

IHCDA Form A
PK Housing IN Portfolio

Cover Tab (p 1)

#	Development Name	City	County
1	Chapel Lane	Ashley	Steuben
2	Drake Terrace I	Kendallville	Noble
3	Drake Terrace III	Kendallville	Noble
4	Drake Terrace III	Kendallville	Noble
5	Golden Acres	Knox	Starke
6	Indian Terrace I	Auburn	DeKalb
7	Indian Terrace II	Auburn	DeKalb
8	Lake Bei Der Bank	Topeka	LaGrange
9	Martin House Manor I & II	Ligonier	Noble
10	McNair Manor	Batesville	Ribpley
11	Park Terrace Heights I & II	Columbia City	Whitley
12	St Charles	Fremont	Stueben
13	Sulky Downs	Shipshewana	LaGrange

Development Info (pg 9) Tab - Question A (1)

Development Info (pg 9) Tab - Question A (2),(3), & (4)Development Info (pg 9) Tab - Question A (5)Development Info (pg 9) Tab - Question A (6)Development Info (pg 9) Tab - Question B[illegible]

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Types of Allocation (pg 10) Tab - Question C (3)

#	Development Name	Family	Age - Restricted	Supportive	Assisted
1	Chapel Lane	x			
2	Drake Terrace I	x			
3	Drake Terrace II		x		
4	Drake Terrace III	x			
5	Golden Acres		x		
6	Indian Terrace I	x			
7	Indian Terrace II		x		
8	Lake Bei Der Bank	x			
9	Martin House Manor I & II	x			
10	McNair Manor	x			
11	Park Terrace Heights I & II	x			
12	St Charles	x			
13	Sulky Downs	x			

Types of Allocation (pg 10) Tab - Question C (4)

#	Development Name	80% for 55+	100% for 62+
1	Chapel Lane		
2	Drake Terrace I		
3	Drake Terrace II		x
4	Drake Terrace III		
5	Golden Acres		x
6	Indian Terrace I		
7	Indian Terrace II		x
8	Lake Bei Der Bank		
9	Martin House Manor I & II		
10	McNair Manor		
11	Park Terrace Heights I & II		
12	St Charles		
13	Sulky Downs		

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Development Info (pg 11) Tab - Question D (5)

#	Development Name	Name of Organization
1	Chapel Lane	Ashley Housing LP
2	Drake Terrace I	Drake Terrace Limited LP
3	Drake Terrace III	Kendallville Associates Limited Partnership
4	Drake Terrace III	Kendallville Knolls Limited Partnership
5	Golden Acres	Rachel LP
6	Indian Terrace I	Indian Terrace Limited Partnership
7	Indian Terrace II	Auburn Limited Partnership
8	Lake Bei Der Bank	Lake Bei Der Bank Limited LP
9	Martin House Manor I & II	Ligonier Limited LP & Martin House Manor Limited Partners
10	McNair Manor	McNair Limited LP
11	Park Terrace Heights I & II	Park Terrace Heights Limited LP & Park Terrace Apartments LP
12	St Charles	St. Charles LP
13	Sulky Downs	Shipshewana Limited LP

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Owner Info (pg 12) Tab - Question E (1)

#	Development Name	Name of Owner
1	Chapel Lane	PK Chapel Lane, LP
2	Drake Terrace I	PK Drake Terrace I, LP
3	Drake Terrace III	PK Drake Terrace II, LP
4	Drake Terrace III	PK Drake Terrace III, LP
5	Golden Acres	PK Golden Acres, LP
6	Indian Terrace I	PK Indian Terrace I,LP
7	Indian Terrace II	PK Indian Terrace II,LP
8	Lake Bei Der Bank	PK Lake Bei Der Bank, LP
9	Martin House Manor I & II	PK Martin House Manor, LP
10	McNair Manor	PK McNair Manor, LP
11	Park Terrace Heights I & II	PK Terrace Heights, LP
12	St Charles	PK St. Charles, LP
13	Sulky Downs	PK Sulky Downs, LP

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Threshold (pg 16) Tab - Question H (3)

#	Development Name	Construction Start Date	Completion of Construction	Lease-Up	Building PIS Date(s)
1	Chapel Lane	7/25/2026	12/27/2026	12/27/2026	12/27/2026
2	Drake Terrace I	10/5/2026	3/29/2027	3/29/2027	3/29/2027
3	Drake Terrace III	10/5/2026	3/29/2027	3/29/2027	3/29/2027
4	Drake Terrace III	10/5/2026	3/29/2027	3/29/2027	3/29/2027
5	Golden Acres	1/5/2027	6/29/2027	6/29/2027	6/29/2027
6	Indian Terrace I	4/5/2027	9/27/2027	9/27/2027	9/27/2027
7	Indian Terrace II	4/5/2027	9/27/2027	9/27/2027	9/27/2027
8	Lake Bei Der Bank	7/1/2027	12/31/2027	12/31/2027	12/31/2027
9	Martin House Manor I & II	7/5/2027	12/27/2027	12/27/2027	12/27/2027
10	McNair Manor	7/5/2026	12/27/2026	12/27/2026	12/27/2026
11	Park Terrace Heights I & II	10/5/2026	3/29/2027	3/29/2027	3/29/2027
12	St Charles	1/1/2027	6/30/2027	6/30/2027	6/30/2027
13	Sulky Downs	4/5/2027	9/27/2027	9/27/2027	9/27/2027

Threshold (pg 16) Tab - Question H (5)

#	Development Name	Water	Sewer	Electric	Gas
1	Chapel Lane	Ashley Municipal Utilities	Ashley Municipal Utilities	NIPSCO (Northern IN Public Service Co.)	N/A
2	Drake Terrace I	City of Kendallville Utilities	City of Kendallville Utilities	AEP-(Indiana-Michigan Power)	N/A
3	Drake Terrace III	City of Kendallville Utilities	City of Kendallville Utilities	AEP-(Indiana-Michigan Power)	N/A
4	Drake Terrace III	City of Kendallville Utilities	City of Kendallville Utilities	AEP-(Indiana-Michigan Power)	N/A
5	Golden Acres	City of Knox	City of Knox	NIPSCO (Northern IN Public Service Co.)	N/A
6	Indian Terrace I	City of Auburn	City of Auburn	City of Auburn	N/A
7	Indian Terrace II	City of Auburn	City of Auburn	City of Auburn	N/A
8	Lake Bei Der Bank	Town of Topeka	Town of Topeka	NIPSCO (Northern IN Public Service Co.)	N/A
9	Martin House Manor I & II	Ligonior Utilities	Ligonior Utilities	AEP-(Indiana-Michigan Power)	N/A
10	McNair Manor	Batesville Water & Gas Utility	Batesville Water & Gas Utility	Duke Energy Indiana	N/A
11	Park Terrace Heights I & II	Columbia City Utilities	Columbia City Utilities	Columbia City Utilities	NIPSCO (Northern IN Public Service Co.)
12	St Charles	Town of Fremont	Town of Fremont	NIPSCO (Northern IN Public Service Co.)	N/A
13	Sulky Downs	Town of Shipshewana	Town of Shipshewana	NIPSCO (Northern IN Public Service Co.)	N/A

Threshold (pg 16) Tab - Question H (7)

#	Development Name	Prior to 1978	Acknowledgement
1	Chapel Lane	No	
2	Drake Terrace I	Yes	Yes
3	Drake Terrace II	Yes	Yes
4	Drake Terrace III	Yes	Yes
5	Golden Acres	No	
6	Indian Terrace I	No	
7	Indian Terrace II	No	
8	Lake Bei Der Bank	No	
9	Martin House Manor I & II	No	
10	McNair Manor	No	
11	Park Terrace Heights I & II	No	
12	St Charles	No	
13	Sulky Downs	No	

Threshold (pg 16) Tab - Question H (14)

#	Development Name	# of Type A/Type B units in Development	Total Units in Development	% of Total Development
1	Chapel Lane	3	44	6.8182%
2	Drake Terrace I	3	50	6.0000%
3	Drake Terrace III	18	18	100.0000%
4	Drake Terrace III	30	46	65.2174%
5	Golden Acres	30	30	100.0000%
6	Indian Terrace I	2	32	6.2500%
7	Indian Terrace II	48	48	100.0000%
8	Lake Bei Der Bank	2	26	7.6923%
9	Martin House Manor I & II	3	52	5.7692%
10	McNair Manor	3	46	6.5217%
11	Park Terrace Heights I & II	5	96	5.2083%
12	St Charles	1	20	5.0000%
13	Sulky Downs	2	24	8.3333%
TOTAL		150	532	28.1955%

