000		R	100%	\$0	\$17,000
Market Study		\$5,000		R	100%	\$0	\$5,000
Phase I ESA		\$0		R	100%	\$0	\$0
Intrusive Testing		\$0		R	100%	\$0	\$0
Plan & Spec Review		\$5,000		R	100%	\$0	\$5,000
Placeholder		\$1,022	\$5K-\$15K	R	100%	\$0	\$1,022
HUD EXAM FEE	30 bps	\$0		R	0%	\$0	\$0
HUD INSPECTION FEE	50 bps	\$0		R	0%	\$0	\$0
CREDIT ENHANCEMENT/MIP		\$0		R	0%	\$0	\$0

BOND ISSUANCE COSTS

BOND APPLICATION FEE		\$5,000	NOFA plus 4% LIHTC App Fees (see bond cost tab)	R	0%	\$0	\$0
BOND COSTS OF ISSUANCE		\$435,243					
Bond Counsel & Expenses		\$55,000	Must Confirm	R	0%	\$0	\$0
Buyer Bond Counsel		\$45,000	Must Confirm	R	0%	\$0	\$0
Bond Underwriter Fee		\$78,282	.50% for HUD 223f or 221d4 confirm	R	0%	\$0	\$0
Bond Trustee Fee		\$7,500		R	0%	\$0	\$0
Section 42 M Letter Fee		\$45,461		R	0%	\$0	\$0
Other		\$0		R	0%	\$0	\$0
Other		\$0		R	0%	\$0	\$0
Other		\$0		R	0%	\$0	\$0
Other		\$0		R	0%	\$0	\$0
MBOH Charges		\$0		R	0%	\$0	\$0
Conduit Bond Appliction		\$0	Fixed Fee 1% of credit amount (shown in row 137 above)	R	0%	\$0	\$0
Conduit Bond Issuance		\$150,000	OHCS capped at \$150,000	R	0%	\$0	\$0
Conduit Bond Drawdown		\$0	0.50% 150 bps for short term conduit bonds in MT	R	0%	\$0	\$0
Conduit Bond Monitoring		\$54,000	Funded for 15-years (\$40/Unit/Year)	R	0%	\$0	\$0
BPS Estimate	0	\$0		R	0%	\$0	\$0
Contingency		\$0		R	0%	\$0	\$0

BRIDGE LOAN COSTS

BRIDGE LOAN APPLICATION FEE		\$0		R	0%	\$0	\$0
BRIDGE LOAN ORIGATION FEE		\$0		R	0%	\$0	\$0
BRIDGE LOAN LEGAL FEES		\$0		R	0%	\$0	\$0

TAXABLE CONSTRUCTION LOAN COSTS

CONST. LOAN APPLICATION FEE		\$0		R	0%	\$0	\$0
CONST. LOAN ORIGATION FEE		\$0		R	0%	\$0	\$0
CONST. LOAN LEGAL FEES		\$0		R	0%	\$0	\$0
CONST. LOAN OTHER FEES		\$0		R	0%	\$0	\$0
CONST. LOAN MONITORING FEES		\$2,500	\$33,000 Get quote this is placeholder of \$2500/month Citi will pay half	R	0%	\$0	\$0

SUBORDINATE LOAN COSTS

SUB LENDER CREDIT ENH / MIP		\$0		R	0%	\$0	\$0
SUB LENDER LEGAL FEES		\$0		R	0%	\$0	\$0
SUB LENDER ORIGATION FEE		\$0		R	0%	\$0	\$0
SUB LENDER OTHER FEES		\$0		R	0%	\$0	\$0

EQUITY & LIHTC RELATED COSTS

LIHTC APPLICATION FEE		\$6,000	OHCS Fee	R	0%	\$0	\$0
LIHTC ALLOCATION FEE		\$2,500	OHCS Fee	R	0%	\$0	\$0
LIHTC RESERVATION FEE		\$136,383	12% of annual allocation amount	R	0%	\$0	\$0
LIHTC COMPLIANCE MONITORING		\$0	See Row 152 above	R	0%	\$0	\$0
SUBSIDY LAYERING REVIEW		\$0	TBD (PBV = Subsidy Layer Review)	R	0%	\$0	\$0
INVESTOR DUE DILIGENCE		\$20,000		R	0%	\$0	\$0

INVESTOR LEGAL		\$45,000		R	0%	\$0	\$0
DEVELOPER FEE		\$3,865,913		R	100%	\$0	\$3,865,913
Developer Fee		\$3,865,913					
RESERVES & ESCROWS							
REPLACEMENT RESERVE	250	\$22,500		R	0%	\$0	\$0
OPERATING & DEBT SERVICE RESERVE	5	\$252,085	LP Only requires 5 months	R	0%	\$0	\$0
Resident Services RESERVE	\$0	\$0		R	0%	\$0	\$0
Other	\$0	\$0		R	0%	0%	0%
Other	\$131,352	\$0		R	0%	0%	0%
ESCROWS - TAX	20	\$0	Months of escrow @ stablization	R	0%	\$0	\$0
ESCROWS - INSURANCE	14	\$69,671	Months of escrow @ stablization	R	0%	\$0	\$0
Other	\$0	\$0		R	0%	\$0	\$0
HUD IOD ESCROW	0%	\$0	Not required on affordable project	R	0%	\$0	\$0
RATE LOCK FEE	50 bps	\$41,575		R	0%	\$0	\$0
RATE LOCK FEE (REFUND)	-50 bps	(\$41,575)		R	0%	\$0	\$0
TOTAL COSTS for Basis (W/D and Carport Costs Removed from Basis)		\$31,423,514				\$53,000	\$28,413,087
TOTAL DEVELOPMENT COST should match TDC in Cell H40 on Summary tab		\$31,798,465		Formula Check	TRUE		

LOAN PARAMETERS

APPRAISAL PARAMETERS FOR FIRST MORTGAGE SIZING

Appraised Valuation:	As-Is
Type:	As-Is
Appraisal Cap Rate:	8.81%
Appraisal Value:	\$8,000,000
Estimated Valuation:	
Underwritten NOI:	\$704,747
Estimate of Cap Rate:	5.00%
Estimated Value:	\$14,094,936
Sizing Mortgage:	
Appraisal or Estimate?:	Estimated
1st Mortgage Valuation:	\$14,094,936

INTERIM INCOME

Do Not Use:	\$0	Used As Source
Rent Incr. Month:	0	
Remaining Interim Income:	\$0	

FIRST MORTGAGE LOAN PARAMETERS & SIZING

	A: 100%	B: HUD/241a	C: 90%/92.5%	D: 90%/92.5%	E: CITI B2B
Max LTV	90%	90%	90%	90%	90%
Min DSCR	1.20	1.15	1.10	1.10	1.15
Rate	6.00%	7.00%	6.90%	6.91%	6.90%
MIP/Credit Enh.	0.50%	0.25%	0.25%	0.25%	0.00%
Amortization	40	35	40	35	40
Origination Fee	1%	1.00%	1.00%	1.00%	1.00%
Legal Fees	\$26,000	\$26,000	\$26,000	\$26,000	\$65,000
Credit Enhancement/MIP	0.00%	0.00%	0.00%	1.00%	0.00%
Mortgageable Costs	\$29,259,269	\$29,259,269	\$29,259,269	\$29,259,269	\$29,259,269
Freddie DSCR Max Loan	\$20,481,489	\$26,333,343	\$26,333,343	\$26,333,343	\$8,314,910
MAX APPROVED BY CITI	\$12,685,442	\$12,685,442	No Limit	\$12,685,442	\$12,685,442
DSCR Limited Loan (Developer)	\$9,342,275	\$7,700,352	\$8,088,161	\$9,705,928	\$8,314,910
Estimated Proceeds	\$9,342,275	\$7,700,352	\$8,088,161	\$9,705,928	\$8,314,910
Estimated Debt Service (w/MIP)	\$587,289	\$612,823	\$612,823	\$612,823	\$612,823

SOFT MONEY

LTV of All Hard & Soft Debt:	267%	Fannie 95%; Freddie 90% HUD 92.5% but does not apply to LIHTC
DSCR of All Hard & Soft Debt:	1.12	Fannie 1.05; Freddie 1.10; HUD No DCR because limited cash flow
% Cash Flow To Non-1st Morg. PMT	3.66%	Fannie 75%; Freddie 75%; HUD 75%

Debt Sources

Lender Name	Amount	Amt Per-Unit	Rate	Term	Interest Only?	PMT	% Yr. 1 CF	Forgivable?	Avg. OLB Over Const - Conv.	Cost Over Construction	Notes:
Band AHF	\$600,000	\$6,667	3.00%	40	No	\$26,775	4%	No	100%	\$56,241	Interest only for years 1-10, then fully amortizing
LIFT Funds	\$12,450,000	\$138,333	0.00%	30	Yes	\$0	0%	Yes	100%	\$0	OHCS Rate
OHCS		\$0	0.00%	30	Yes	\$0	0%	Yes	100%		Granted to nonprofit and loaned to partnership
OHCS											

Positive Arbitrage on Bond Reinvestment

4.25%	Reinvestment Rate of Bonds
65.00%	OLB
26	Reinvestment Term (Mo.)
\$1,521,406	Interest Earned On Bond Reinvestment
\$1,521,406	Cost of Bonds Over Term
\$0	Positive Arb.

