

PRELIMINARY PROJECT PRO FORMA

Project Name 19 on Stevens Creek
 Address 19160 Stevens Creek Blvd
 City Cupertino
 Census Tract 5080.03 SADDA
 Initial Preparation Date 05-04-16
 Revision Date

Land Area (net ac)	0.56	Street Frontage (lf)	79
Off-Site Land Area (ac)	-		

Total Number of Units	19	Net Rentable Area (sf)	8,000
Density (du/net ac)	34.01	Common Area (sf)	2,000
Floor Area Ratio	0.41	Gross Residential Area (sf)	10,000
Total Parking Req'd (space)	20	Gross Commercial Area (sf)	-
Transit Development Reduction	0%	Gross Childcare Area (sf)	-
Net Total Parking Req'd (space)	20		
Avg sf per Parking Space	325		
Gross Parking Area (ac)	0.15		

Unit Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Afford. Mix
Unit Size (SF)	400	550	800	1,050	1,150	
Common Area Ratio	25%					
No. of Parking Spaces	1.00	1.00	2.00	2.00	2.15	
No. of MHSA Units (30% AMI)	-	-	-	-	-	0.00%
No. of McKinney Units (30% AMI)	-	-	-	-	-	0.00%
No. of Units @ 30% AMI	2	-	-	-	-	11.11%
No. of Units @ 40% AMI	4	-	-	-	-	22.22%
No. of Units @ 50% AMI	12	-	-	-	-	66.67%
No. of Units @ 55% AMI	-	-	-	-	-	0.00%
No. of Units @ 80% AMI	-	-	-	-	-	0.00%
No. of Units @ 100% AMI	-	-	-	-	-	0.00%
No. of Units With Sec 8 (PBV)	-	-	-	-	-	0.00%
No. of Mgr. Units	-	-	1	-	-	
Total No. of Units	18	-	1	-	-	
Unit Mix (excl. mgr. Units)	100.00%	0.00%	0.00%	0.00%	0.00%	

Proposed MHSA Monthly Rent (15% AMI)	-	-	-	-	-
Proposed McKinney Monthly Rent (15% AMI)	-	-	-	-	-
Proposed 30% AMI Monthly Rent	550	-	-	-	-
Proposed 40% AMI Monthly Rent	750	-	-	-	-
Proposed 50% AMI Monthly Rent	945	-	-	-	-
Proposed 55% AMI Monthly Rent	-	-	-	-	-
Proposed 80% AMI Monthly Rent	-	-	-	-	-
Proposed 100% AMI Monthly Rent	-	-	-	-	-
Proposed PBV Rent	-	-	-	-	-
Proposed Rent for Mgr. Unit	-	-	-	-	-

Max Proposed Restricted Rent per SF	2.36	-	-	-	-
Market Rent per SF (Realfacts 1Q2016)	4.13	3.45	3.20	3.37	
Market Rent per DU (Realfacts 1Q2016)	1,924	2,496	2,941	4,614	

Proposed Rent as Percentage of Market Rent per SF	57%	0%	0%	0%
Proposed Rent as Percentage of Market Rent per DU	49%	0%	0%	0%