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Affordability & Dev Char (pg 17) Tab - Question J (1)

Development Name	Chapel Lane	Drake Terrace I	Drake Terrace II	Drake Terrace III	Golden Acres	Indian Terrace I	Indian Terrace II	Lake Bei Der Bank	Martin House Ma	McNair Manor	Park Terrace Heights I & II	St. Charles	Sulky Downs
Chart 1: Common Area	5	7	7	8	5	0	3	0	6	6	6	0	6
1. Total development amenities from chart 1, sub-category A:	0	2	2	2	0	0	0	0	0	0	2	0	0
1. Total development amenities from chart 1, sub-category B:	2	2	2	2	2	0	0	0	2	2	0	0	2
1. Total development amenities from chart 1, sub-category C:	3	3	3	4	3	0	3	0	4	4	4	0	4
Chart 2: Apartment Unit	4	2	2	3	3	0	2	0	2	2	3	0	2
1. Total development amenities from chart 2, sub-category A:	4	2	2	3	3	0	2	0	2	2	3	0	2
1. Total development amenities from chart 2, sub-category B:	0	0	0	0	0	0	0	0	0	0	0	0	0
Chart 3: Safety & Security	1	2	2	2	2	0	2	0	1	2	2	0	1
1. Total development amenities from chart 3, sub-category A:	1	2	2	2	2		2		1	2	2		1
1. Total development amenities from chart 3, sub-category B:	0	0	0	0	0	0	0	0	0	0	0	0	0

Affordability & Dev Char (pg 17) Tab - Question J (2)

Development Name	Chapel Lane	Drake Terrace I	Drake Terrace II	Drake Terrace III	Golden Acres	Indian Terrace I	Indian Terrace II	Lake Bei Der Bank	Martin House Ma	McNair Manor	Park Terrace Heights I & II	St. Charles	Sulky Downs
Non Age-restricted Developments													
Rehab/Adaptive Reuse	3	3		30		2		2	3	3	5	1	5
New Construction													
Age-Restricted/Housing First													
Rehab/Adaptive Reuse (w/ Elevator)			18		30		48						
Rehab/Adaptive Reuse (w/ Elevator) & New Construction													

Affordability & Dev Char (pg 17) Tab - Question J (3)

#	Development Name	Six (6) Universal Design Features	Eight (8) Universal Design Features	Nine (9) Universal Design Features	Ten (10) Universal Design Features
1	Chapel Lane	x			
2	Drake Terrace I	x			
3	Drake Terrace II	x			
4	Drake Terrace III	x			
5	Golden Acres	x			
6	Indian Terrace I	x			
7	Indian Terrace II	x			
8	Lake Bei Der Bank	x			
9	Martin House Manor I & II	x			
10	McNair Manor	x			
11	Park Terrace Heights I & II	x			
12	St. Charles	x			
13	Sulky Downs	x			

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Dev Characteristics (pg 18) Tab - Question J (7)

#	Development Name	Units Preserved	Total Units in Development	% Preserved
1	Chapel Lane	44	44	100%
2	Drake Terrace I	50	50	100%
3	Drake Terrace II	18	18	100%
4	Drake Terrace III	46	46	100%
5	Golden Acres	30	30	100%
6	Indian Terrace I	32	32	100%
7	Indian Terrace II	48	48	100%
8	Lake Bei Der Bank	26	26	100%
9	Martin House Manor I & II	52	52	100%
10	McNair Manor	46	46	100%
11	Park Terrace Heights I & II	96	96	100%
12	St. Charles	20	20	100%
13	Sulky Downs	24	24	100%
	TOTAL	532	532	100%

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Sustainable Dev Char (pg 19) Tab - Question K (3)

#	Development Name	Fresh Produce	Land Uses	Transit Access	Opportunity Index	Undesireable Sites	TOTAL
1	Chapel Lane	0	2	0	0	0	2
2	Drake Terrace I	0	2	0	1	0	3
3	Drake Terrace II	0	2	0	1	0	3
4	Drake Terrace III	0	2	0	1	0	3
5	Golden Acres	0	2	0	0	0	2
6	Indian Terrace I	0	2	0	1	0	3
7	Indian Terrace II	0	2	0	1	0	3
8	Lake Bei Der Bank	2	2	0	3	0	7
9	Martin House Manor I & II	2	2	0	1	0	5
10	McNair Manor	2	2	0	0	0	4
11	Park Terrace Heights I & II	0	2	0	3	0	5
12	St. Charles	2	2	0	2	0	6
13	Sulky Downs	0	2	0	3	0	5
TOTAL		8	26	0	17	0	

#	Market Study Pages:	Fresh Produce	Land Uses
1	Chapel Lane		26
2	Drake Terrace I		33
3	Drake Terrace II		33
4	Drake Terrace III		33
5	Golden Acres		34
6	Indian Terrace I		27
7	Indian Terrace II		26
8	Lake Bei Der Bank	25, 26, 28	25
9	Martin House Manor I & II	33	34
10	McNair Manor	28, 31, 36, 37	28
11	Park Terrace Heights I & II		37
12	St. Charles	27, 28, 30	27
13	Sulky Downs		26

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Financing & Mkt (p 20) Tab - Question L (1. c.)

Number of units (by number of bedrooms) receiving assistance:

#	Development Name	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
1	Chapel Lane	6	13	4	0
2	Drake Terrace I	4	30	0	0
3	Drake Terrace II	13	2	0	0
4	Drake Terrace III	4	24	6	0
5	Golden Acres	14	9	0	0
6	Indian Terrace I	5	9	5	0
7	Indian Terrace II	31	10	0	0
8	Lake Bei Der Bank	14	3	0	0
9	Martin House Manor I & II	19	12	9	0
10	McNair Manor	18	20	3	0
11	Park Terrace Heights I & II	15	22	8	0
12	St. Charles	14	4	0	0
13	Sulky Downs	9	4	0	0
	TOTAL	166	162	35	0

# of Units receiving RA	Total Units	% of Units receiving RA
23	44	52.27%
34	50	68.00%
15	18	83.33%
34	46	73.91%
23	30	76.67%
19	32	59.38%
41	48	85.42%
17	26	65.38%
40	52	76.92%
41	46	89.13%
45	96	46.88%
18	20	90.00%
13	24	54.17%
363	532	68.23%

Financing & Mkt (p 20) Tab - Question L (2)

#	Development Name	Does not contain	Contains 1	Contains 2+
1	Chapel Lane	x		
2	Drake Terrace I	x		
3	Drake Terrace III		x	
4	Drake Terrace III	x		
5	Golden Acres	x		
6	Indian Terrace I			x
7	Indian Terrace II			x
8	Lake Bei Der Bank		x	
9	Martin House Manor I & II	x		
10	McNair Manor	x		
11	Park Terrace Heights I & II	x		
12	St Charles	x		
13	Sulky Downs	x		
	TOTAL	9	2	2

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Other (pg 21) Tab - Question M (4)

#	Development Name	Total Units	Total Supportive Housing Units	Percent of Total
1	Chapel Lane	44	0	0%
2	Drake Terrace I	50	0	0%
3	Drake Terrace II	18	0	0%
4	Drake Terrace III	46	0	0%
5	Golden Acres	30	0	0%
6	Indian Terrace I	32	0	0%
7	Indian Terrace II	48	0	0%
8	Lake Bei Der Bank	26	0	0%
9	Martin House Manor I & II	52	0	0%
10	McNair Manor	46	0	0%
11	Park Terrace Heights I & II	96	0	0%
12	St. Charles	20	0	0%
13	Sulky Downs	24	0	0%
	TOTAL	532	0	0%

