15 YEAR PRO-FORMA (120% AMI)
TAX EXEMPT MCLA FUNDS ($10M)

ASSUMPTIONS:

a. Annual Rental Increases: 3%
b. Vacancy 5%
c. Annual Expense Increase: 5%

Maximum Monthly Rental Rates				
Unit Size	**Low-80%**	**Med-100%**	**Mod-120%**	**Mid -140%**
2 Bedrooms	**1,571**	**1,965**	**2,358**	**2,751**
Per City Ord. Sec. 122-1466				

SCHEDULE OF RENTAL/OTHER INCOME

Market Income				
Unit Type	# Units	Rents	Total	Annual Income
2BR-1.5BA @ 80%	0	$1,571	$0	$0
2BR-1.5BA @ 100%	0	$1,965	$0	$0
2BR-1.5BA @ 120%	157	$2,358	$370,206	$4,442,472
Subtotal	157		$370,206	$4,442,472
TOTAL	157		$370,206	$4,442,472
Interest Income				
Miscellaneous Income & Excess Utilities			$240,200	
TOTAL OTHER INCOME				$240,200
TOTAL INCOME				$4,682,672

SCHEDULE OF DEBT SERVICE

Mortgage Amt. (Tax Exempt)	Mo. P & I	
$46,000,000	$206,561	
ANNUAL DEBT SERVICE		**$2,478,726.68**
First Mortgage Assumption:		
Rate:	3.50%	
Constant:	0.0539	
Term:	30 years	

Sale Price:	$55,000,000.00
Reserve:	$500,000.00
Closing Cost:	$500,000.00
Sub-total:	$56,000,000.00
MCLA	**-$10,000,000.00**
Total	$46,000,000.00

Mortgage Amt.	Mo. P & I	
	$0	
ANNUAL DEBT SERVICE		$0.00
2nd Mortgage Assumption:		
Rate:	0.00%	
Constant:	#DIV/0!	
Term	30 years	