Agency FNMA Immediate Arbitrage

Cash Flow:	3 BPS @ Closing or 15 years CF?
Agency Immediate IO Savings:	\$0
%	3%
Const. Term?	Full 36 Months?
Letters of Credit:	
No	LOC for HUD Working Capital Escrow?
No	LOC for Op. & Debt Serv. Reserve?

BONDS & CONSTRUCTION FINANCING (Closing Through Conversion)

Loan Type	Taxable Bridge Constr.		Taxable Const.	
	Loan	Tax Exempt Bonds	Bridge to Equity	Const.
Lender	Construction Loan	E: CITI B2B	Bridge to Equity	Const.
Constr. Term Only	18	18	18	30
Close-Conv. Term	26	26	26	26
Rate	7.35%	6.90%	7.50%	0.00%
Average OLB	100%	65%	50%	100%
Loan Amt	\$0	\$ 15,656,348	\$0	\$0
Origination Fee	1.00%		0.00%	
Legal Fee	\$40,000		\$40,000	
Other Fees	\$20,000	See Bond Cost on		See 1st
Insp. Fee/Mo.	\$0	Uses Page		Mortgage Costs
Bond 55% Test	\$0		\$0	on Uses Page
Interest Burden	\$0	\$1,521,406	\$0	\$0
Interest Burden	\$0	\$0	\$0	\$0
HUD(d)4?	-	-	-	No
Principal PMT	I/O	I/O	I/O	\$0

ST Bond Rate:	2.75%
LT Bond Rate:	1.65%
Reinvestment Rate:	4.25%
FNMA S&G Fee:	1.30%
Bond Method:	
HFA Collateralize:	No
Agency Immediate:	No
Agency Forward:	Yes
1st Morg. Start Amort:	Conversion

Maximum Construction Loan	
Total Development Costs:	\$31,423,514
85% of TDC (Max Loan):	\$26,709,987
Construction Loan in Model:	\$15,656,348

Forecasting Interest Rates

	Perm Rate	CITI TE Const.	CITI Taxable Const.
10/25/22 Quote from Cit	7.00%	7.00%	8.00%
Interest Rate Cushion	2.00%	2.00%	2.00%
7/1/2024 Closing Estimate	9.00%	9.00%	10.00%
Rate in Model	9.00%	9.00%	10.00%

FIRST MORTGAGE & SUBORDINATE MORTGAGES

Loan Type	First Mortgage				
	E: CITI B2B	Earn-Out	Loan 3	Loan 4	Loan 5
Rate (w/o MIP)	6.90%	6.90%	0.00%	0.00%	0.00%
Amortization	40	30	30	30	30
Avail NOI	\$704,747	\$0	\$0	\$0	\$0
Debt Service	\$612,823	\$0	\$0	\$0	\$0
DSCR	1.15	-	-	-	-
Loan Amt	\$ 8,314,910	\$0	\$0	\$0	\$0
Origination Fee	\$83,149	\$0	\$0	\$0	\$0
Legal Fees	\$65,000	\$0	\$0	\$0	\$0
Credit Enh/MIP	\$0	\$0	\$0	\$0	\$0

\$ 36,893,247 Loan with W/D and Parking Lot Income
 \$ 34,731,857 Loan without W/D and Parking Income
 \$ 2,161,390 Additional Loan Proceeds

LENDER'S PHYSICAL NEEDS CONCLUSIONS

Annual Dep to Repl Res.	Replacement Reserve Escrow	HUD Working Capital Escrow	Critical Repairs	Non-Critical Repairs	Total Repairs	
Lender's PCNA	\$350	\$300	LOC	\$0	\$0	\$0

UST + 215bp for 35, + 240bp for 40-yr 15-17 term 1.15 DSCR

Earn-out @ conversion - freddie will do If @ conversion fannie/freddie give you Lease-up reserve negotiable, zero? Sys

Acquisition, construction, rehabilitation, clear amortizing for 10 years. In year 11, becomes fit Repaid by year 40.

QAP INFORMATION

Fee & Allocation Structure

	App Fee	Alloc Limit	Alloc Fee	Res Fee	Comp. Mon
Federal LIHTC	\$2,250	\$900,000	\$2,500	12.0%	\$0
State LIHTC	\$0	\$9,999,999	4%		
Federal HTC	\$0	\$9,999,999	4%		
State HTC	\$0	\$9,999,999	4%		

Straight Acq.

Link to 2016 QAP

www.oregon.gov/ohcs/HD/MFH/LIHTC/QAP/2019-QA

Required QAP Underwriting

	Repl. Res.	Operating Res.	Debt Svc. Res.	Trending - Rev	Trending - Exp	Vacancy	Min DSCR	Const. Conting.	GC OH Profit
QAP Reqs.	\$350	6	6	2%	3%	7%	1.15	5%	14%
Investor Reqs.	\$350	6	6	2%	3%	7%	1.15	N/A	N/A

DEVELOPER FEE CALCULATION

BASIS FOR CALCULATING DEVELOPER FEE

	Acquisition	Rehab	Total
Acquisition	No	N/A	\$0
Land	No	N/A	\$0
Construction Related Costs	N/A	Yes	\$21,953,353
Soft Costs	N/A	Yes	\$1,773,724
Carrying Costs - Interest, RE/Tax	N/A	Yes	\$3,042,811
First Mortgage Costs	N/A	Yes	\$158,149
Bond Issuance Costs	N/A	Yes	\$440,243
Bridge, Subordinate, Constr. Loan Cos	N/A	Yes	\$35,500
Equity & LIHTC-Related Costs	N/A	Yes	\$209,883
Developer Fees	N/A	No	\$0
Reserves	N/A	No	\$0
Escrows	N/A	No	\$0
Method to Use (Total Vs. Basis Elg.)			Total Costs

MAX DEVELOPER FEE CALCULATION

Acquisition		
0%	\$99,999,999	First Waterfall (% of Costs)
0%	\$99,999,999	Second Waterfall (% of Costs)
0%	Remaining	Third Waterfall (% of Costs)
Rehab/New Const Cost		
14%	\$99,999,999	First Waterfall (% of Costs)
14%	\$99,999,999	Second Waterfall (% of Costs)
14%	Remaining	Third Waterfall (% of Costs)
14%	18%	< 31 Units
	16%	31-75 Units
	14%	76-100 Units
	12%	100+ Units
0%	15%	100+ Units

GENERAL CONTRACTOR FEES

GC General Requirements	1.61%	\$319,210
GC Overhead	2.82%	\$558,618
GC Profit	2.82%	\$558,618
Back out GC Fees?	7.2%	No

MAXIMUM DEVELOPER FEE

Limit on Total Maximum Fee	\$99,999,999
Fee Based on Acquisition Costs	\$0.00
Fee Based on Other Costs	\$3,865,913
Maximum Developer Fee	\$3,865,913

LIHTC Equity Parameters

ACQUISITION CREDITS, BASIS BOOST

Acq. Credit Eligible?	Yes
Discretionary Basis Boost?	No
QCT or DDA?	No
Census Tract	0.00

6.4

TAX CREDIT EQUITY CALCULATIONS

	Federal LIHTC 9.00%	State LIHTC	Fed LIHTC 4%	State Historic
Use	No	No	Yes	No
Years of Credits	10	10	10	1
Price	\$0.8500	\$0.25	\$0.85	\$0.75
LP %	99.99%	99.99%	99.99%	100.00%
Annual Credits	\$0	\$0	\$1,136,523	\$0
Total Equity	\$0	\$0	\$9,659,483	\$0
Rehab Basis Cushion	\$12,796,425			
Debt As % of TDC	26.46%			
Equity to Debt Ratio	#DIV/0!			