DEVELOPMENT BUDGET

Item Name	Estimate	Basis	Total	Const/Rehab Eligible Basis	Due Dilig	Ac/Predev	Const	Cost per du	Cost per bldg sf
Land Cost	3,672,000	pro rata contract	3,672,000	-	-	3,672,000	3,672,000	193,263	367.20
City of San Jose - Prior Debt	-	pro rata	-	-	-	-	-	-	-
City of San Jose - Prior Debt	-	pro rata	-	-	-	-	-	-	-
County of Santa Clara - Prior Debt	-	pro rata	-	-	-	-	-	-	-
Entitlement Assignment Cost	-	per contract	-	-	-	-	-	-	-
Acquisition Title & Recording Fees	15,000	lump sum	15,000	-	-	15,000	15,000	789	1.50
Land/Bldg Acquisition Total			3,687,000	-	-	3,687,000	3,687,000	194,053	368.70
Environmental Remediation	-	lump sum	-	-	-	-	-	-	-
Demolition	2.00	per sf land area	48,664	-	-	48,664	48,664	2,561	4.87
Off-Site Improvements	2,000	per lf st frontage	158,000	158,000	-	-	158,000	8,316	15.80
Site Work	20.00	per sf land area	486,640	486,640	-	-	486,640	25,613	48.66
Structure - Apartments	210.00	per sf bldg area	2,100,000	2,100,000	-	-	2,100,000	110,526	210.00
Structure - Garage	-	per sf prkg area	-	-	-	-	-	-	-
Structure - Commercial	-	per sf bldg area	-	-	-	-	-	-	-
Structure - Childcare	-	per sf bldg area	-	-	-	-	-	-	-
General Requirements	8.00%	of construction	223,464	223,464	-	-	223,464	11,761	22.35
Contractor Overhead	4.00%	of construction	111,732	111,732	-	-	111,732	5,881	11.17
Contractor Profit	2.00%	of construction	55,866	55,866	-	-	55,866	2,940	5.59
Construction Total			3,184,367	3,135,703	-	48,664	3,184,367	167,598	318.44
Architectural Design	6.00%	of total const	191,062	191,062	9,553	191,062	191,062	10,056	19.11
Construction Supervision	2.00%	of total const	63,687	63,687	-	-	63,687	3,352	6.37
Architectural Total			254,749	254,749	9,553	191,062	254,749	13,408	25.47
Acoustic Engineer	10,000	lump sum	10,000	10,000	10,000	10,000	10,000	526	1.00
Arborist	5,000	lump sum	5,000	5,000	5,000	5,000	5,000	263	0.50
Archaeologist	-	lump sum	-	-	-	-	-	-	-
CEQA/NEPA	75,000	lump sum	75,000	75,000	75,000	75,000	75,000	3,947	7.50
Civil Engineer	50,000	lump sum	50,000	50,000	50,000	50,000	50,000	2,632	5.00
Fire Engineer	-	design/build	-	-	-	-	-	-	-
Green Certification	15,000	lump sum	15,000	15,000	15,000	15,000	15,000	789	1.50
Joint Trench	25,000	lump sum	25,000	25,000	-	25,000	25,000	1,316	2.50
Mech/Elec/Plumb Engineer	-	incl. under arch	-	-	-	-	-	-	-
Reimbursables	20,000	lump sum	20,000	20,000	1,000	10,000	20,000	1,053	2.00
Soils Engineer	15,000	lump sum	15,000	15,000	-	15,000	15,000	789	1.50
Survey - Topo/ALTA	10,000	lump sum	10,000	10,000	10,000	10,000	10,000	526	1.00
Tentative/Final Maps/Lot Line Adj	-	lump sum	-	-	-	-	-	-	-
Testings & Inspections	20,000	lump sum	20,000	20,000	-	-	20,000	1,053	2.00
Traffic/Parking	10,000	lump sum	10,000	10,000	10,000	10,000	10,000	526	1.00
Engineering Total			255,000	255,000	176,000	225,000	255,000	13,421	25.50
Acqui/Predev Loan Interest (24 mos.)	3.00%	of acqui loan	258,563	3,824	-	-	258,563	13,609	25.86
SJ Soft Loan Interest	0.00%	interest rate	-	-	-	-	-	-	-
Const Loan Interest (18 mos., 65% dra	3.50%	interest rate	158,204	79,102	-	-	158,204	8,327	15.82
SJ Soft Loan Fee & Expense	31,000	lump sum	-	-	-	-	-	-	-
Const Loan Fee & Expense	1.00%	of const loan + 30k	76,360	76,360	-	-	76,360	4,019	7.64
Credit Enhance & App Fee	-	lump sum	-	-	-	-	-	-	-
GC Bond Premium	1.25%	of total const	39,805	39,805	-	-	39,805	2,095	3.98
Taxes (24 mos.)	1.1841%	of est land cost	90,560	90,560	-	-	90,560	4,766	9.06
Insurance	1.75%	of total const	55,726	55,726	-	-	55,726	2,933	5.57
Title & Recording	30,000	lump sum	30,000	30,000	-	-	30,000	1,579	3.00
Construction Interests Fees Total			709,218	375,377	-	-	709,218	37,327	70.92
Perm Loan Fee & Expense	1.00%	of perm loan + 35k	36,940	-	-	-	-	1,944	3.69
Housing Trust Loan & App Fee	0.00%	of perm loan	-	-	-	-	-	-	-
Title & Recording	15,000	lump sum	15,000	-	-	-	-	789	1.50
Other - Bond Issuer Fees (28 mos)	0.000%	of const loan	-	-	-	-	-	-	-
Other - Bond Fees	-	lump sum	-	-	-	-	-	-	-
Permanent Financing Fees Total			51,940	-	-	-	-	2,734	5.19
Legal - Organization	5,000	lump sum	5,000	-	-	5,000	5,000	263	0.50
Legal - Acquisition	10,000	lump sum	10,000	-	-	10,000	10,000	526	1.00
Legal - Construction	60,000	lump sum	60,000	60,000	-	-	60,000	3,158	6.00
Legal - Permanent	10,000	lump sum	10,000	-	-	-	-	526	1.00
Legal Total			85,000	60,000	-	15,000	75,000	4,474	8.50
Appraisal/Mkt Study Costs	20,000	lump sum	20,000	20,000	20,000	20,000	20,000	1,053	2.00
Appraisal Total			20,000	20,000	20,000	20,000	20,000	1,053	2.00
Capitalized Operating Reserve	17	mos of op exp/debt	238,910	-	-	-	-	12,574	23.89
Capitalized Res Services Reserve	-	mos of res services	-	-	-	-	-	-	-
Rent-Up (Vacancy/Interest) Reserve	1	mos of op exp	11,996	-	-	-	11,996	631	1.20
Reserves Total			250,905	-	-	-	11,996	13,206	25.09
Construction Cost Contingency	15.00%	of total const	477,655	477,655	-	-	477,655	25,140	47.77
Soft Cost Contingency	5.00%	of total soft costs	121,624	121,624	11,426	28,034	106,582	6,401	12.16
Contingency Total			599,279	599,279	11,426	28,034	584,237	31,541	59.93
TCAC App./Alloc./Monitor Fees	-	per TCAC	30,950	-	-	-	30,950	1,629	3.10
Private Activity Bonds Filing Fees	-	per CDLAC	-	-	-	-	-	-	-
Environmental Audit	15,000	lump sum	15,000	15,000	15,000	15,000	15,000	789	1.50
Local Permit Fees	5.00%	of total const	159,218	159,218	7,961	-	159,218	8,380	15.92
Local Development Impact Fees	4.00	per sf bldg	40,000	40,000	-	-	40,000	2,105	4.00
Marketing	2,500	per unit	47,500	-	-	-	47,500	2,500	4.75
Relocation - Benefits	-	lump sum	-	-	-	-	-	-	-
Relocation - Consultant	-	lump sum	-	-	-	-	-	-	-
Furnishings	2,000	per unit + 350k	388,000	388,000	-	-	388,000	20,421	38.80
Audit	30,000	lump sum	30,000	-	-	-	30,000	1,579	3.00
Misc Other Total			710,669	602,218	22,961	94,609	710,669	37,404	71.07