Units and Bedrooms (pg 22) Tab - Question 1

List number of units and number of bedrooms for each income category in chart below:									
Chapel Lane									
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total	
20% AMI	# Units						0	0.00%	
30% AMI	# Units	0	3	4	2	0	9	20.45%	
40% AMI	# Units						0	0.00%	
50% AMI	# Units	0	4	7	3	0	14	31.82%	
60% AMI	# Units	0	5	13	3	0	21	47.73%	
70% AMI	# Units						0	0.00%	
80% AMI	# Units						0	0.00%	
Market	# Units						0	0.00%	
TOTAL	# Units	0	12	24	8	0	44	100.00%	
	# Bdrms.	0	12	48	24	0	84	100.00%	
Drake Terrace I									
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total	
20% AMI	# Units						0	0.00%	
30% AMI	# Units	0	2	8	0	0	10	20.00%	
40% AMI	# Units						0	0.00%	
50% AMI	# Units	0	2	14	0	0	16	32.00%	
60% AMI	# Units	0	2	22	0	0	24	48.00%	
70% AMI	# Units						0	0.00%	
80% AMI	# Units						0	0.00%	
Market	# Units						0	0.00%	
TOTAL	# Units	0	6	44	0	0	50	100.00%	
	# Bdrms.	0	6	88	0	0	94	100.00%	
Drake Terrace II									
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total	
20% AMI	# Units						0	0.00%	
30% AMI	# Units	0	3	1	0	0	4	22.22%	
40% AMI	# Units						0	0.00%	
50% AMI	# Units	0	6	0	0	0	6	33.33%	
60% AMI	# Units	0	7	1	0	0	8	44.44%	
70% AMI	# Units						0	0.00%	
80% AMI	# Units						0	0.00%	
Market	# Units						0	0.00%	
TOTAL	# Units	0	16	2	0	0	18	100.00%	
	# Bdrms.	0	16	4	0	0	20	100.00%	
Drake Terrace III									
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total	
20% AMI	# Units						0	0.00%	
30% AMI	# Units	0	2	6	2	0	10	21.74%	
40% AMI	# Units						0	0.00%	
50% AMI	# Units	0	2	10	3	0	15	32.61%	
60% AMI	# Units	0	2	16	3	0	21	45.65%	
70% AMI	# Units						0	0.00%	
80% AMI	# Units						0	0.00%	
Market	# Units						0	0.00%	
TOTAL	# Units	0	6	32	8	0	46	100.00%	
	# Bdrms.	0	6	64	24	0	94	100.00%	
Golden Acres									
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total	
20% AMI	# Units						0	0.00%	
30% AMI	# Units	0	3	3	0	0	6	20.00%	
40% AMI	# Units						0	0.00%	
50% AMI	# Units	0	6	4	0	0	10	33.33%	
60% AMI	# Units	0	9	5	0	0	14	46.67%	
70% AMI	# Units						0	0.00%	
80% AMI	# Units						0	0.00%	
Market	# Units						0	0.00%	
TOTAL	# Units	0	18	12	0	0	30	100.00%	
	# Bdrms.	0	18	24	0	0	42	100.00%	
Indian Terrace I									
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total	
20% AMI	# Units						0	0.00%	
30% AMI	# Units	0	2	3	2	0	7	21.88%	
40% AMI	# Units						0	0.00%	
50% AMI	# Units	0	3	4	3	0	10	31.25%	
60% AMI	# Units	0	3	9	3	0	15	46.88%	
70% AMI	# Units						0	0.00%	
80% AMI	# Units						0	0.00%	
Market	# Units						0	0.00%	
TOTAL	# Units	0	8	16	8	0	32	100.00%	
	# Bdrms.	0	8	32	24	0	64	100.00%	
Indian Terrace II									
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total	
20% AMI	# Units						0	0.00%	
30% AMI	# Units	0	7	3	0	0	10	20.83%	
40% AMI	# Units						0	0.00%	
50% AMI	# Units	0	11	4	0	0	15	31.25%	
60% AMI	# Units	0	18	5	0	0	23	47.92%	
70% AMI	# Units						0	0.00%	
80% AMI	# Units						0	0.00%	

Units and Bedrooms (pg 22) Tab - Question 2

Units and Bedrooms by Bedroom Size:				
Chapel Lane				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	12	24	8	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Drake Terrace I				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	6	44	0	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Drake Terrace II				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	16	2	0	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Drake Terrace III				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	6	32	8	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Golden Acres				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	18	12	0	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Indian Terrace I				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	8	16	8	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Indian Terrace II				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	36	12	0	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Lake Bel Der Bank				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	22	4	0	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Martin House Manor I & II				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	24	16	12	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
McNair Manor				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	20	22	4	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
Park Terrace Heights I & II				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	32	48	16	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
St Charles				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	16	4	0	0
Single Family				

Market	# Units						0	0.00%
TOTAL	# Units	0	36	12	0	0	48	100.00%
	# Bdrms.	0	36	24	0	0	60	100.00%
Lake Bei Der Bank								
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total
20% AMI	# Units						0	0.00%
30% AMI	# Units	0	5	1	0	0	6	23.08%
40% AMI	# Units						0	0.00%
50% AMI	# Units	0	7	2	0	0	9	34.62%
60% AMI	# Units	0	10	1	0	0	11	42.31%
70% AMI	# Units						0	0.00%
80% AMI	# Units						0	0.00%
Market	# Units						0	0.00%
TOTAL	# Units	0	22	4	0	0	26	100.00%
	# Bdrms.	0	22	8	0	0	30	100.00%
Martin House Manor I & II								
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total
20% AMI	# Units						0	0.00%
30% AMI	# Units	0	4	4	3	0	11	21.15%
40% AMI	# Units						0	0.00%
50% AMI	# Units	0	8	5	4	0	17	32.69%
60% AMI	# Units	0	12	7	5	0	24	46.15%
70% AMI	# Units						0	0.00%
80% AMI	# Units						0	0.00%
Market	# Units						0	0.00%
TOTAL	# Units	0	24	16	12	0	52	100.00%
	# Bdrms.	0	24	32	36	0	92	100.00%
McNair Manor								
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total
20% AMI	# Units						0	0.00%
30% AMI	# Units	0	4	5	1	0	10	21.74%
40% AMI	# Units						0	0.00%
50% AMI	# Units	0	6	7	2	0	15	32.61%
60% AMI	# Units	0	10	10	1	0	21	45.65%
70% AMI	# Units						0	0.00%
80% AMI	# Units						0	0.00%
Market	# Units						0	0.00%
TOTAL	# Units	0	20	22	4	0	46	100.00%
	# Bdrms.	0	20	44	12	0	76	100.00%
Park Terrace Heights I & II								
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total
20% AMI	# Units						0	0.00%
30% AMI	# Units	0	7	9	4	0	20	20.83%
40% AMI	# Units						0	0.00%
50% AMI	# Units	0	7	10	4	0	21	21.88%
60% AMI	# Units	0	18	29	8	0	55	57.29%
70% AMI	# Units						0	0.00%
80% AMI	# Units						0	0.00%
Market	# Units						0	0.00%
TOTAL	# Units	0	32	48	16	0	96	100.00%
	# Bdrms.	0	32	96	48	0	176	100.00%
St Charles								
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total
20% AMI	# Units						0	0.00%
30% AMI	# Units	0	3	1	0	0	4	20.00%
40% AMI	# Units						0	0.00%
50% AMI	# Units	0	5	2	0	0	7	35.00%
60% AMI	# Units	0	8	1	0	0	9	45.00%
70% AMI	# Units						0	0.00%
80% AMI	# Units						0	0.00%
Market	# Units						0	0.00%
TOTAL	# Units	0	16	4	0	0	20	100.00%
	# Bdrms.	0	16	8	0	0	24	100.00%
Sulky Downs								
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total
20% AMI	# Units						0	0.00%
30% AMI	# Units	0	3	2	0	0	5	20.83%
40% AMI	# Units						0	0.00%
50% AMI	# Units	0	5	3	0	0	8	33.33%
60% AMI	# Units	0	8	3	0	0	11	45.83%
70% AMI	# Units						0	0.00%
80% AMI	# Units						0	0.00%
Market	# Units						0	0.00%
TOTAL	# Units	0	16	8	0	0	24	100.00%
	# Bdrms.	0	16	16	0	0	32	100.00%
TOTAL								
		0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	% of Total
20% AMI	# Units						0	0.00%
30% AMI	# Units	0	48	50	14	0	112	21.05%
40% AMI	# Units						0	0.00%
50% AMI	# Units	0	72	72	19	0	163	30.64%
60% AMI	# Units	0	112	122	23	0	257	48.31%
70% AMI	# Units						0	0.00%
80% AMI	# Units						0	0.00%
Market	# Units						0	0.00%
TOTAL	# Units	0	232	244	56	0	532	100.00%
	# Bdrms.	0	232	488	168	0	888	100.00%