TOTAL ANNUAL DEBT SERVICE: **$2,478,726.68**

15 YEAR PRO-FORMA (120% AMI)
TAX EXEMPT MCLA FUNDS ($10M)

157 Units FIFTEEN (15) YEAR OPERATING PROFORMA

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	1ST Year Per Unit
Gross Rental Income	4,442,472	4,575,746	4,713,019	4,854,409	5,000,041	5,150,043	5,304,544	5,463,680	5,627,591	5,796,418	5,970,311	6,149,420	6,333,903	6,523,920	6,719,638	28,296
Other Income	240,200	247,406	254,828	262,473	270,347	278,458	286,811	295,416	304,278	313,407	322,809	332,493	342,468	352,742	363,324	1,530
SUBTOTAL	4,682,672	4,823,152	4,967,847	5,116,882	5,270,389	5,428,500	5,591,355	5,759,096	5,931,869	6,109,825	6,293,120	6,481,913	6,676,371	6,876,662	7,082,962	29,826
Minus Vacancy (5%)	(234,134)	(241,158)	(248,392)	(255,844)	(263,519)	(271,425)	(279,568)	(287,955)	(296,593)	(305,491)	(314,656)	(324,096)	(333,819)	(343,833)	(354,148)	-1,491
(A) Income	**4,448,538**	**4,581,995**	**4,719,454**	**4,861,038**	**5,006,869**	**5,157,075**	**5,311,787**	**5,471,141**	**5,635,275**	**5,804,334**	**5,978,464**	**6,157,818**	**6,342,552**	**6,532,829**	**6,728,813**	28,335
OPERATING EXPENSES																0
Payroll (Property Mgr)	65,000	68,250	71,663	75,246	79,008	82,958	87,106	91,462	96,035	100,836	105,878	111,172	116,731	122,567	128,696	414
Utilities	226,000	237,300	249,165	261,623	274,704	288,440	302,862	318,005	333,905	350,600	368,130	386,537	405,864	426,157	447,465	1,439
Grounds	82,000	86,100	90,405	94,925	99,672	104,655	109,888	115,382	121,151	127,209	133,569	140,248	147,260	154,623	162,354	522
Repairs & Maintenance	219,800	230,790	242,330	254,446	267,168	280,527	294,553	309,281	324,745	340,982	358,031	375,933	394,729	414,466	435,189	1,400
Advertising/Marketing	1,000	1,050	1,103	1,158	1,216	1,276	1,340	1,407	1,477	1,551	1,629	1,710	1,796	1,886	1,980	6
Administrative	26,000	27,300	28,665	30,098	31,603	33,183	34,842	36,585	38,414	40,335	42,351	44,469	46,692	49,027	51,478	166
Management Fees - 4%	177,942	183,280	188,778	194,442	200,275	206,283	212,471	218,846	225,411	232,173	239,139	246,313	253,702	261,313	269,153	1,133
PILOT	85,000	89,250	93,713	98,398	103,318	108,484	113,908	119,604	125,584	131,863	138,456	145,379	152,648	160,280	168,294	541
Insurance	277,200	291,060	305,613	320,894	336,938	353,785	371,475	390,048	409,551	430,028	451,530	474,106	497,811	522,702	548,837	1,766
Replacement Reserve	78,500	78,500	78,500	78,500	78,500	78,500	78,500	78,500	78,500	78,500	78,500	78,500	78,500	78,500	78,500	500
(B) EXPENSES	**1,238,442**	**1,292,880**	**1,349,933**	**1,409,729**	**1,472,402**	**1,538,092**	**1,606,945**	**1,679,118**	**1,754,772**	**1,834,078**	**1,917,213**	**2,004,366**	**2,095,733**	**2,191,521**	**2,291,945**	7,888
Expense per unit	**7,888**	**8,235**	**8,598**	**8,979**	**9,378**	**9,797**	**10,235**	**10,695**	**11,177**	**11,682**	**12,212**	**12,767**	**13,349**	**13,959**	**14,598**	50
NET OPERATING INCOME																0
(A) Income	4,448,538	4,581,995	4,719,454	4,861,038	5,006,869	5,157,075	5,311,787	5,471,141	5,635,275	5,804,334	5,978,464	6,157,818	6,342,552	6,532,829	6,728,813	28,335
(B) Expenses	(1,238,442)	(1,292,880)	(1,349,933)	(1,409,729)	(1,472,402)	(1,538,092)	(1,606,945)	(1,679,118)	(1,754,772)	(1,834,078)	(1,917,213)	(2,004,366)	(2,095,733)	(2,191,521)	(2,291,945)	-7,888
NET OPERATING INCOME	**3,210,097**	**3,289,115**	**3,369,521**	**3,451,309**	**3,534,467**	**3,618,984**	**3,704,842**	**3,792,023**	**3,880,503**	**3,970,256**	**4,061,251**	**4,153,452**	**4,246,819**	**4,341,308**	**4,436,868**	20,446
																0
																0
DEBT SERVICE COVERAGE																
(A) Net Operating Income	3,210,097	3,289,115	3,369,521	3,451,309	3,534,467	3,618,984	3,704,842	3,792,023	3,880,503	3,970,256	4,061,251	4,153,452	4,246,819	4,341,308	4,436,868	20,446
(B) Annual Debt Service	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	2,478,727	3,279
(C) NET INCOME	**731,370**	**810,388**	**890,795**	**972,582**	**1,055,741**	**1,140,257**	**1,226,115**	**1,313,296**	**1,401,776**	**1,491,529**	**1,582,524**	**1,674,725**	**1,768,092**	**1,862,581**	**1,958,141**	
(D) Debt Service Coverage	**1.30**	**1.33**	**1.36**	**1.39**	**1.43**	**1.46**	**1.49**	**1.53**	**1.57**	**1.60**	**1.64**	**1.68**	**1.71**	**1.75**	**1.79**	0