Flag if > 60%
Preference <1X, Up to 1.5X

ANNUAL CREDIT CALCULATIONS

	LIHTC Acq	LIHTC Const 9%	LIHTC Const 4%
Elig. Basis	\$53,000	\$22,772,869	\$28,413,087
QCD/DDA Adj		100%	100%
Adj. Basis	\$53,000	\$22,772,869	\$28,413,087
Applicable %	100.00%	100.00%	100.00%
Qual Basis	\$53,000	\$22,772,869	\$28,413,087
Fed Cred %	4.00%	9.00%	4.00%
State Cred %	0.00%	0.00%	0.00%
Fed Credit	\$2,120	\$897,880	\$1,136,523
State Credit	\$0	\$0	\$0

COST OF NEW CONSTRUCTION

Square Footage	North Triangle	Stillwater	
Leaseable SF of Units	72,925	228,708	
Additional Unit Common Area	18.0%	18%	
Additional Common SF	13,127	51,708	Stillwater includes all decks and exterior storage/ reduced decks at Pine Landing
Additional Common SF - Office, Etc.	500	4,975	
Gross SF of Constuction	86,552	285,391	
Total Units	90	240	

Lease-Up Expense

Lease-Up Expense	\$0	Staff & Marketing Budget for Lease-Up
------------------	-----	---------------------------------------

Construction Estimate

	Woodburn		Helena		Stillwater Crossing	
Total Leaseable SF	22,650		72,925		32,673	Avg SF per building
Additional Common Area	19.0%		13,127		22.6%	Total all hallways Need to ac
Total SF Per Building	26,946		86,052		40,059	
Number of Buildings	7		1		7	N/I Community Room
Number of Units	168		90		240	
Common Area Building SF	3,200		500		4,975	
Total SF	191,822		86,552		285,388	
Total GROSS SF Per Unit	1,142		962		1,189	
	Total Cost	Cost / TSF	Total Cost	Cost / TSF		
1 Site - On Site	\$1,755,000	\$9.15	\$432,758	\$5.00		
2 Site - Off Site (Public)			\$121,584	\$3.00		
3 Apartment Buildings	\$14,925,315	\$77.81	\$14,713,755	\$170.00		
4 Landscape & Irrigations	\$14,925,315	\$77.81	\$259,655	\$3.00		
5 Amenities	\$14,925,315	\$77.81	\$259,655	\$3.00		
5 Winter Cond. Allowance & Final Clean	\$153,496	\$0.80	\$173,103	\$2.00	From Bid Detail Page	
6 GC Liability Insurance	\$174,226	\$0.91	\$159,605	\$1.84	1% of 1-5	
7 GC General Condition Costs	\$468,750	\$2.44	\$319,210	\$3.69	2% of 1-5	
8 GC Profit & Overhead	\$871,128	\$4.54	\$1,117,236	\$12.91	7% of 1-5	
9 Contingency	\$946,833	\$4.94	\$2,633,484	\$30.43	15% of 1-8	
Total	\$19,883,493	\$103.66	\$20,190,043	\$233.27	Contract Amount with GC	
Total Cost Per Total SF	\$104		\$233.27	\$20,805,848		
Total Cost Per Leasable SF	\$125		\$276.86	\$240.39		
Total Cost Per Unit	\$118.354		\$224.334			
Total Cost Not Including Contingency			\$17,556,559	\$202.85		



Planning Division
 City of Bend
 (541) 388-5580
 planning@bendoregon.gov
 710 NW Wall Street, Bend OR 97703

This submittal form is to be completed prior to your application with the City of Bend. *Download this form before completing fillable fields*, then upload with your application through the Online Permit Center at www.bendoregon.gov/permitcenter.

VERIFICATION OF COMPLIANCE PUBLIC MEETING FORM

The Bend Development Code (BDC) states that Neighborhood Associations, as recognized by the BDC, must be included in decisions about proposed land use changes within their boundaries. Applicants submitting any of the below development applications are required to present their project proposal at a public meeting prior to submitting the application to the City of Bend Planning Division. The presentation must be made at either a regular or special Neighborhood Association meeting or a meeting hosted by the applicant. This form verifies the compliance with the public meeting requirements outlined in BDC Chapter 4.1.215.A-B.

Applicant: Pahlisch Homes, Inc.

Check the application type(s) requested:

- Bend Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Master Plan
- Conditional Use Permit
- Subdivision
- A Site Plan Review for new development or an alteration/addition to one or more buildings containing a total of 10,000 sq. ft. or more.

Meeting Date, Time & Location: Wednesday, November 8; 5:30pm; Zoom Webinar

Neighborhood Association(s): Boyd Acres

Project Location: East of Route 20, west of Route 97, north of Cooley Road, Bend, Oregon.

Project Description:

The Caraway Tentative Phased Subdivision will create a ±150-acre complete community, which will include a ±5.3-acre neighborhood park, trails, a clubhouse, and other amenities. The number of lots to be created continues to maintain assumptions approved under the Master Plan: ±397 single-family attached and detached lots and ±7 lots made of up a mix of commercial land, light industrial land, and mixed-use employment land, the latter of which is anticipated to also include between ±106 and ±192 multi-unit residential units.

Check each of the following items presented at the meeting:

- Map depicting the location of the subject property proposed for development.
- A visual description of the project including a site plan, tentative subdivision plan and elevation drawings of any structures if applicable.
- A description of the nature of the use including but not limited to, sizes and heights of structures, proposed lot sizes, density, etc.
- The expected or anticipated impacts from the development.
- Any mitigation proposed by the applicant to alleviate the expected/anticipated impacts.
- An opportunity for the public to provide comments. Applicants are encouraged to reconcile as many public concerns as possible prior to submitting their application.

If any of the above items are not applicable to the proposal, please state why:

Concerns Stated at Meeting:

Number of affordable housing units; location and types of housing (townhomes and cottage [detached and attached], standard detached, "village" product, multi-unit, etc.); any smaller commercial uses near park planned; new connections to Route 97 north, timing of construction, commercial land developed by Pahlisch or other developer; style of homes, like Petrosa; number of access points; vehicle trip numbers and roundabouts providing extra capacity; traffic flows on Cooley and associated improvements to it.

DocuSigned by:

 Applicant Signature

11/13/2023 | 10:53 AM PST

Date

Ashlie Bibaud
 Neighborhood Association Representative Signature

11/10/2023

Date

Applicant Signature

Date

Neighborhood Association Representative Signature

Date





11/27/2023

Tyson O'Connell
United Housing Partners LLC
Principal
545 Blaine St
Missoula, MT 59801

Re: North Triangle Apartments (the "Project")

Dear Mr. O'Connell

The purpose of this letter is to provide an indication of interest from Enterprise Housing Credit Investments, LLC (Enterprise) for providing equity, through an investment fund which would be formed by Enterprise, to the Project.

Enterprise is one of the leading syndicators of Low-Income Housing Tax Credits ("LIHTC"). Since the enactment of the federal Low-Income Housing Tax Credit program in 1986, Enterprise has raised more than \$18 billion in equity for the development of low-income housing.

This letter of interest is based on a preliminary review of the information provided by you. This information indicates that the Project would generate, at this time, an annual Low-Income Housing Tax Credit allocation of approximately \$1,136,532.

The pro forma presented to Enterprise as part of the preliminary submissions indicates pricing in the range of \$0.85 on the federal tax credit dollar. Based on this assumption, the Project would generate an equity investment in the amount of \$9,659,483. This estimate of pricing appears supportable if the transaction were to close today. The equity markets continue to be volatile and unpredictable; therefore, the ultimate ability of Enterprise to commit to pricing on this transaction will be determined by investor yield requirements and the availability of capital much closer to the time of closing.