DEVELOPMENT BUDGET

Item Name	Estimate	Basis	Const/Rehab		Due Dilig	Ac/Predev	Const	Cost per du	Cost per bldg sf
			Total	Eligible Basis					
Broker Fees Paid by Owner	0.00%	of land/bldg cost	-	-	-	-	-	-	-
Developer Overhead/Profit		per TCAC	795,349	795,349	-	-	318,140	41,860	79.53
Const Mgmt Oversight	-	lump sum	-	-	-	-	-	-	-
Consultant/Processing Agent Fees	-	lump sum	-	-	-	-	-	-	-
Project Administration	-	lump sum	-	-	-	-	-	-	-
Other	-	lump sum	-	-	-	-	-	-	-
Developer Fee Total			795,349	795,349	-	-	318,140	41,860	79.53
Syndication - Financial Consultant	45,000	lump sum	45,000	-	-	-	45,000	2,368	4.50
Syndication - Legal	35,000	lump sum	35,000	-	-	-	35,000	1,842	3.50
Syndication Total			80,000	-	-	-	80,000	4,211	8.00
Grand Total			10,683,476	6,097,676	239,940	4,309,369	9,890,374	562,288	1,068.35

SOURCES OF FUNDING**Permanent Phase**

Federal Tax Credit Calculation			
Const/Rehab Eligible Basis			6,097,676
Less:			
Mandatory Reduction (threshold basis limits)	1,576,235		
Total Unadj. Const/Rehab Basis			4,521,440
Less:			
Basis Reduction (avail credit)	-		
Basis Reduction (tie breaker)	-		
Total Unadj. Const/Rehab Basis			4,521,440
DDA or QCT (y/n)	y	2016 SADD	
High Cost Area Adj. (y/n)		130.00%	
Adj. Eligible Basis			5,877,872
Add:			
Acquisition Eligible Basis			-
Less:			
Voluntary Reduction	-		
Total Adj. Eligible Basis			5,877,872
Applicable Fraction	100.00%		
Total Qualified Basis			5,877,872
Total Adj. Qualified Basis			5,877,872
Present Value Credit % (9/4)	9	9.00%	
Total Annual Federal Credit			529,009
Number of Years		10	
Total Federal Credit			5,290,085
Syndication Rate	1.1000		