Historic Rehab				
New Construction				
NC - Age Restricted				
Sulky Downs				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	16	8	0	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				
TOTAL				
Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	232	244	56	0
Single Family				
Historic Rehab				
New Construction				
NC - Age Restricted				

Internet			Owner	X	Tenant										
Total Utility Allowance Costs Paid by Tenant						\$ -	\$ 123.00	\$ 130.50	\$176.00	\$ -					
McNair Manor															
Utilities	Type of Utility		Utilities Paid By:			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm					
Heating	Electric	Owner	X	Tenant			\$ 93.00	\$ 111.00	\$142.00						
Air Conditioning	Electric	Owner	X	Tenant											
Cooking	Electric	Owner	X	Tenant											
Other Electric	Electric	Owner	X	Tenant											
Water Heating	Electric	Owner	X	Tenant											
Water		X	Owner	Tenant											
Sewer		X	Owner	Tenant											
Trash		X	Owner	Tenant											
Internet			Owner	X	Tenant										
Total Utility Allowance Costs Paid by Tenant						\$ -	\$ 93.00	\$ 111.00	\$142.00	\$ -					
Park Terrace Heights I & II															
Utilities	Type of Utility		Utilities Paid By:			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm					
Heating	Electric	Owner	X	Tenant			\$ 108.00	\$ 109.00	\$ 84.50						
Air Conditioning	Electric	Owner	X	Tenant											
Cooking	Electric	Owner	X	Tenant											
Other Electric	Electric	Owner	X	Tenant											
Water Heating	Electric	Owner	X	Tenant											
Water		X	Owner	Tenant											
Sewer		X	Owner	Tenant											
Trash		X	Owner	Tenant											
Internet			Owner	X	Tenant										
Total Utility Allowance Costs Paid by Tenant						\$ -	\$ 108.00	\$ 109.00	\$ 84.50	\$ -					
St Charles															
Utilities	Type of Utility		Utilities Paid By:			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm					
Heating	Electric	Owner	X	Tenant			\$ 81.00	\$ 107.00							
Air Conditioning	Electric	Owner	X	Tenant											
Cooking	Electric	Owner	X	Tenant											
Other Electric	Electric	Owner	X	Tenant											
Water Heating	Electric	Owner	X	Tenant											
Water		X	Owner	Tenant											
Sewer		X	Owner	Tenant											
Trash		X	Owner	Tenant											
Internet			Owner	X	Tenant										
Total Utility Allowance Costs Paid by Tenant						\$ -	\$ 81.00	\$ 107.00	\$ -	\$ -					
Sully Downs															
Utilities	Type of Utility		Utilities Paid By:			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm					
Heating	Electric	Owner	X	Tenant			\$ 94.00	\$ 135.00							
Air Conditioning	Electric	Owner	X	Tenant											
Cooking	Electric	Owner	X	Tenant											
Other Electric	Electric	Owner	X	Tenant											
Water Heating	Electric	Owner	X	Tenant											
Water		X	Owner	Tenant											
Sewer		X	Owner	Tenant											
Trash		X	Owner	Tenant											
Internet			Owner	X	Tenant										
Total Utility Allowance Costs Paid by Tenant						\$ -	\$ 94.00	\$ 135.00	\$ -	\$ -					
TOTAL (Weighted Average)															
Utilities	Type of Utility		Utilities Paid By:			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm					
Heating	Electric	Owner	X	Tenant			\$ 90.50	\$ 107.32	\$130.71						
Air Conditioning	Electric	Owner	X	Tenant											
Cooking	Electric	Owner	X	Tenant											
Other Electric	Electric	Owner	X	Tenant											
Water Heating	Electric	Owner	X	Tenant											
Water		X	Owner	Tenant											
Sewer		X	Owner	Tenant											
Trash		X	Owner	Tenant											
Internet			Owner	X	Tenant										
Total Utility Allowance Costs Paid by Tenant						\$ -	\$ 90.50	\$ 107.32	\$130.71	\$ -					

Maximum Allowable Rent for Tenants at 60% AMI		\$	\$	\$ 956.00	\$	\$ 1,147.00									
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	956.00	\$	1,147.00	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 70% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 80% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Indian Terrace I															
		0 BR		1 BR		2 BR		3 BR		4BR					
Maximum Allowable Rent for Tenants at 20% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 30% AMI				\$ 510.00		\$ 612.00		\$ 726.00							
Minus Utility Allowance Paid by Tenant	\$	-	\$	74.00		\$ 112.00		\$ 126.00							
Equals Maximum Allowable Rent for your Development	\$	-	\$	436.00		\$ 500.00		\$ 580.00							
Maximum Allowable Rent for Tenants at 40% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 50% AMI				\$ 850.00		\$ 1,020.00		\$ 1,178.00							
Minus Utility Allowance Paid by Tenant	\$	-	\$	74.00		\$ 112.00		\$ 126.00							
Equals Maximum Allowable Rent for your Development	\$	-	\$	776.00		\$ 908.00		\$ 1,052.00							
Maximum Allowable Rent for Tenants at 60% AMI				\$ 1,020.00		\$ 1,224.00		\$ 1,413.00							
Minus Utility Allowance Paid by Tenant	\$	-	\$	74.00		\$ 112.00		\$ 126.00							
Equals Maximum Allowable Rent for your Development	\$	-	\$	946.00		\$ 1,112.00		\$ 1,287.00							
Maximum Allowable Rent for Tenants at 70% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 80% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Indian Terrace II															
		0 BR		1 BR		2 BR		3 BR		4BR					
Maximum Allowable Rent for Tenants at 20% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 30% AMI				\$ 510.00		\$ 612.00									
Minus Utility Allowance Paid by Tenant	\$	-	\$	83.00		\$ 97.00		\$	-	\$	-	\$	-	\$	-
Equals Maximum Allowable Rent for your Development	\$	-	\$	427.00		\$ 515.00		\$	-	\$	-	\$	-	\$	-
Maximum Allowable Rent for Tenants at 40% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 50% AMI				\$ 850.00		\$ 1,020.00									
Minus Utility Allowance Paid by Tenant	\$	-	\$	83.00		\$ 97.00		\$	-	\$	-	\$	-	\$	-
Equals Maximum Allowable Rent for your Development	\$	-	\$	767.00		\$ 923.00		\$	-	\$	-	\$	-	\$	-
Maximum Allowable Rent for Tenants at 60% AMI				\$ 1,020.00		\$ 1,224.00									
Minus Utility Allowance Paid by Tenant	\$	-	\$	83.00		\$ 97.00		\$	-	\$	-	\$	-	\$	-
Equals Maximum Allowable Rent for your Development	\$	-	\$	937.00		\$ 1,127.00		\$	-	\$	-	\$	-	\$	-
Maximum Allowable Rent for Tenants at 70% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 80% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Lake Bel Der Bank															
		0 BR		1 BR		2 BR		3 BR		4BR					
Maximum Allowable Rent for Tenants at 20% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 30% AMI				\$ 559.00		\$ 671.00									
Minus Utility Allowance Paid by Tenant	\$	-	\$	96.00		\$ 103.00		\$	-	\$	-	\$	-	\$	-
Equals Maximum Allowable Rent for your Development	\$	-	\$	463.00		\$ 568.00		\$	-	\$	-	\$	-	\$	-
Maximum Allowable Rent for Tenants at 40% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 50% AMI				\$ 933.00		\$ 1,119.00									
Minus Utility Allowance Paid by Tenant	\$	-	\$	96.00		\$ 103.00		\$	-	\$	-	\$	-	\$	-
Equals Maximum Allowable Rent for your Development	\$	-	\$	837.00		\$ 1,016.00		\$	-	\$	-	\$	-	\$	-
Maximum Allowable Rent for Tenants at 60% AMI				\$ 1,119.00		\$ 1,342.00									
Minus Utility Allowance Paid by Tenant	\$	-	\$	96.00		\$ 103.00		\$	-	\$	-	\$	-	\$	-
Equals Maximum Allowable Rent for your Development	\$	-	\$	1,023.00		\$ 1,239.00		\$	-	\$	-	\$	-	\$	-
Maximum Allowable Rent for Tenants at 70% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 80% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Martin House Manor I & II															
		0 BR		1 BR		2 BR		3 BR		4BR					
Maximum Allowable Rent for Tenants at 20% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 30% AMI				\$ 506.00		\$ 607.00		\$ 702.00							
Minus Utility Allowance Paid by Tenant	\$	-	\$	123.00		\$ 130.50		\$ 176.00							
Equals Maximum Allowable Rent for your Development	\$	-	\$	383.00		\$ 476.50		\$ 526.00							
Maximum Allowable Rent for Tenants at 40% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 50% AMI				\$ 844.00		\$ 1,013.00		\$ 1,170.00							
Minus Utility Allowance Paid by Tenant	\$	-	\$	123.00		\$ 130.50		\$ 176.00							
Equals Maximum Allowable Rent for your Development	\$	-	\$	721.00		\$ 882.50		\$ 994.00							
Maximum Allowable Rent for Tenants at 60% AMI				\$ 1,012.00		\$ 1,215.00		\$ 1,404.00							
Minus Utility Allowance Paid by Tenant	\$	-	\$	123.00		\$ 130.50		\$ 176.00							
Equals Maximum Allowable Rent for your Development	\$	-	\$	889.00		\$ 1,084.50		\$ 1,228.00							
Maximum Allowable Rent for Tenants at 70% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 80% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
McNair Manor															
		0 BR		1 BR		2 BR		3 BR		4BR					
Maximum Allowable Rent for Tenants at 20% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Maximum Allowable Rent for Tenants at 30% AMI				\$ 543.00		\$ 651.00		\$ 753.00							
Minus Utility Allowance Paid by Tenant	\$	-	\$	93.00		\$ 111.00		\$ 142.00							
Equals Maximum Allowable Rent for your Development	\$	-	\$	450.00		\$ 540.00		\$ 611.00							
Maximum Allowable Rent for Tenants at 40% AMI															
Minus Utility Allowance Paid by Tenant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$
Equals Maximum Allowable Rent for your Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$