As soon as you have received a reservation of tax credits, please contact us so that we can continue the underwriting of this project and, if appropriate, negotiate a commitment letter.

Sincerely,

A handwritten signature in blue ink that reads "Brian Windley".

Brian Windley
Vice President, Syndication

[ENTERPRISE HOUSING CREDIT INVESTMENTS, LLC.](#)

1035 Osage Street ■ Suite 1125 ■ Denver, CO 80204 ■ 303.573.1571 ■ www.enterprisecommunity.com



November 20, 2023

United Housing Partners
Missoula, MT
Attn: Tyson O'Connell

Re: Commitment to utilize Private Activity Bonds to finance a Multifamily Rental Project in an amount not to exceed \$13,500,000 relating to a new construction project to be known as North Triangle Apartments located in Bend, OR (the "Property")

Ladies and Gentlemen:

Citibank, N.A. ("CITI") is pleased to offer to United Housing Partners ("Sponsor"), as the Sponsor of a to-be-formed affiliate ("Borrower"), this commitment ("Commitment") for financing, subject to the terms, requirements and conditions which follow. All capitalized terms used herein, unless otherwise defined, shall have the meaning set forth on Exhibit A annexed hereto and incorporated herein by this reference (the "Commitment Terms"). CITI's decision to issue this Commitment was made in reliance upon the representations and material supplied by Sponsor and Sponsor's representatives, as more particularly described on Exhibit B annexed hereto. CITI understands that Sponsor intends to submit this Commitment to the Issuer ("Governmental Lender") and other government agencies in support of Sponsor's application to obtain subordinate debt or a private activity bond allocation with respect to the financing of the Property. **This Commitment is subject to, among other things, CITI completing due diligence to confirm the representations made by Sponsor and obtaining credit committee approval.**

In connection with this Commitment, CITI will be acting solely as a principal and not as your agent, advisor or fiduciary. CITI has not assumed a fiduciary responsibility with respect to this Commitment, and nothing in this Commitment or in any prior relationship between you and CITI will be deemed to create an advisory, fiduciary or agency relationship between us in respect of this Commitment. You should consider carefully whether you would like to engage an independent advisor to represent or otherwise advise you in connection with this Commitment, if you have not already done so.

A. Transaction Summary. The terms of the tax-exempt financing transaction (the "Transaction") that is the subject of this Commitment is as follows:

1. On the issuance date (the "Closing Date"), CITI shall fund a loan (the "Funding Loan") to Governmental Lender, and Governmental Lender shall simultaneously issue a note (the "Governmental Lender Note") to CITI. The proceeds of the Funding Loan shall be used by Governmental Lender to make a tax-exempt loan (the "Tax-Exempt Loan" or the "Borrower Loan") to Borrower to finance the Property, for which the Governmental Lender receives a borrower note (the "Borrower Note"). Borrower shall be responsible for securing the issuance and delivery of the Tax-Exempt Loan by the Governmental Lender.
2. Upon closing of the transaction, the rights of Governmental Lender in the Borrower Loan and all documents evidencing and securing the Borrower Loan (the "Borrower Loan Documents") shall be assigned to a fiscal agent, which may be CITI (the "Fiscal Agent"), as security for the Governmental Lender's obligations to CITI evidenced by the Governmental Lender Note. CITI will administer and direct the disbursement of the proceeds of the Funding Loan and the Borrower

Loan and will oversee the construction work to be performed on the Property (the "Improvements"). The completion of the Improvements and all related work shall be performed during the Interim Phase (as hereinafter defined).

3. CITI shall have the right to engage a third party servicer ("Servicer") to provide limited servicing/oversight functions on behalf of CITI pursuant to a separate servicing agreement with CITI. CITI shall pay Servicer any applicable servicing fee.

4. At such time as the Conditions to Conversion set forth herein are satisfied, if ever, the Loan shall convert from the Interim Phase to the Permanent Period (as hereinafter defined). In the event that the Conditions to Conversion are not satisfied on or before the last day of the Interim Phase, as more particularly provided herein, at the option of CITI, the Tax-Exempt Loan will be subject to acceleration, and all obligations of CITI with respect to the transaction contemplated by this Commitment shall terminate.

5. CITI anticipates that CITI's interest in the Tax-Exempt Loan may be transferred to any eligible investor, which may be a government sponsored enterprise or institutional investor (or a trust for the benefit thereof) and CITI's underwriting and documentation will provide for the possibility of such transfer.

B. Conditions Precedent to Closing. The obligation of CITI to make the Funding Loan is subject to satisfaction of the following conditions precedent ("Conditions Precedent to Closing"), in each case in a manner acceptable to CITI. The form and substance of all documents and items submitted by Borrower hereunder must be acceptable to CITI and its counsel.

1. Credit Approval. This Commitment is subject, among other things, to CITI obtaining final credit committee approval. Sponsor understands and agrees that this Commitment does not, in any manner, constitute a commitment or agreement to make a loan. Any documentation will be forthcoming only after final approval of the underwriting by CITI's credit committee. The financing will be documented separately and will contain terms and conditions that may be in addition to or in substitution of those set forth in the Commitment.

2. Documents. Borrower shall duly authorize, execute and deliver or cause to be delivered at closing a Multifamily Note, a Multifamily Deed of Trust, Deed to Secure Debt or Mortgage, where appropriate (the "Security Instrument"), a Guaranty or Guarantees (including a Completion and Payment Guaranty for the Interim Phase and a Non-recourse Carve-out Guaranty), an Agreement of Environmental Indemnification, a Replacement Reserve Agreement, a Construction Funding Agreement, Assignments and any other assignment, financing statement, agreement or document required by CITI in connection with the Loan (collectively, the "Mortgage Documents"). The Funding Loan Agreement, the Regulatory Agreement, the Borrower Loan Agreement, the Borrower Note and all other documents executed or issued in connection with the transaction shall be referred to, collectively, as the "Tax-Exempt Loan Documents". The Security Instrument and Borrower Note shall initially be for the benefit of Governmental Lender and shall be assigned on the Closing Date to CITI. The Tax-Exempt Loan Documents must be in a form satisfactory to CITI and Governmental Lender. Where appropriate, the Mortgage Documents and the Tax-Exempt Loan Documents shall be acknowledged, recorded and filed in the public record, and all recording receipts promptly delivered to CITI.

3. Title Insurance. Borrower shall promptly deliver to CITI a commitment for a mortgagee's title insurance policy, prepared in accordance with CITI's title insurance instructions, along with a pro forma policy in the form included in such instructions. The title insurance commitment and policy must satisfy all of the requirements of such instructions and include such other coverage and

endorsements as CITI may require. The company and/or agent issuing the commitment shall be acceptable to CITI in all respects. Borrower shall also furnish CITI with copies of all instruments affecting title to the Property including, but not limited to, all instruments referenced in Schedule B of the pro forma policy.

4. UCC Search/Perfection. Borrower shall commission UCC searches in the real estate records and personal property records of the following jurisdictions and shall furnish written reports of such searches to CITI: (i) the jurisdiction where the Property is located, (ii) any other jurisdiction in which Borrower has its principal office for the conduct of its business, (iii) in the central UCC filing location specified by the law of the state where the Property is located, and (iv) any other office where filing is necessary to perfect Governmental Lender's or Fiscal Agent's security interest in the Collateral (as hereinafter defined). All such searches shall be updated to the time of recordation of the Mortgage Documents and shall show no security interests affecting the Property, Guarantor or Borrower, other than those naming Governmental Lender or Fiscal Agent as the secured party. Borrower shall cause the appropriate filing of financing statements, on forms supplied by CITI, evidencing Governmental Lender's or Fiscal Agent's perfected first priority security interest in all personal property, machinery, equipment, building materials, contract rights, furniture, fixtures, royalties, receivables and other rights related thereto, as well as all leases, rents, revenues and proceeds therefrom and all proceeds of the foregoing (collectively, the "Collateral"). Such filing shall be in compliance with both the Uniform Commercial Code, as adopted in the state in which the Property is located, and all other applicable laws affecting the perfection of security interests. Borrower shall furnish to CITI, promptly upon recordation, receipted or time stamped copies of the filed financing statements.