Proceeds from Federal Tax Credit Syndication **5,819,094**

State Tax Credit Calculation			
Tax Exempt Bond (y/n)	n		
High Cost Area (y/n)	y		
At Risk Project (y/n)	n		
Total Adjusted Qualified Basis			5,877,872
Federally Subsidized (y/n)	n	0.30	
Total Qualified State Credit			1,763,362

Max. Federal Credit for Geographic Area (2015, base unadjusted)	1,435,100		
Allowed Overage	20.00%		
Total Allowed per Round			287,020
Max. Eligible Basis for 9% Tie Breaker (w/ State Credit)			1,722,120
Max. Eligible Basis for 9% Tie Breaker (no State Credit)			14,351,000
Total Federal & State Credits Applied			14,718,974
Total Credit Under (Over) Applied			529,009
			1,193,111

Total State Credit			-
Syndication Rate	0.650		

Proceeds from State Tax Credit Syndication **0**

A Series Debt Financing Calculation			
Net Operating Income			34,707
Debt Service Ratio	1.4000		
Amount Avail. for Debt Service			24,791
Amortization Period (yrs.)	10		
Interest Rate (10 yr. Treasury)	3.00%		
Mortgage Premium	2.00%		
Loan Amount via DCR			194,775
Est. OAR	6.00%		
Max. Loan to Value Ratio	80%	of restricted value	
Loan Amount via LTV			462,760

Maximum A Series Loan Amount (Lower of DCR or LTV) **194,000**

B Series Debt Financing Calculation - Section 8 Overhang			
Cash Flow After A Series Debt Service			34,707
Debt Service Ratio	2.0000		
Amount Avail. for Debt Service			17,354
Amortization Period (yrs.)	15		
Interest Rate (10 yr. Treasury)	3.00%		
Mortgage Premium	3.25%		
Loan Amount via DCR			168,659
Est. OAR	6.00%		
Max. Loan to Value Ratio	95%	of restricted value	
Loan Amount via LTV			355,528

Maximum B Series Loan Amount (Lower of DCR or LTV) **0**

Deferred Developer Fee/General Partner Equity Calculation			
TCAC Max. (9% only)			397,674
Maximum Required by MHP	415,349		
CHDC Max.	-		
Project Feasibility Max.	-		

Maximum Deferred Developer Fee/General Partner Equity **-**

Soft Debt Financing Calculation**HCD - MHP****Per unit subsidy amount (2009 Non-HERA; Chart does NOT include MHP B)**

30% AMI MHSA (MHP A)	110,234	115,996	133,138	149,271	162,956
20% AMI (MHP C)	137,027	144,662	167,565	189,028	207,322
30% AMI (MHP A)	110,234	115,996	133,138	149,271	162,956

35% AMI	96,838	101,736	115,996	129,393	140,772
40% AMI	83,442	87,331	98,711	109,514	118,589
45% AMI	70,189	73,070	81,569	89,636	96,550
Total					
Proposed 30% AMI MHSA	-	-	-	-	-
Proposed 20% AMI	-	-	-	-	-
Proposed 30% AMI	220,468	-	-	-	-
Proposed 35% AMI	387,352	-	-	-	-
Proposed 40% AMI	1,001,304	-	-	-	-
Proposed 45% AMI	-	-	-	-	-
HCD - MHP Calculated Max.	1,609,124				
HCD - MHP Project Max.	-				
MHP Leverage Points w/o Adj.	#DIV/0!				
HCD - Amount to Max. Leverage					
MHP Leverage Points w/ Adj.	20.00				

HCD - MHP	w/ max. points	-
HCD - MHP NSSS	max per project	-
Infill Infrastructure Grant Program	0% site work	-
	- parking space/unit	-
City of San Jose	per restricted unit	-
City of San Jose - Ac-Predev	pro rata	-
City of San Jose - Prior EHC Debt	pro rata	-
County of Santa Clara - MHSA	per MHSA unit	-
County of Santa Clara - Prior EHC Debt	pro rata	-
County of Santa Clara - AHF	pro rata	-
County of Santa Clara - AHF (Land)	pro rata	-
City of Cupertino - AHF (Land)	pro rata	3,672,000
Housing Trust	pro rata	1,000,000
Federal Home Loan Bank - AHP	pro rata	-
Total Soft Second Financing		4,672,000
Total Permanent Financing Sources		10,685,094
Permanent Funding Surplus (Shortfall)		1,618