Maximum Allowable Rent for Tenants at 50% AMI		\$	\$ 905.00	\$ 1,086.00	\$ 1,255.00	
Minus Utility Allowance Paid by Tenant	\$	-	\$ 93.00	\$ 111.00	\$ 142.00	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 812.00	\$ 975.00	\$ 1,113.00	\$ -
Maximum Allowable Rent for Tenants at 60% AMI		\$	\$ 1,086.00	\$ 1,303.00	\$ 1,506.00	
Minus Utility Allowance Paid by Tenant	\$	-	\$ 93.00	\$ 111.00	\$ 142.00	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 993.00	\$ 1,192.00	\$ 1,364.00	\$ -
Maximum Allowable Rent for Tenants at 70% AMI		\$	\$ -	\$ -	\$ -	\$ -
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 80% AMI		\$	\$ -	\$ -	\$ -	\$ -
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Park Terrace Heights I & II						
	0 BR	1 BR	2 BR	3 BR	4BR	
Maximum Allowable Rent for Tenants at 20% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 30% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 506.00	\$ 607.00	\$ 702.00	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 108.00	\$ 109.00	\$ 84.50	\$ -
Maximum Allowable Rent for Tenants at 40% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 398.00	\$ 498.00	\$ 617.50	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 50% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 60% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 844.00	\$ 1,013.00	\$ 1,170.00	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 108.00	\$ 109.00	\$ 84.50	\$ -
Maximum Allowable Rent for Tenants at 70% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 736.00	\$ 904.00	\$ 1,085.50	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 1,012.00	\$ 1,215.00	\$ 1,404.00	\$ -
Maximum Allowable Rent for Tenants at 80% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 108.00	\$ 109.00	\$ 84.50	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 904.00	\$ 1,106.00	\$ 1,319.50	\$ -
Maximum Allowable Rent for Tenants at 90% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 100% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
St Charles						
	0 BR	1 BR	2 BR	3 BR	4BR	
Maximum Allowable Rent for Tenants at 20% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 30% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 549.00	\$ 660.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 81.00	\$ 107.00	\$ -	\$ -
Maximum Allowable Rent for Tenants at 40% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 468.00	\$ 553.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 50% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 916.00	\$ 1,106.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 81.00	\$ 107.00	\$ -	\$ -
Maximum Allowable Rent for Tenants at 60% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 835.00	\$ 993.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 1,099.00	\$ 1,320.00	\$ -	\$ -
Maximum Allowable Rent for Tenants at 70% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 81.00	\$ 107.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 1,018.00	\$ 1,213.00	\$ -	\$ -
Maximum Allowable Rent for Tenants at 80% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 90% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 100% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Sulky Downs						
	0 BR	1 BR	2 BR	3 BR	4BR	
Maximum Allowable Rent for Tenants at 20% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 30% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 559.00	\$ 671.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 94.00	\$ 135.00	\$ -	\$ -
Maximum Allowable Rent for Tenants at 40% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 465.00	\$ 536.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 50% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 933.00	\$ 1,119.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 94.00	\$ 135.00	\$ -	\$ -
Maximum Allowable Rent for Tenants at 60% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 839.00	\$ 984.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 1,119.00	\$ 1,342.00	\$ -	\$ -
Maximum Allowable Rent for Tenants at 70% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 94.00	\$ 135.00	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 1,025.00	\$ 1,207.00	\$ -	\$ -
Maximum Allowable Rent for Tenants at 80% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 90% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 100% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
TOTAL						
	0 BR	1 BR	2 BR	3 BR	4BR	
Maximum Allowable Rent for Tenants at 20% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 30% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 522.29	\$ 619.10	\$ 714.79	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 90.50	\$ 107.32	\$ 130.71	\$ -
Maximum Allowable Rent for Tenants at 40% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 431.79	\$ 511.78	\$ 584.07	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 50% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 870.17	\$ 1,035.94	\$ 1,196.16	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 90.50	\$ 107.32	\$ 130.71	\$ -
Maximum Allowable Rent for Tenants at 60% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 779.67	\$ 928.62	\$ 1,065.44	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 998.49	\$ 1,130.89	\$ 1,425.39	\$ -
Maximum Allowable Rent for Tenants at 70% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ 90.50	\$ 107.32	\$ 130.71	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ 907.99	\$ 1,023.57	\$ 1,294.68	\$ -
Maximum Allowable Rent for Tenants at 80% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 90% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -
Maximum Allowable Rent for Tenants at 100% AMI						
Minus Utility Allowance Paid by Tenant	\$	-	\$ -	\$ -	\$ -	\$ -
Equals Maximum Allowable Rent for your Development	\$	-	\$ -	\$ -	\$ -	\$ -

IHCDA Form A
PK Housing IN Portfolio
Income and Expenses (pg 24) Tab - Question 2

Question 2									
Chapel Lane									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	3	643	\$ 950	\$ 2,850	No
No	No	No	2 BR	1 Bath	4	825	\$ 1,005	\$ 4,020	No
No	No	No	3 BR	1.5 Bath	2	955	\$ 1,040	\$ 2,080	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 28	Total Monthly Income		\$	9,108
Other Income Source:		Interest Income & Tenant Charges			\$ 130	Annual Income		\$	109,294

Drake Terrace I									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	2	787	\$ 1,050	\$ 2,100	No
No	No	No	2 BR	1 Bath	8	895	\$ 1,113	\$ 8,904	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 19	Total Monthly Income		\$	11,082
Other Income Source:		Interest Income & Tenant Charges			\$ 59	Annual Income		\$	132,986

Drake Terrace II									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	3	684	\$ 1,040	\$ 3,120	No
No	No	No	2 BR	1 Bath	1	860	\$ 1,125	\$ 1,125	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 6	Total Monthly Income		\$	4,588
Other Income Source:		Interest Income & Tenant Charges			\$ 337	Annual Income		\$	55,053