5. Authority. Borrower shall furnish to CITI certified documents satisfactory to CITI evidencing Borrower's power and authority to enter into the Mortgage Documents and the Tax-Exempt Loan Documents. If Borrower is a corporation, such documents shall include Borrower's Articles of Incorporation, Bylaws, corporate resolution relevant to the Loan and a Certificate of Good Standing from the state of incorporation and the state where the Property is located. If Borrower is a partnership, such documents shall include a copy of the partnership agreement and partnership certificate, and the above-referenced corporate documents for any corporate general partner of Borrower. If Borrower is a limited liability company, such documents shall include a copy of the Articles of Organization and Operating Agreement and the Certificate of Authenticity or Certificate of Good Standing from the state of organization and the state where the Property is located.

6. Leases. The standard form of lease used at the Property shall be subject to the prior written approval of CITI. All new leases and renewals of existing leases shall be made on the approved standard form of lease unless otherwise agreed to by CITI. There must be no commercial leases affecting the Property, except for any laundry lease and other commercial lease disclosed in writing to and approved in writing by CITI and its counsel prior to the date of this Commitment. Any current commercial lease or laundry lease must be subordinated to the lien of the Security Instrument and other Mortgage Documents. Borrower agrees that any future commercial lease or laundry lease or renewal of any current commercial lease or laundry lease will contain language acceptable to CITI subordinating said lease to the lien of the Security Instrument and other Mortgage Documents. There must be no default under any current commercial lease or laundry lease.

7. Borrower's Management Agreement. Borrower shall furnish to CITI a copy of Borrower's management agreement. The management agreement must be with a professional management company and both the management company and the terms of the management agreement must be

approved in writing by CITI. Borrower shall not make or permit to be made any changes to the management agreement without the prior written approval of CITI. Without limiting the foregoing, the management agreement must be terminable by owner on 30 days' notice, with or without cause and without payment of any termination fee. If required by CITI, a portion of the management fee may be required to be subordinated to debt service and other amounts payable with respect to the Loan.

8. Rent Roll. If applicable, Borrower shall promptly furnish a copy of the rent roll for the Property, with an updated rent roll to be delivered contemporaneously with closing and as of the Conversion Date (as hereinafter defined).

9. Appraisal. CITI shall have received an appraisal of the Property satisfactory to CITI.

10. Opinion of Borrower's Counsel. Borrower shall deliver to CITI a written opinion by Borrower's counsel approved by CITI, addressed to CITI, Issuer and Bond Trustee and in the form furnished or approved by CITI's counsel.

11. Insurance. Borrower shall deliver to CITI an insurance policy evidencing the existence of insurance relating to the Property, which evidence shall include "paid" premium invoices, conforming in all respects to CITI's insurance requirements as provided to Borrower in a separate package, as same may, from time to time, be modified. Such insurance for the Property shall include, without limitation, coverage for acts of terrorism and, if applicable, flood insurance (as more particularly set forth in Paragraph 17 below). In addition, Borrower must deliver prior to closing (i) the original, or a copy certified by the insurance agent, of the policy(ies) of insurance; or (ii) the insurance binder; or (iii) a certificate of insurance (Acord Form 28 property or Acord Form 27 liability or other form, satisfactory to Lender, provided by the insurance agent); or (iv) original letter from the insurance carrier on the primary layer, signed by an officer of such carrier, attaching the form of insurance policy pursuant to which coverage is being provided, and, if applicable, original letter from each insurance carrier on the excess layers, signed by an officer of such carrier(s) agreeing that it is bound to the form of insurance policy delivered by the primary carrier (*i.e.*, agreeing to "follow form" to the primary carrier). The letter must set forth the date by which the policy will be delivered to CITI, which must not be more than sixty (60) days following closing. All mortgagee/loss payee/additional insured endorsements must be attached to the letter.

12. Permits/Occupancy. Borrower shall deliver to CITI evidence satisfactory to CITI that all applicable governmental authorities have authorized construction of the Improvements and the development and, if applicable, the operation of the Property as a multifamily residential unit, including, without limitation, occupancy permits (if applicable) and building permits. Any nonresidential occupancy must be approved in writing by CITI.

13. Zoning/Subdivision. Borrower shall deliver to CITI certification from the local governmental authority (i) that the use of the Property as a multifamily residential complex complies with all zoning and subdivision ordinances and regulations applicable to the Property and that it is either a legal, conforming use or a legal, nonconforming use acceptable under CITI's underwriting standards, (ii) that the Property has been properly subdivided, and (iii) that the improvements on the Property can be rebuilt on the same location to their presently existing size, shape and density if partially or totally destroyed.

14. Access/Utilities. Borrower shall deliver to CITI evidence satisfactory to CITI that the Property is located on a publicly dedicated and maintained roadway or acceptable easement thereto, is served by public water and sewer systems, electricity and telephone service, and receives adequate municipal services (fire, police and transportation, among others).

15. Other Compliance. Borrower shall deliver to CITI evidence satisfactory to CITI that the Property, and Borrower's operation thereof, is in compliance with all local and/or state building, safety, health and fire codes, all clean air and water acts and other Hazardous Materials Laws (as hereinafter defined), and all equal opportunity, anti-discriminatory and fair housing requirements.
16. Survey. Borrower shall deliver to CITI a current, certified, "boundary" or "as-built" (as applicable) ALTA survey of the Property and surveyor's certificate, prepared by a registered engineer or surveyor approved by CITI. The survey and surveyor's certificate shall be satisfactory in form and substance to CITI and shall contain those matters set forth in CITI's survey instructions.
17. Flood Zone Map/Certification/Insurance. Borrower shall deliver to CITI a certification from Borrower's architect, engineer or surveyor stating whether the Property is located in a designated special Flood Plain Hazard area, as designated by appropriate federal agencies. If all or any portion of the Property is at any time during the term of the Loan, located in such an area, Borrower shall provide satisfactory evidence to CITI of the existence of flood insurance policies in the maximum amount required pursuant to applicable laws covering all of the improvements on the Property which lie within, are bounded by, or are in any way affected by such area.
18. Operating Documents. Borrower shall furnish copies of any form documents used for the Property and any equipment leases, licenses, franchises, permits, contracts, and any other agreements required for the operation, use, management or occupancy of the Property, and all such items shall be subject to written approval by CITI.
19. Financial Statements of Borrower and Guarantor. CITI shall receive, for its review and approval detailed financial statements for Borrower, any principal in Borrower and each Guarantor, certified by Borrower, such principal or the Guarantor, as the case may be. CITI may also require updated and/or recertified financial statements as of the Closing Date.
20. Environmental Assessment Report. CITI shall receive and approve a written report or reports from CITI's independent environmental inspectors confirming that the Property and any site within the vicinity of the Property (i) has not contained and does not currently contain any Hazardous Material or underground storage tanks or any other pollutants that could be detrimental to the Property, human health or the environment, (ii) does not contain radon gas in levels unacceptable to CITI, (iii) complies with all applicable Hazardous Material Laws and has not been identified by any environmental regulatory body as a site containing Hazardous Material or underground storage tanks, (iv) shows no other environmental problem that would bring the Property within the purview of any federal, state or local environmental law or ordinance, and (v) contains no residual effect due to the removal of storage tanks or Hazardous Material. All deficiencies with respect to any environmental matters which CITI deems to be material shall be corrected by Borrower at its own expense to the satisfaction of CITI. "Hazardous Material" means and includes, without limitation, mold, asbestos and any substance containing asbestos, the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, lead-based paint, chemicals known to cause cancer or reproductive toxicity, pollutants, effluents, contaminants, emissions or related materials and any items included in the definition of hazardous or toxic wastes, materials or substances under the Hazardous Material Laws. "Hazardous Material Laws" means and includes, all federal, state and local statutes, ordinances, regulations, orders, and decrees now or hereafter promulgated in connection with preserving the environment and/or the handling, storage, transport and disposal of Hazard Material.
21. Separate Tax Parcel(s). The Property shall constitute one or more separate and distinct tax parcels for purposes of all real estate taxes and assessments. There shall be no overlap whatsoever

between the Property and any other property which will not be subject to the first lien of the Security Instrument. Borrower shall also furnish the most recent tax bills for the Property.