Construction Phase

Proceeds from Federal Tax Credit Syndication	10% of total equity	581,909
Soft Debt Financing Calculation		
City of San Jose	- per restricted unit	-
City of San Jose - Ac-Predev	- pro rata	-
City of San Jose - Prior EHC Debt	- pro rata	-
County of Santa Clara - MHSA	- per MHSA unit	-
County of Santa Clara - Prior EHC Debt	- pro rata	-
County of Santa Clara - HOME	- pro rata	-
County of Santa Clara - AHF	- pro rata	-
City of Cupertino - AHF (Land)	pro rata	3,672,000
Housing Trust	pro rata	1,000,000
Federal Home Loan Bank - AHP	pro rata	-
Total Soft Second Financing		4,672,000
Tax Exempt Bond Financing	n	-
Maximum A Series Loan Amount		-
Construction/C Series Loan		
Max. Loan to Cost Ratio	85% of construction uses	
Loan Amount via LTC		8,406,818
Est. OAR	6.00%	
Max. Loan to Value Ratio	80% of restricted value	
Loan Amount		462,760
add:		
Discounted Syndication Proceeds	85%	4,946,230
Total Loan Amount Via LTV		5,408,990
Loan Amount via Need		4,636,465
Maximum Construction/C Series Loan Amount		4,636,000
Bridge Construction Loan		-
Total Construction Financing Sources		9,889,909
Construction Funding Surplus (Shortfall)		(465)

Acquisition/Predevelopment Phase

Soft Debt Financing Calculation		
City of San Jose	(3,636,590) per restricted unit	(65,458,620)
City of San Jose - Prior EHC Debt	- pro rata	-
County of Santa Clara - MHSA	- per unit	-
County of Santa Clara - Prior EHC Debt	-	-
City of Cupertino - AHF (Land)	3,672,000 per unit	69,768,000
Housing Trust	- per unit	-
Total Soft Second Financing		4,309,380
Total Acquisition/Predev Financing Sources		4,309,380
Acquisition/Predev Funding Surplus (Shortfall)		11