Drake Terrace III									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	2	614	\$ 1,025	\$ 2,050	No
No	No	No	2 BR	1 Bath	6	780	\$ 1,115	\$ 6,690	No
No	No	No	3 BR	1 Bath	2	913	\$ 1,256	\$ 2,512	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 23	Total Monthly Income		\$	11,496
Other Income Source:		Interest Income & Tenant Charges			\$ 222	Annual Income		\$	137,956

Golden Acres									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	3	650	\$ 1,045	\$ 3,135	No
No	No	No	2 BR	1 Bath	3	760	\$ 1,230	\$ 3,690	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 24	Total Monthly Income		\$	7,022
Other Income Source:		Interest Income & Tenant Charges			\$ 173	Annual Income		\$	84,264

Indian Terrace I									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	2	633	\$ 1,040	\$ 2,080	No
No	No	No	2 BR	1 Bath	3	867	\$ 1,070	\$ 3,210	No
No	No	No	3 BR	2 Bath	2	1107	\$ 1,130	\$ 2,260	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 30	Total Monthly Income		\$	7,690
Other Income Source:		Interest Income & Tenant Charges			\$ 110	Annual Income		\$	92,284

Indian Terrace II									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	7	696	\$ 1,045	\$ 7,315	No
No	No	No	2 BR	1 Bath	3	797	\$ 1,053	\$ 3,159	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 12	Total Monthly Income		\$	10,790
Other Income Source:		Interest Income & Tenant Charges			\$ 304	Annual Income		\$	129,477

Lake Bel Der Bank									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	5	554	\$ 900	\$ 4,500	No
No	No	No	2 BR	1 Bath	1	712	\$ 1,000	\$ 1,000	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 16	Total Monthly Income		\$	5,650
Other Income Source:		Interest Income & Tenant Charges			\$ 135	Annual Income		\$	67,804

Martin House Manor I & II									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	4	614	\$ 1,028	\$ 4,112	No
No	No	No	2 BR	1 Bath	4	781	\$ 1,113	\$ 4,452	No
No	No	No	3 BR	2 Bath	3	1105	\$ 1,227	\$ 3,681	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 48	Total Monthly Income		\$	12,463
Other Income Source:		Interest Income & Tenant Charges			\$ 170	Annual Income		\$	149,552

McNair Manor									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract
No	No	No	1 BR	1 Bath	4	622	\$ 910	\$ 3,640	No
No	No	No	2 BR	1 Bath	5	799	\$ 995	\$ 4,975	No
No	No	No	3 BR	1 Bath	1	919	\$ 1,170	\$ 1,170	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$ 76	Total Monthly Income		\$	9,938
Other Income Source:		Interest Income & Tenant Charges			\$ 78	Annual Income		\$	119,257

Park Terrace Heights I & II									
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract

No	No	No	1 BR	1 Bath	7	605	\$	995	\$	6,965	No
No	No	No	2 BR	1 Bath	9	1030	\$	1,024	\$	9,216	No
No	No	No	3 BR	1.5 Bath	4	1140	\$	1,014	\$	4,056	No
Other Income Source:		Application Fees & Laundry/Vending Income			\$	36	Total Monthly Income		\$	20,403	
Other Income Source:		Interest Income & Tenant Charges			\$	130	Annual Income		\$	244,832	

St Charles											
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent	Unit Type	HAP Contract	
No	No	No	1 BR	1 Bath	3	579	\$ 1,100	\$	3,300	No	
No	No	No	2 BR	1 Bath	1	800	\$ 1,135	\$	1,135	No	
Other Income Source:		Application Fees & Laundry/Vending Income			\$	23	Total Monthly Income		\$	4,514	
Other Income Source:		Interest Income & Tenant Charges			\$	56	Annual Income		\$	54,167	

Sulky Downs											
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent	Unit Type	HAP Contract	
No	No	No	1 BR	1 Bath	3	580	\$ 898	\$	2,694	No	
Yes	No	No	2 BR	1 Bath	2	713	\$ 948	\$	1,896	No	
Other Income Source:		Application Fees & Laundry/Vending Income			\$	21	Total Monthly Income		\$	4,694	
Other Income Source:		Interest Income & Tenant Charges			\$	82	Annual Income		\$	56,327	

Question 2 Total											
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent	Unit Type	HAP Contract	
No	No	No	1 BR	1 Bath	48	631	\$ 997	\$	47,861	No	
Mix	No	No	2 BR	1 Bath	50	852	\$ 1,069	\$	53,472	No	
No	No	No	3 BR	Varies	14	1053	\$ 1,126	\$	15,759	No	
Other Income Source:		Application Fees & Laundry/Vending Income			\$	362	Total Monthly Income		\$	119,438	
Other Income Source:		Interest Income & Tenant Charges			\$	1,984	Annual Income		\$	1,433,253	

Question 4												
Chapel Lane												
Dev Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent Unit Type	HAP Contract			
No	No	No	1 BR	1 Bath <td>4</td> <td>747</td> <td>\$ 950</td> <td>\$ 3,800</td> <td>No</td> <td colspan="3"></td>	4	747	\$ 950	\$ 3,800	No			
No	No	No	2 BR	1 Bath <td>7</td> <td>825</td> <td>\$ 1,000</td> <td>\$ 7,000</td> <td>No</td> <td colspan="3"></td>	7	825	\$ 1,000	\$ 7,000	No			
No	No	No	3 BR	1.5 Bath <td>3</td> <td>955</td> <td>\$ 1,000</td> <td>\$ 3,000</td> <td>No</td> <td colspan="3"></td>	3	955	\$ 1,000	\$ 3,000	No			
Other Income Source:						Application Fees & Laundry/Vending Income	\$ 44					
Other Income Source:						Interest Income & Tenant Charges	\$ 202					

IHDA Form A
PK Housing IN Portfolio
Annual Expenses (pg 27) Tab - Question 5 & W

	Chapel Lane	Drake Terrace I	Drake Terrace II	Drake Terrace III	Golden Acres	Indian Terrace I	Indian Terrace II	Lake Bel Der Bank	Martin House Manor I & II	McNair Manor	Park Terrace Heights I & II	St. Charles	Sully Downs	TOTAL
Annual Income (20% Rent Maximum)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Income (30% Rent Maximum)	\$ 109,294	\$ 132,986	\$ 55,053	\$ 137,956	\$ 84,264	\$ 92,284	\$ 129,477	\$ 67,804	\$ 149,552	\$ 119,257	\$ 244,832	\$ 54,167	\$ 56,327	\$ 1,433,253
Annual Income (40% Rent Maximum)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Income (50% Rent Maximum)	\$ 170,406	\$ 213,685	\$ 81,050	\$ 208,014	\$ 138,221	\$ 151,886	\$ 194,168	\$ 102,307	\$ 228,401	\$ 179,936	\$ 257,219	\$ 94,897	\$ 90,003	\$ 2,090,189
Annual Income (60% Rent Maximum)	\$ 295,639	\$ 321,283	\$ 109,086	\$ 290,053	\$ 192,177	\$ 197,288	\$ 297,615	\$ 123,308	\$ 320,843	\$ 246,498	\$ 674,082	\$ 121,350	\$ 123,079	\$ 3,272,301
Annual Income (70% Rent Maximum)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Income (80% Rent Maximum)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Income (Market Rate Units)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Potential Gross Income	\$ 535,338	\$ 667,954	\$ 245,189	\$ 636,023	\$ 414,662	\$ 421,458	\$ 621,250	\$ 293,419	\$ 698,795	\$ 545,691	\$ 1,176,132	\$ 270,414	\$ 269,408	\$ 6,795,743
Less Vacancy Allowance	\$ 26,304	\$ 66,326	\$ 11,834	\$ 37,788	\$ 20,142	\$ 36,576	\$ 35,048	\$ 14,280	\$ 47,708	\$ 26,969	\$ 58,913	\$ 15,941	\$ 15,171	\$ 408,502
Effective Gross Income	\$ 509,034	\$ 601,628	\$ 233,355	\$ 598,235	\$ 394,520	\$ 384,882	\$ 586,212	\$ 279,139	\$ 651,087	\$ 518,722	\$ 1,117,219	\$ 254,473	\$ 254,237	\$ 6,387,241