22. Opinion of Tax Counsel. CITI must receive from nationally recognized tax counsel approved by CITI an unqualified opinion (i) as to the validity and enforceability of the Tax-Exempt Loan, (ii) that the interest on the Tax-Exempt Loan is excluded from the gross income of the owners thereof for federal income tax purposes under the Internal Revenue Code of 1986, as amended, and (iii) that the interest on the Tax-Exempt Loan is excluded from the gross income of the owners thereof for state income tax purposes if such exclusion is available under state law. Tax counsel must have (a) addressed its opinion to CITI, (b) addressed its opinion to CITI or (c) provided CITI a letter, addressed to CITI, stating that CITI may rely upon the opinion. Both the opinion and, if applicable, the reliance letter must be satisfactory to CITI.

23. Governmental Lender Requirements. CITI must receive evidence that Governmental Lender shall not impose restrictions, requirements or conditions in connection with its willingness to issue the Tax-Exempt Loan that are unacceptable to CITI. The restrictions imposed by the Tax-Exempt Loan Documents must be consistent with the restrictions on the use of the Property, on the income of tenants and on any rent charge that was used in underwriting the Funding Loan.

24. Low-Income Housing Tax Credits ("LIHTC"). CITI must approve any land use restriction agreement or regulatory agreement regulating or restricting the use or manner of operation of the Property and requiring that the Property be operated as a residential rental project occupied by individuals of low income (as provided for in the Treasury Regulations under Section 42(g) of the Internal Revenue Code). Such regulatory agreement must provide that the Property shall at all times be operated in such manner as to comply with the requirements of the Internal Revenue Code, the Treasury Regulations and IRS Rulings for obtaining and for preserving the LIHTC. In addition, the eligibility of the Property for LIHTC shall be evidenced to CITI in a manner satisfactory to CITI. Such regulatory agreement must be reviewed and approved in writing by CITI.

25. Equity and Funding Conditions. CITI must approve the partners/members (including the Tax Credit Investor), the applicable investment agreement, and the organizational documents of Borrower. CITI must receive and approve evidence satisfactory to CITI in all respects that the amount of the equity contribution is projected to be at least the level used by CITI in underwriting the transaction. Borrower's organizational documents shall contain restrictions acceptable to CITI on the syndication or other transfer of the Tax Credit Investor's interest, in whole or in part (including any interest therein), to eligible investors. In addition, prior to the Closing Date, CITI must receive and approve evidence satisfactory to CITI in all respects that Borrower (i) has timely received all required equity contributions to be made to Borrower as of the Closing Date, (ii) has fully funded, for the benefit of the Property, all cash required to be invested in the Property as of the Closing Date, and (iii) has made satisfactory arrangements to fund all cash required to be funded after the Closing Date. Borrower must also provide and CITI must approve in writing any developer's agreement relating to the Property.

26. Interim Phase Budget. CITI will require satisfactory evidence that other funds and Loan Proceeds are adequate to complete the Improvements and carry the costs of the Property (including but not limited to interest, taxes, insurance, and operating costs), as determined by CITI based upon its review of scope of work, the Appraisal and other relevant information. CITI reserves the right to receive, review and approve all project expenditures made prior to closing.

27. Architectural Consultant and Construction Inspector. CITI shall have approved an architectural consultant to monitor the progress of the Improvements (the "Architectural

Consultant") and Borrower and the Architectural Consultant shall have executed and delivered to CITI an agreement in form and substance acceptable to CITI, pursuant to which the Architectural Consultant shall agree to certify hard cost progress payments and to provide the certifications required pursuant to this Preliminary Commitment upon completion of the Improvements. In addition, CITI will enter into an agreement directly with a construction inspector ("Construction Inspector") for the benefit of CITI, but at the sole cost and expense of Borrower, to review the plans and specifications, contracts and budget for the Improvements and to monitor the progress of the construction of the Improvements in the manner required by CITI.

28. Approved Plans. CITI and its engineering consultants and the Construction Inspector shall have received and approved the plans and specifications for the Improvements (such plans and specifications, as approved by CITI are referred to herein as the "Approved Plans"), the budget for completion of the Improvements, a fixed or a guaranteed maximum price contract for completion of the Improvements with a general contractor acceptable to CITI and a construction draw schedule for the Improvements.

29. Change Orders. The Approved Plans and the Construction Contract, and any change orders issued thereunder, will be subject to the approval of CITI.

30. Contractors. The architect, general contractor and such other contractors and subcontractors with respect to the Property as shall be identified by Borrower and approved by CITI shall have acknowledged the collateral assignment of their respective contracts to CITI and agreed in writing to continue performance on behalf of CITI under their respective contracts without additional cost in the event of a default by Borrower, which agreements shall be in form and substance acceptable to CITI and its counsel.

31. Payment and Performance Bonds. To the extent indicated on Exhibit A hereto, Borrower shall be required to deliver to CITI payment and performance bonds with respect to its contractor and major subcontractors (as determined by CITI).

32. Additional Documents. Upon request by CITI, Borrower shall furnish CITI with any documentation being furnished to any other party lending or investing in the Property (including CITI), including any plans for the Improvements, construction budgets, contracts and disbursement requests. In addition, Borrower shall deliver to CITI all other documents, instruments and other items required by CITI in connection with the making of the Funding Loan.

33. Additional Funding Requirements: All final documentation and due diligence must be delivered to tax counsel and/or counsel to CITI prior to the release of any funds for the Funding Loan, and under no circumstances will CITI authorize the closing of the Funding Loan until counsel to CITI has received the following final documentation: Trust Indenture, Funding Loan Agreement, Tax Certificate (or comparable document), Multifamily Note(s), the regulatory agreement/land use restriction agreement associated with the Tax-Exempt Loan, TEFRA approval(s), Governmental Lender's resolution(s), proof of volume allocation, , IRS Form 8038, final opinions of tax counsel and Borrower's counsel, any enhancement instrument, and, if applicable, all documentation required from HUD.

34. Fees and Expenses. Borrower shall have paid the Financing Fee (as hereinafter defined) and any other costs and expenses then due and payable pursuant to the provisions of this Preliminary Commitment.

C. Conversion of the Mortgage Loan to the Permanent Period. The conditions set forth in the Loan and Tax-Exempt Loan Documents (collectively, the "Conditions to Conversion") must be satisfied no later than the date that is ninety (90) days prior to the last day of the Interim Phase (the "Conversion

Package Submission Date"), and must continue to remain satisfied through the date of conversion of the Loan to the Permanent Period (the "Conversion Date") as will be set forth in the Loan Documents, in each case, in a manner acceptable to CITI, if the Loan is to convert from the Interim Phase to the Permanent Period. For purposes of this Preliminary Commitment, the term Interim Phase means the period from the Closing Date through the day prior to the Conversion Date and the term Permanent Period means the period from the Conversion Date (inclusive) through the maturity date (or earlier termination) of the Loan.

D. Fees and Expenses. Borrower shall be responsible for the following fees and expenses in connection with the financing:

1. Application Fee. Borrower hereby acknowledges requirement of an application fee (the "Application Fee") as set forth in the Preliminary Commitment Terms, which amount shall be non-refundable. In the event additional funds are required to complete CITI's review and due diligence, Borrower will be advised of such costs in advance. Any and all additional costs will be billed to Borrower as they are incurred. The Application Fee is applicable toward third party reports, underwriting and processing (as set forth in the Preliminary Commitment Terms), and CITI's legal fees.
2. Origination Fee. The Origination Fee as set forth in the Exhibit A shall be due and payable on the Closing Date. The Origination Fee reflects a fee payable to CITI in exchange for providing financing for the Project.
3. Conversion Fee. Borrower shall pay CITI a Conversion Fee as set forth in the Preliminary Commitment Terms for CITI's services in processing information to determine whether the Conditions to Conversion have been satisfied. The Conversion Fee shall be due when Borrower first submits information to satisfy the Conditions to Conversion.
4. Fees and Expenses. Sponsor shall pay when due, whether or not the closing occurs, all reasonable and actual expenses, fees and charges with respect to the cost of issuance of the Tax-Exempt Loan (including tax and Governmental Lender counsel fees, Governmental Lender fees, Fiscal Agent fees, Fiscal Agent counsel fees, financial advisor fees, printing and mailing costs and other Tax-Exempt Loan related fees and costs), and the Tax-Exempt Loan processing and closing, or in any way connected therewith, including, without limitation, appraisal fees, survey costs, title insurance costs, architectural fees, engineering fees, inspection fees, mortgage or similar taxes and all attorneys' fees and legal costs of CITI. Without limiting the foregoing, Sponsor specifically agrees to pay all costs relating to document preparation and review of real estate due diligence items by counsel to CITI.