PROJECT CASH FLOW ANALYSIS

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Non-MHSA Units																								
Residential Rental Income (<60%)	see proposal	185,280	189,912	194,660	199,526	204,514	209,627	214,868	220,240	225,746	231,389	237,174	243,103	249,181	255,411	261,796	268,341	275,049	281,925	288,974	296,198	303,603	311,193	318,973
Residential Rental Income (>60%)	see proposal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Rental Income (Increment from FMR 15 yrs only)	see proposal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manager Rental Income	see proposal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry Income	10 per unit per mo.	2,280	2,337	2,395	2,455	2,517	2,580	2,644	2,710	2,778	2,847	2,919	2,992	3,066	3,143	3,222	3,302	3,385	3,469	3,556	3,645	3,736	3,829	3,925
Misc. Income	375 lump sum	500	513	525	538	552	566	580	594	609	624	640	656	672	689	706	724	742	761	780	799	819	840	861
Potential Gross Income		188,060	192,762	197,581	202,520	207,583	212,773	218,092	223,544	229,133	234,861	240,731	246,751	252,920	259,241	265,724	272,367	279,176	286,156	293,309	300,642	308,158	315,862	323,759
Less:																								
Vacancy & Collection Loss (Non MHSA Units)	5.0%	9,403	9,638	9,879	10,126	10,379	10,639	10,905	11,177	11,457	11,743	12,037	12,338	12,646	12,962	13,286	13,618	13,959	14,308	14,665	15,032	15,408	15,793	16,188
Effective Gross Income		178,657	183,123	187,702	192,394	197,204	202,134	207,187	212,367	217,676	223,118	228,696	234,413	240,274	246,281	252,438	258,749	265,217	271,848	278,644	285,610	292,750	300,069	307,571
Less:																								
Rent Expense	25 per unit per yr.	475	492	509	527	545	564	584	604	625	647	670	693	718	743	769	796	824	852	882	913	945	978	1,012
Administrative - Payroll	15,000 per yr.	15,000	15,525	16,068	16,631	17,213	17,815	18,439	19,084	19,752	20,443	21,159	21,900	22,666	23,459	24,280	25,130	26,010	26,920	27,862	28,838	29,847	30,891	31,973
Administrative - Variable	400 per unit per yr.	7,600	7,866	8,141	8,426	8,721	9,026	9,342	9,669	10,008	10,358	10,721	11,096	11,484	11,886	12,302	12,733	13,178	13,640	14,117	14,611	15,122	15,652	16,199
Administrative - Feast Desk Payroll	- per yr.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fee	700 per unit per yr.	13,300	13,766	14,247	14,746	15,262	15,796	16,349	16,921	17,514	18,127	18,761	19,418	20,097	20,801	21,529	22,282	23,062	23,869	24,705	25,569	26,464	27,390	28,349
Resident Services	600 per unit per yr.	11,400	11,799	12,212	12,639	13,082	13,540	14,014	14,504	15,012	15,537	16,081	16,644	17,226	17,829	18,453	19,099	19,767	20,459	21,175	21,917	22,684	23,478	24,299
Electricity	4.00 per sf of common area	8,000	8,280	8,570	8,870	9,180	9,501	9,834	10,178	10,534	10,903	11,285	11,680	12,089	12,512	12,950	13,403	13,872	14,357	14,860	15,380	15,918	16,475	17,052
Water & Gas	500 per unit per yr.	9,500	9,833	10,177	10,533	10,901	11,283	11,678	12,087	12,510	12,948	13,401	13,870	14,355	14,856	15,378	15,916	16,473	17,049	17,646	18,264	18,903	19,565	20,249
Garbage/Trash Removal	375 per unit per yr.	7,125	7,374	7,632	7,900	8,176	8,462	8,758	9,065	9,382	9,711	10,051	10,402	10,766	11,143	11,533	11,937	12,355	12,787	13,235	13,698	14,177	14,673	15,187
Maintenance & Janitorial - Contract	15,000 per yr.	15,000	15,525	16,068	16,631	17,213	17,815	18,439	19,084	19,752	20,443	21,159	21,900	22,666	23,459	24,280	25,130	26,010	26,920	27,862	28,838	29,847	30,891	31,973
Bldg Contract - Elev, Alarm, Entry, Fire, Grounds, Exterminate	7,000 per yr.	7,000	7,245	7,499	7,761	8,033	8,314	8,605	8,906	9,218	9,540	9,874	10,220	10,577	10,948	11,331	11,727	12,136	12,560	13,002	13,458	13,929	14,416	14,921