W. Annual Expense Information	Chapel Lane	Drake Terrace I	Drake Terrace II	Drake Terrace III	Golden Acres	Indian Terrace I	Indian Terrace II	Lake Bel Der Bank	Martin House Manor I & II	McNair Manor	Park Terrace Heights I & II	St. Charles	Sully Downs	TOTAL
1. Advertising	\$240	\$2,051	\$168	\$2,618	\$492	\$552	\$966	\$576	\$628	\$954	\$1,416	\$251	\$126	\$11,842
2. Management Fee	\$34,984	\$41,786	\$15,074	\$40,932	\$26,789	\$26,403	\$39,902	\$18,992	\$38,324	\$35,719	\$66,461	\$17,482	\$17,518	\$420,366
3. Legal/Partnership	\$1,000	\$1,300	\$0	\$1,200	\$0	\$1,778	\$1,912	\$1,600	\$300	\$0	\$0	\$0	\$0	\$9,150
4. Accounting/Audit	\$11,644	\$12,774	\$9,440	\$14,676	\$10,174	\$5,984	\$12,864	\$9,454	\$12,608	\$12,054	\$18,228	\$7,464	\$8,304	\$145,868
5. Compliance Mont.														\$0
6. Office Expenses	\$3,349	\$1,754	\$430	\$1,458	\$1,289	\$2,072	\$2,352	\$1,166	\$3,185	\$3,189	\$5,078	\$527	\$2,037	\$27,896
7. Other (Specify Below)	\$1,898	\$3,379	\$1,245	\$2,999	\$715	\$2,311	\$3,756	\$1,899	\$2,843	\$2,999	\$5,309	\$1,020	\$980	\$31,382
Total Admin	\$53,355	\$63,844	\$26,357	\$63,882	\$39,459	\$39,100	\$61,752	\$33,657	\$57,948	\$54,915	\$96,512	\$28,754	\$28,959	\$646,694
1. Decorating	\$300	\$1,012	\$690	\$521	\$772	\$462	\$232	\$122	\$689	\$796	\$4,968	\$12	\$1,422	\$11,998
2. Repairs	\$2,248	\$3,923	\$1,109	\$2,500	\$1,475	\$2,886	\$3,089	\$1,094	\$5,399	\$7,402	\$14,987	\$1,887	\$3,458	\$51,457
3. Exterminating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Ground Expense	\$8,548	\$22,684	\$16,737	\$24,198	\$8,993	\$14,652	\$13,064	\$10,096	\$20,197	\$9,272	\$45,001	\$7,760	\$7,051	\$208,273
5. Other (Specify Below)	\$0	\$2,000	\$0	\$120	\$276	\$36	\$519	\$144	\$1,426	\$312	\$2,389	\$132	\$96	\$6,992
Total Maintenance	\$11,096	\$28,619	\$18,536	\$27,339	\$11,516	\$18,036	\$16,904	\$11,456	\$27,713	\$17,782	\$67,945	\$9,811	\$11,967	\$278,720
1. Elevator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Fuel (Heating & Hot Water)	\$0	\$0	\$0	\$0	\$4,018	\$0	\$0	\$0	\$0	\$0	\$2,237	\$0	\$0	\$6,255
3. Electricity	\$8,477	\$21,506	\$4,647	\$17,637	\$25,185	\$7,191	\$3,830	\$9,267	\$10,039	\$6,817	\$21,561	\$5,840	\$4,290	\$152,287
4. Water/Sewer	\$27,974	\$22,241	\$3,584	\$11,166	\$6,379	\$32,725	\$14,619	\$16,710	\$23,921	\$17,497	\$63,055	\$4,707	\$5,597	\$250,174
5. Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Trash Removal	\$17,500	\$7,000	\$3,700	\$9,553	\$6,000	\$2,160	\$756	\$7,872	\$11,950	\$7,440	\$19,000	\$3,852	\$4,680	\$101,463
7. Payroll/Payroll Taxes	\$72,697	\$81,620	\$28,630	\$85,592	\$60,812	\$87,202	\$106,662	\$33,475	\$102,839	\$94,598	\$164,674	\$40,043	\$37,914	\$996,758
8. Insurance	\$18,552	\$24,713	\$15,959	\$28,052	\$14,359	\$15,320	\$22,975	\$11,411	\$23,370	\$19,153	\$43,641	\$11,627	\$12,797	\$261,929
9. Real Estate Taxes	\$11,259	\$16,334	\$6,747	\$18,809	\$14,220	\$11,696	\$17,961	\$9,810	\$22,554	\$14,162	\$40,050	\$7,823	\$10,395	\$203,840
10. Other Tax	\$0	\$1,344	\$0	\$1,392	\$156	\$0	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$3,372
11. Yearly Replacement Reserves	\$16,148	\$17,500	\$6,426	\$18,652	\$11,280	\$11,840	\$16,800	\$9,190	\$18,200	\$16,190	\$33,600	\$7,090	\$8,400	\$189,046
12. Resident Services	\$2,004	\$5,000	\$1,008	\$3,400	\$1,224	\$1,872	\$2,916	\$1,651	\$3,978	\$2,779	\$4,720	\$576	\$606	\$32,664
13. Internet Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14. Other (Specify Below)	\$768	\$340	\$0	\$309	\$1,592	\$0	\$1,000	\$890	\$622	\$2,159	\$1,367	\$1,144	\$462	\$10,653
Total Other Operating	\$176,279	\$197,598	\$72,791	\$192,562	\$149,224	\$170,006	\$188,019	\$100,186	\$217,473	\$182,795	\$393,905	\$82,612	\$85,171	\$2,208,441
Total Operating Expenses	\$240,730	\$289,261	\$117,594	\$283,783	\$200,199	\$227,142	\$266,675	\$145,299	\$303,134	\$256,482	\$558,362	\$119,177	\$126,097	\$3,132,855

Units	44	50	18	46	30	32	48	26	52	46	96	20	24	532
Total Administrative Expenses Per Unit	\$1,213	\$1,261	\$1,464	\$1,389	\$1,315	\$1,222	\$1,286	\$1,295	\$1,114	\$1,194	\$1,005	\$1,338	\$1,207	\$1,214
Total Maintenance Expenses Per Unit	\$252	\$572	\$1,030	\$594	\$384	\$564	\$352	\$441	\$533	\$367	\$708	\$491	\$499	\$524
Total Other Expenses Per Unit	\$4,006	\$3,952	\$4,039	\$4,188	\$4,974	\$5,313	\$5,917	\$3,853	\$4,182	\$3,972	\$4,103	\$4,131	\$3,549	\$4,151
Total Operating Expenses Per Unit	\$5,471	\$5,785	\$6,533	\$6,169	\$6,673	\$7,098	\$5,556	\$5,588	\$5,830	\$5,552	\$5,816	\$5,969	\$5,254	\$5,889

IHCDA Form A
PK Housing IN Portfolio
Proforma (pg 28) Tab - 15 Year Operating Cash Flow