E. Assignment; Acceptance; Termination.

1. Acceptance. In order for this Commitment to be binding on CITI, Sponsor must execute a copy of this Commitment and return it, along with the Application Fee to CITI within five (5) business days after the date first set forth above (the "Outside Acceptance Date"), time being of the essence.
2. Expiration. This Commitment must be accepted on or before the Outside Acceptance Date, and the Tax-Exempt Loan must be issued prior to the Outside Closing Date set forth in the Commitment Terms, or this Commitment shall terminate and be of no further force and effect; provided, however that the provisions of this Commitment that explicitly survive termination shall continue in full force and effect. In the event that Sponsor does not obtain an allocation for the full amount of the Tax-Exempt Loan at least thirty (30) days prior to the Outside Closing Date, or the issuance of the Tax-Exempt Loan and the making of the Funding Loan by CITI does not occur by the Outside Closing Date, Sponsor may request an extension of this Commitment (not to exceed

ninety (90) days), which extension shall be in Citi's sole discretion. In the event the requested extension is approved by CITI in its sole discretion, in addition to the Financing Fee and other amounts due hereunder, Sponsor shall pay to CITI a commitment extension fee equal to 0.25% (25 basis points) of the Interim Phase Amount on the Closing Date.

3. Termination. CITI may terminate this Commitment at any time if:

a. Any material adverse change (financial or otherwise) shall occur at any time prior to the Closing Date with respect to (i) the Property, the proposed Improvements, and/or the other security for the Tax-Exempt Loan, or (ii) the credit of Borrower and/or Sponsor (and/or any of the principals of Borrower and/or Sponsor) or any Guarantor or any other person or entity connected with the Loan, or (iii) any other source of repayment of the Loan.

b. Any part of the Property shall have been taken in condemnation or other like proceeding, or any such proceeding is pending or threatened as of the Closing Date, or any part of the Property is damaged and not repaired to CITI's satisfaction prior to the Closing Date.

c. If requested, certifications of the non-occurrence of (a) and (b) above, in form acceptable to CITI, are not executed by Borrower on the Closing Date, or if Borrower has not delivered on the Closing Date updated personal financial statements for any Guarantor.

d. After acceptance of this Commitment, the Tax-Exempt Loan is not issued and closed on or prior to the Outside Closing Date (as the same may be extended pursuant to Section E2.).

e. If, in CITI's sole judgment, CITI's underwriting and due diligence indicate the reasonable possibility of a material adverse change in the Property, the proposed Improvements, the Sponsor, the Borrower and/or any Guarantor.

f. If the OFAC representation and warranty in Section F5. is no longer true and correct.

4. Upon termination, Sponsor shall pay to CITI any other reasonable damages CITI may have incurred due to non-delivery of the Tax-Exempt Loan. **Sponsor's or Borrower's obligation to pay all amounts due under this Commitment shall survive the termination or expiration of this Commitment.** If Sponsor or Borrower fails or refuses to comply with the terms of this Commitment, CITI, at its option, shall have the right to enforce any rights and remedies it may have at law or in equity, including, but not limited to, the collection of costs and expenses arising out of such breach, including reasonable attorneys' fees and disbursements.

5. Final Underwriting. By accepting this Commitment, Sponsor expressly acknowledges that the obligation of CITI to provide the Funding Loan is subject to the completion of final loan underwriting by CITI, final CITI loan committee approval, and the satisfaction of any additional or differing conditions including interest rates that may be required by CITI as a result of such committee approval. By accepting this Commitment, Sponsor expressly acknowledges that the obligation of CITI to provide the financing described in this Commitment is subject to the satisfaction of the obligations and terms and conditions required by Citi for new construction and rehabilitation projects.

F. Miscellaneous.

1. Further Assurances. Sponsor hereby expressly acknowledges that CITI intends to incur costs upon acceptance of this Commitment. Upon acceptance of the Commitment, Sponsor shall

be strictly obligated to close the transaction contemplated hereby. Sponsor acknowledges that failure to close the transaction will subject CITI to substantial costs and damages. Therefore, Sponsor hereby expressly agrees:

- a. To perform all of the requirements, terms and conditions contained herein at the time and in the manner herein and as required by CITI.
 - b. Refrain from taking any action that would result in CITI's inability to arrange for the making of the Funding Loan.
 - c. On the request of CITI, to re-execute or ratify any of the Mortgage Documents and/or the Tax-Exempt Loan Documents, or execute any other documents as may be reasonably necessary to effect the delivery of the Tax-Exempt Loan to any investor.
2. Indemnification for Brokerage Commissions. Sponsor acknowledges and agrees that any fees due for tax-exempt loan or related mortgage loan origination services shall be Borrower's sole responsibility. Borrower and Sponsor shall indemnify and hold CITI harmless from and against any and all claims, demands and liability for brokerage commissions, assignment fees, finders' fees or other compensation whatsoever arising from the issuance of this Commitment, the making of the Tax-Exempt Loan that may be asserted against CITI by any person or entity. **Sponsor's and Borrower's obligation to indemnify CITI hereunder shall survive the termination or expiration of this Commitment.**
3. Authorization. Sponsor and the undersigned Guarantor hereby authorize CITI to obtain and forward any and all credit information, including credit reports and financial statements and all other information of any kind received or reasonably required in connection with this Commitment to any rating agency and to any potential investor.
4. Exclusivity. The terms and provisions of this Commitment are intended for the sole and exclusive benefit of CITI and Borrower, and not for the benefit of, nor for the purpose of being relied upon, by any other party.
5. OFAC Provisions. Sponsor hereby represents and warrants that no portion of the Property has been or will be purchased, improved, equipped or furnished with proceeds of any illegal activity. Sponsor further represents and warrants that to the best of Sponsor's knowledge, after having made diligent inquiry, Sponsor, Borrower, each Person owning a direct or indirect interest in Borrower, each Guarantor, each person owing a direct or indirect interest in each Guarantor, the Property Manager, and each tenant at the Property: (a) is not currently identified on OFAC List, and (b) is not a Person with whom a citizen of the United States is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of United States law, regulation, or Executive Order of the President of the United States. The Sponsor further acknowledges and agrees that it shall have a continuing obligation during the processing of this Commitment to notify CITI promptly if it knows or has reason to believe that the representations and warranties contained herein are no longer correct. Sponsor has implemented procedures, and will consistently apply those procedures throughout the term of the Tax-Exempt Loan, to ensure the foregoing representations and warranties remain true and correct during the term of the Tax-Exempt Loan. For the purposes hereof, "OFAC List" means the list of specially designated nationals and blocked persons subject to financial sanctions that is maintained by the U.S. Treasury Department, Office of Foreign Assets Control and any other similar list maintained by the U.S. Treasury Department, Office of Foreign Assets Control pursuant to any Requirements of Law, including, without limitation, trade embargos, economic sanctions, or other prohibitions imposed by Executive Order of the President of the United States, which OFAC List is accessible through

the internet website <http://www.treasury.gov/ofac/downloads/t11sdn.pdf>, and "Person" means an individual, partnership, limited partnership, corporation, limited liability company, business trust, joint stock company, trust, unincorporated association, joint venture, governmental authority or other entity of whatever nature.

6. Borrower's Representations. The validity of this Commitment and CITI's obligations hereunder shall at all times be subject to the accuracy and validity of all information and representations furnished by Sponsor to CITI with regard to the Tax-Exempt Loan, which shall have been and shall continue to be true and not misleading in all material respects.