Maintenance - Variable	400 per unit per yr.	7,600	7,866	8,141	8,426	8,721	9,026	9,342	9,669	10,008	10,358	10,721	11,096	11,484	11,886	12,302	12,733	13,178	13,640	14,117	14,611	15,122	15,652	16,199
Misc. Taxes & Insurance - Fixed	2,000 per yr.	2,000	2,070	2,142	2,217	2,295	2,375	2,459	2,545	2,634	2,726	2,821	2,920	3,022	3,128	3,237	3,351	3,468	3,589	3,715	3,845	3,980	4,119	4,263
Misc. Taxes & Insurance - Variable	375 per yr.	3,750	3,844	3,942	4,044	4,150	4,260	4,374	4,492	4,614	4,740	4,869	5,001	5,136	5,274	5,416	5,562	5,712	5,866	6,024	6,186	6,352	6,522	6,697
Property Taxes	1,800 die assess. per yr.	1,800	1,836	1,873	1,910	1,948	1,987	2,027	2,068	2,109	2,151	2,194	2,238	2,283	2,329	2,376	2,423	2,471	2,520	2,571	2,622	2,675	2,728	2,783
Property Taxes - Sunnyvale Sewer	300 per unit per yr.	5,700	5,900	6,106	6,320	6,541	6,770	7,007	7,252	7,506	7,769	8,040	8,322	8,613	8,915	9,227	9,549	9,884	10,230	10,588	10,958	11,342	11,739	12,150
Prop. Tax per yr	4.40 per unit per yr.	4,000	4,140	4,285	4,435	4,590	4,751	4,917	5,089	5,267	5,452	5,642	5,840	6,044	6,256	6,475	6,701	6,936	7,179	7,430	7,690	7,959	8,238	8,526
Auto/Trk Prop Fee	17,500 per yr.	17,500	18,113	18,746	19,403	20,082	20,785	21,512	22,265	23,044	23,851	24,685	25,549	26,444	27,369	28,327	29,319	30,345	31,407	32,506	33,644	34,821	36,040	37,301
Replacement Reserves	300 per unit per yr.	5,700	5,900	6,106	6,320	6,541	6,770	7,007	7,252	7,506	7,769	8,040	8,322	8,613	8,915	9,227	9,549	9,884	10,230	10,588	10,958	11,342	11,739	12,150
Total Operating Expense		143,950	148,961	154,147	159,514	165,069	170,817	176,766	182,922	189,293	195,887	202,711	209,773	217,081	224,645	232,472	240,573	248,957	257,634	266,613	275,906	285,523	295,476	305,777
Operating Expense per unit (excl. services, taxes & reserves) per unit	4.700 TCAC Min (2016)	7,576	7,840	8,113	8,395	8,688	8,990	9,303	9,627	9,963	10,310	10,669	11,041	11,425	11,823	12,235	12,662	13,103	13,560	14,032	14,521	15,028	15,551	16,094
Operating Expense (excl. services, taxes & reserves) per unit		6,582	6,812	7,050	7,297	7,553	7,817	8,090	8,374	8,667	8,970	9,284	9,609	9,945	10,293	10,654	11,026	11,412	11,812	12,225	12,653	13,096	13,554	14,029
Net Operating Income		34,707	34,162	33,554	32,880	32,135	31,317	30,422	29,445	28,383	27,231	25,985	24,641	23,193	21,636	19,965	18,175	16,260	14,214	12,031	9,704	7,227	4,593	1,794
Less:																								
MHP Mandatory Interest	0.42% of principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MHP Interest	3.00% simple	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Accrued		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Principal Reduction		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outstanding Loan Balance		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less:																								
Bond Admin. Fee	0.000% of perm bond principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soft Loan Admin Fee	- per unit per yr.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHF Admin. Fee	0.30% of principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MHSA Admin. Fee	0.42% of principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Operating Income avail. for Debt Service		34,707	34,162	33,554	32,880	32,135	31,317	30,422	29,445	28,383	27,231	25,985	24,641	23,193	21,636	19,965	18,175	16,260	14,214	12,031	9,704	7,227	4,593	1,794
Less:																								
Net Operating Income from Sec 8 FMR		34,707	34,162	33,554	32,880	32,135																		

PROJECT CASH FLOW ANALYSIS

Year	24	25	26	27	28	29	30
Non-MHSA Units							
Residential Rental Income (<60%)	326,947	335,121	343,499	352,086	360,888	369,911	379,158
Residential Rental Income (>60%)	-	-	-	-	-	-	-
Manager Rental Income (Increment from FMR 15 yrs only)	-	-	-	-	-	-	-
Laundry Income	4,023	4,124	4,227	4,333	4,441	4,552	4,666
Misc. Income	882	904	927	950	974	998	1,023
Potential Gross Income	331,853	340,149	348,623	357,367	366,301	375,461	384,847
Less:							
Vacancy & Collection Loss (Non MHSAUnits)	16,593	17,007	17,433	17,868	18,315	18,773	19,242
Effective Gross Income	315,260	323,142	331,220	339,501	347,988	356,688	365,605
Less:							
Rent Expense	1,048	1,085	1,123	1,162	1,202	1,245	1,288
Administrative - Payroll	33,092	34,250	35,449	36,689	37,974	39,303	40,678
Administrative - Variable	16,766	17,353	17,961	18,589	19,240	19,913	20,610
Administrative - Front Desk Payroll	-	-	-	-	-	-	-
Management Fee	29,341	30,368	31,431	32,531	33,670	34,848	36,068
Resident Services	25,150	26,030	26,941	27,884	28,860	29,870	30,915
Electricity	17,649	18,267	18,906	19,568	20,253	20,961	21,695
Water & Gas	20,958	21,692	22,451	23,237	24,050	24,892	25,763
Garbage/Trash Removal	15,719	16,269	16,838	17,427	18,037	18,669	19,322
Maintenance & Janitorial - Contract	33,092	34,250	35,449	36,689	37,974	39,303	40,678
Bldg Contract - Elev, Alarm, Entry, Fire, Grounds, Exterminate	15,443	15,983	16,543	17,122	17,721	18,341	18,983
Maintenance - Variable	16,766	17,353	17,961	18,589	19,240	19,913	20,610
Misc. Taxes & Insurance - Fixed	4,412	4,567	4,726	4,892	5,063	5,240	5,424
Misc. Taxes & Insurance - Variable	11,582	11,987	12,407	12,841	13,291	13,756	14,237
Property Taxes	2,838	2,895	2,953	3,012	3,072	3,134	3,197
Property Taxes - Sunnyvale Sewer	12,575	13,015	13,470	13,942	14,430	14,935	15,458
Property Insurance	8,824	9,133	9,453	9,784	10,126	10,481	10,848
Audit/Tax Prep Fee	38,607	39,958	41,357	42,804	44,302	45,853	47,458
Replacement Reserves	12,575	13,015	13,470	13,942	14,430	14,935	15,458
Total Operating Expense	316,438	327,470	338,888	350,705	362,935	375,591	388,690
Operating Expense per unit	16,655	17,235	17,836	18,458	19,102	19,768	20,457
Operating Expense (excl. services, taxes & reserves) per unit	14,520	15,028	15,554	16,098	16,662	17,245	17,848
Net Operating Income	(1,178)	(4,329)	(7,668)	(11,205)	(14,947)	(18,903)	(23,085)
Less:							
MHP Mandatory Interest	-	-	-	-	-	-	-
MHP Interest	-	-	-	-	-	-	-
Interest Accrued	-	-	-	-	-	-	-
Principal Reduction	-	-	-	-	-	-	-
Outstanding Loan Balance	-	-	-	-	-	-	-
Less:							
Bond Admin. Fee	-	-	-	-	-	-	-
Soft Loan Admin Fee	-	-	-	-	-	-	-
AHF Admin. Fee	-	-	-	-	-	-	-
MHSA Admin. Fee	-	-	-	-	-	-	-
Net Operating Income avail. for Debt Service	(1,178)	(4,329)	(7,668)	(11,205)	(14,947)	(18,903)	(23,085)
Less:							
Net Operating Income from Sec 8 FMR	-	-	-	-	-	-	-
Net Operating Income avail. for A Series Debt Service	(1,178)	(4,329)	(7,668)	(11,205)	(14,947)	(18,903)	(23,085)
Less:							
A Series Debt Service	-	-	-	-	-	-	-
Debt Service Ratio	-	-	-	-	-	-	-
Outstanding Loan Balance	(1,178)	(4,329)	(7,668)	(11,205)	(14,947)	(18,903)	(23,085)
Cash Flow After A Series Debt Service	-	-	-	-	-	-	-
Less:							
B Series Debt Service	-	-	-	-	-	-	-
Debt Service Ratio	-	-	-	-	-	-	-
Overall Debt Service Ratio	-	-	-	-	-	-	-
Outstanding Loan Balance	(1,178)	(4,329)	(7,668)	(11,205)	(14,947)	(18,903)	(23,085)
Cash Flow After B Series Debt Service	-	-	-	-	-	-	-
Cash Flow After Debt Service	(1,178)	(4,329)	(7,668)	(11,205)	(14,947)	(18,903)	(23,085)
Add:							
Net Operating Income from MHSA	-	-	-	-	-	-	-
Less:							
Partnership Management Fee	-	-	-	-	-	-	-
Available Cash	(1,178)	(4,329)	(7,668)	(11,205)	(14,947)	(18,903)	(23,085)
Less:							
Deferred Developer Fee	-	-	-	-	-	-	-
Available Cash	(1,178)	(4,329)	(7,668)	(11,205)	(14,947)	(18,903)	(23,085)
Plus:							
Operating Reserve Withdraw	1,478	4,329	7,668	11,205	14,947	18,903	23,085
Residual Cash Flow	-	-	-	-	-	-	-
Less:							
Soft Loans Repayment	-	-	-	-	-	-	-
Surplus Cash	-	-	-	-	-	-	-
City Loan Calculation							
Loan Payment	-	-	-	-	-	-	-
City Interest	-	-	-	-	-	-	-
Interest Accrued	-	-	-	-	-	-	-
Principal Reduction	-	-	-	-	-	-	-
Outstanding Loan Balance	-	-	-	-	-	-	-
Operating Reserve Account							
Initial Principal	158,249	158,654	155,912	149,803	140,096	126,551	108,913
Plus:							
Additional Principal	-	-	-	-	-	-	-
Interest Income	1,582	1,587	1,559	1,498	1,401	1,266	1,089
Account Balance	159,832	160,241	157,471	151,301	141,497	127,816	110,002
Less:							
Operating Deficit	1,178	4,329	7,668	11,205	14,947	18,903	23,085
Account Balance	158,654	155,912	149,803	140,096	126,551	108,913	86,917
Assumptions							
MHSA Rental Income Growth Rate							
Rental Income Growth Rate							
Sec 8 Rental Income Growth Rate							
Operating Expense Growth Rate							
Real Estate Taxes Growth Rate							