7. Loan Data. All inspections, reports, appraisals, environmental studies or other data submitted to, commissioned for, conducted or produced by or for CITI are for its benefit and use and shall be the property of CITI. No right of inspection or approval contained in this Commitment shall be deemed to impose upon CITI any duty or obligation whatsoever to take any action or to notify any person with respect thereto, and no liability shall be imposed upon any such party and no warranty shall be deemed or construed to arise by reason of any inspection undertaken or approval given by any such party, its agents, employees or representatives, any such inspections and approvals being made solely for the benefit of such party. **The provisions of this paragraph shall survive the termination or expiration of this Commitment.**

8. Discretion. In any instance where the consent or approval of CITI may be given or is required, or where any determination, judgment or decision is to be rendered by CITI under this Commitment, the granting, withholding or denial of such consent or approval and the rendering of such determination, judgment or decision shall be made or exercised by CITI (or its designated representative) at its sole and exclusive option and in its sole and absolute discretion.

9. Waiver. CITI reserves the right, in its sole discretion, to waive in whole or part any of the terms, requirements and conditions in this Commitment, the Mortgage Documents, the Bond Documents or other documents referenced herein; provided, however, that such waiver shall in no event be construed to constitute a waiver of the applicable terms, requirements or conditions as they may apply in the future.

10. Successors and Assigns. Sponsor acknowledges and agrees that CITI at its option may assign or otherwise transfer the Bonds and all documents evidencing and securing the Bonds including, but not limited to, this Commitment, to other parties subsequent to the execution of this Commitment. Neither Sponsor nor Borrower may assign its rights, interest, or obligations under this Commitment without first obtaining CITI's prior written consent. This Commitment shall be binding upon the successors and permitted assigns of Borrower.

11. Governing Law. This Commitment shall be governed by and construed in accordance with the laws of the State of New York. Sponsor agrees that any legal action that may arise out of this Commitment will be commenced only in the United States District Court, Southern District of New York, or New York State Courts sitting in New York County, New York, and Sponsor hereby submits to the jurisdiction of any such court. All Mortgage Documents and Bond Documents (other than this Commitment) shall be governed by the laws of the State where the Property is situated. **The governing law election with respect to this Commitment shall survive the termination or expiration of this Commitment.**

12. WAIVER OF TRIAL BY JURY. SPONSOR AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS COMMITMENT OR THE RELATIONSHIP BETWEEN BOND PURCHASER, BONDHOLDER REPRESENTATIVE AND BORROWER OR SPONSOR THAT IS TRIABLE OF RIGHT BY A JURY AND WAIVES

ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN BY SPONSOR KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL AND APPLIES TO ALL ACTIONS WHETHER ARISING IN CONTRACT, TORT, EQUITY OR OTHERWISE. **THIS PROVISION SHALL SURVIVE THE TERMINATION OF EXPIRATION OF THIS COMMITMENT.**

13. Survival. The covenants, terms and conditions set forth in this Commitment shall not survive the Closing Date (unless expressly provided to the contrary). In the event of any conflict between this Commitment and the Mortgage Documents and/or the Bond Documents, the Mortgage Documents and/or the Bond Documents, as applicable, shall prevail.

14. Confidentiality. The provisions of this Commitment and all of the terms and conditions contained herein are confidential and Sponsor shall not share this Commitment, or the terms and conditions contained herein, with any third party; provided however, Sponsor may show this Commitment to the Issuer in connection with its application for issuance of the Bonds. **This confidentiality provision shall survive the termination or expiration of this Commitment.**

15. Anti Tying Policy. CITI maintains a policy of strict compliance to the anti-tying provisions of the U.S. Bank Holding Company Act of 1956, as amended, and the regulations issued by the Federal Reserve Board implementing the anti-tying rules (collectively, the "Anti-tying Rules"). Moreover, our credit policies provide that credit must be underwritten in a safe and sound manner and be consistent with Section 23B of the Federal Reserve Act and the requirements of federal law. Consistent with these requirements and our Anti-tying Policy:

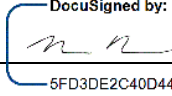
- a. The extension of commercial loans or other products or services to you by CITI or any of its subsidiaries will not be conditioned on your taking other products or services offered by CITI or any of its subsidiaries or affiliates, unless such a condition is permitted under an exception to the Anti-tying Rules.
- b. CITI will not vary the price or other terms of any product or service offered by CITI or its subsidiaries on the condition that you purchase another product or service from CITI or any of its affiliates, unless CITI is authorized to do so under an exception to the Anti-tying Rules.
- c. CITI will not require you to provide property or services to CITI or any affiliate of CITI as a condition to the extension of a commercial loan to you by CITI or any of its subsidiaries, unless such a requirement is reasonably required to protect the safety and soundness of the loan.
- d. CITI will not require you to refrain from doing business with a competitor of CITI or any of its affiliates as a condition to receiving a commercial loan from CITI or any of its subsidiaries, unless the requirement is reasonably designed to ensure the soundness of the Loan.

[No Further Text on this Page]

If you have any questions relating to this Commitment, or if we can be of any further assistance, please do not hesitate to let us know.

Very truly yours,

CITIBANK, N.A., a national banking association

By:  _____
DocuSigned by:
5FD3DE2C40D44B0...

Name: Matt Knipprath

Title: Authorized Signatory

The undersigned hereby accepts the foregoing Commitment and agrees to be bound by the terms, requirements and conditions set forth herein.

Date: _____

SPONSOR:

By: _____

Name: _____

Title: _____

EXHIBIT A

COMMITMENT TERMS

This Exhibit A is an integral part of, and establishes additional terms, conditions and requirements of, the Commitment to which this is annexed.

SUMMARY OF MORTGAGE LOAN TERMS

Project:	North Triangle Apartments, a 90-unit multifamily new construction project.
Maximum Tax-Exempt Loan Amount:	An amount estimated to be \$13,500,000 (permanent loan anticipated to be \$8,736,352).
Number of Units:	90
Low-Income Units:	90 units at or below 60% of AMI
Construction Period Interest Rate:	A rate currently estimated to be 7.35%.
Permanent Period Interest Rate:	A rate currently estimated to be 6.90%.
Financing Fee:	A fee, payable to CITI, equal to 1.00% of the amount of the Maximum Mortgage Loan Amount. This fee includes permanent lending services.
Conversion Fee:	\$10,000
Guarantor(s):	To be determined.
Estimated Closing Date:	Q4 2024
Initial Construction Period:	26 months.
Possible Extension Period(s):	One 6 month extension.
Permanent Loan Term:	30 years following Conversion. CITI will have the right, upon 90 days' notice to the Borrower, to require the Borrower to repay the loan in full (at par) commencing 18 years after closing.
Amortization Period:	40 years.
Yield Maintenance Period:	From closing until 6 months prior to the end of the 18 th year following the closing date.
Loan Sizing Criteria:	<u>Maximum Loan to Value</u> : 90%. <u>Maximum Loan to Cost</u> : 80%. <u>Debt Service Coverage</u> : 1.15 to 1.00.

Required Reserves following Conversion:	\$350/Unit/Year for years 1-5. Thereafter, subject to increases once every 5 years, based upon a physical needs assessment
Approved Subordinate Financing:	The terms, conditions and documentation of the Approved Subordinate Financing, if any, including the form of subordination agreement subordinating the Approved Subordinate Financing to the Loan, are subject to the review and approval CITI in its sole discretion.
General Contractor and Bonding Requirements:	The general contractor and the construction contract must be acceptable to CITI. CITI will require payment and performance bonds equal to 100% of the construction contract amount. CITI will require payment and performance bonds equal to 100% of the construction contract amount. Surety issuing bonds must have an A.M. Best rating of "A/X" or better and must be acceptable to CITI in all other respects.
Tax Credit Equity Provider:	Must be acceptable to CITI in all respects.

EXHIBIT B

Initial Due Diligence Completed

1. Review of proposed income and expense statements (budget).
2. Review of estimated sources and uses statement.
3. Inspection of proposed site and sub market.
4. Review of CITI's servicing portfolio to determine comparability of rents and expenses.
5. Discussion with real estate appraiser to determine capitalization rate range.