Chapel Lane	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$535,338	\$546,045	\$556,966	\$568,105	\$579,467	\$591,056	\$602,878	\$614,935	\$627,234	\$639,778	\$652,574	\$665,626	\$678,938	\$692,517	\$706,367	\$9,257,823
Less Vacancies	(\$26,304)	(\$26,830)	(\$27,367)	(\$27,914)	(\$28,472)	(\$29,042)	(\$29,623)	(\$30,215)	(\$30,819)	(\$31,436)	(\$32,064)	(\$32,706)	(\$33,360)	(\$34,027)	(\$34,708)	(\$454,886)
Effective Gross Income	\$509,034	\$519,215	\$529,599	\$540,191	\$550,995	\$562,015	\$573,255	\$584,720	\$596,414	\$608,343	\$620,510	\$632,920	\$645,578	\$658,490	\$671,660	\$8,802,937
Expenses																
Administrative	\$53,355	\$54,956	\$56,605	\$58,303	\$60,052	\$61,853	\$63,709	\$65,620	\$67,589	\$69,617	\$71,705	\$73,856	\$76,072	\$78,354	\$80,705	\$992,351
Maintenance	\$11,096	\$11,429	\$11,772	\$12,125	\$12,489	\$12,863	\$13,249	\$13,647	\$14,056	\$14,478	\$14,912	\$15,359	\$15,820	\$16,295	\$16,784	\$206,374
Operating	\$176,279	\$181,567	\$187,014	\$192,625	\$198,404	\$204,356	\$210,486	\$216,801	\$223,305	\$230,004	\$236,904	\$244,011	\$251,332	\$258,872	\$266,638	\$3,278,598
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$240,730	\$247,952	\$255,391	\$263,053	\$270,944	\$279,072	\$287,445	\$296,068	\$304,950	\$314,098	\$323,521	\$333,227	\$343,224	\$353,521	\$364,126	\$4,477,322
Net Operating Income	\$268,304	\$271,262	\$274,208	\$277,138	\$280,051	\$282,942	\$285,810	\$288,652	\$291,464	\$294,244	\$296,988	\$299,693	\$302,354	\$304,969	\$307,533	\$4,325,615
Debt Service 1st Mort.	\$205,725	\$205,685	\$205,643	\$205,597	\$205,549	\$205,497	\$205,441	\$205,383	\$205,320	\$205,252	\$205,181	\$205,104	\$205,023	\$204,936	\$204,843	\$3,080,178
Debt Service 2nd Mort.	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$27,585	\$413,782
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$233,311	\$233,271	\$233,228	\$233,183	\$233,134	\$233,082	\$233,027	\$232,968	\$232,905	\$232,838	\$232,766	\$232,690	\$232,608	\$232,521	\$232,428	\$3,493,960
Operating Cash Flow	\$34,993	\$37,992	\$40,980	\$43,956	\$46,917	\$49,860	\$52,783	\$55,684	\$58,559	\$61,406	\$64,222	\$67,003	\$69,746	\$72,448	\$75,105	\$831,655
Total Combined DCR	1.15x	1.16x	1.18x	1.19x	1.20x	1.21x	1.23x	1.24x	1.25x	1.26x	1.28x	1.29x	1.30x	1.31x	1.32x	1.24x
Deferred Dev Fee Payment	\$31,467	\$31,362	\$31,254	\$31,143	\$31,028	\$30,910	\$30,788	\$30,663	\$30,534	\$30,401	\$30,264	\$30,123	\$0	\$0	\$0	\$369,937
Surplus Cash	\$3,526	\$6,630	\$9,726	\$12,813	\$15,889	\$18,950	\$21,995	\$25,021	\$28,025	\$31,005	\$33,958	\$36,880	\$69,746	\$72,448	\$75,105	\$461,718
Cash Flow/Total Expenses	1.46%	2.67%	3.81%	4.87%	5.86%	6.79%	7.65%	8.45%	9.19%	9.87%	10.50%	11.07%	20.32%	20.49%	20.63%	10.31%
EGI / Total Expenses	2.11x	2.09x	2.07x	2.05x	2.03x	2.01x	1.99x	1.97x	1.96x	1.94x	1.92x	1.90x	1.88x	1.86x	1.84x	1.97x
Drake Terrace I	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$667,954	\$681,313	\$694,939	\$708,838	\$723,015	\$737,475	\$752,225	\$767,269	\$782,615	\$798,267	\$814,232	\$830,517	\$847,127	\$864,070	\$881,351	#####
Less Vacancies	(\$66,326)	(\$67,653)	(\$69,006)	(\$70,386)	(\$71,794)	(\$73,230)	(\$74,694)	(\$76,188)	(\$77,712)	(\$79,266)	(\$80,852)	(\$82,469)	(\$84,118)	(\$85,800)	(\$87,516)	(\$1,147,010)
Effective Gross Income	\$601,628	\$613,660	\$625,933	\$638,452	\$651,221	\$664,245	\$677,530	\$691,081	\$704,903	\$719,001	\$733,381	\$748,048	\$763,009	\$778,269	\$793,835	#####
Expenses																
Administrative	\$63,044	\$64,935	\$66,883	\$68,889	\$70,956	\$73,085	\$75,277	\$77,536	\$79,862	\$82,258	\$84,725	\$87,267	\$89,885	\$92,582	\$95,359	\$1,172,543
Maintenance	\$28,619	\$29,478	\$30,362	\$31,273	\$32,211	\$33,177	\$34,173	\$35,198	\$36,254	\$37,341	\$38,462	\$39,615	\$40,804	\$42,028	\$43,289	\$532,282
Operating	\$197,598	\$203,526	\$209,632	\$215,921	\$222,398	\$229,070	\$235,942	\$243,021	\$250,311	\$257,821	\$265,555	\$273,522	\$281,727	\$290,179	\$298,885	\$3,675,108
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$289,261	\$297,938	\$306,877	\$316,083	\$325,565	\$335,332	\$345,392	\$355,754	\$366,427	\$377,420	\$388,742	\$400,404	\$412,416	\$424,789	\$437,533	\$5,379,934
Net Operating Income	\$312,367	\$315,722	\$319,057	\$322,369	\$325,656	\$328,913	\$332,138	\$335,327	\$338,476	\$341,581	\$344,639	\$347,644	\$350,593	\$353,480	\$356,302	\$5,024,263
Debt Service 1st Mort.	\$238,763	\$238,717	\$238,669	\$238,617	\$238,561	\$238,502	\$238,439	\$238,372	\$238,300	\$238,223	\$238,141	\$238,054	\$237,961	\$237,862	\$237,755	\$3,574,936
Debt Service 2nd Mort.	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$32,826	\$492,390
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$271,589	\$271,543	\$271,495	\$271,443	\$271,387	\$271,328	\$271,265	\$271,198	\$271,126	\$271,049	\$270,967	\$270,880	\$270,787	\$270,687	\$270,581	\$4,067,326
Operating Cash Flow	\$40,778	\$44,178	\$47,562	\$50,926	\$54,268	\$57,585	\$60,873	\$64,129	\$67,350	\$70,532	\$73,671	\$76,764	\$79,806	\$82,793	\$85,721	\$956,938
Total Combined DCR	1.15x	1.16x	1.18x	1.19x	1.20x	1.21x	1.22x	1.24x	1.25x	1.26x	1.27x	1.28x	1.29x	1.31x	1.32x	1.24x
Deferred Dev Fee Payment	\$32,570	\$32,465	\$32,357	\$32,246	\$32,131	\$32,013	\$31,891	\$31,766	\$31,637	\$31,504	\$31,367	\$31,226	\$0	\$0	\$0	\$383,173
Surplus Cash	\$8,208	\$11,713	\$15,205	\$18,680	\$22,137	\$25,572	\$28,982	\$32,363	\$35,713	\$39,028	\$42,304	\$45,538	\$79,806	\$82,793	\$85,721	\$573,765
Cash Flow/Total Expenses	2.84%	3.93%	4.95%	5.91%	6.80%	7.63%	8.39%	9.10%	9.75%	10.34%	10.88%	11.37%	19.35%	19.49%	19.59%	10.66%
EGI / Total Expenses	2.08x	2.06x	2.04x	2.02x	2.00x	1.98x	1.96x	1.94x	1.92x	1.91x	1.89x	1.87x	1.85x	1.83x	1.81x	1.93x
Drake Terrace II	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$245,189	\$250,093	\$255,095	\$260,197	\$265,400	\$270,708	\$276,123	\$281,645	\$287,278	\$293,024	\$298,884	\$304,862	\$310,959	\$317,178	\$323,522	\$4,240,156
Less Vacancies	(\$11,334)	(\$11,561)	(\$11,792)	(\$12,028)	(\$12,268)	(\$12,514)	(\$12,764)	(\$13,019)	(\$13,280)	(\$13,545)	(\$13,816)	(\$14,092)	(\$14,374)	(\$14,662)	(\$14,955)	(\$196,004)
Effective Gross Income	\$233,855	\$238,532	\$243,303	\$248,169	\$253,132	\$258,195	\$263,359	\$268,626	\$273,998	\$279,478	\$285,068	\$290,769	\$296,585	\$302,516	\$308,567	\$4,044,152
Expenses																
Administrative	\$26,357	\$27,148	\$27,962	\$28,801	\$29,665	\$30,555	\$31,472	\$32,416	\$33,389	\$34,390	\$35,422	\$36,485	\$37,579	\$38,706	\$39,868	\$490,216
Maintenance	\$18,536	\$19,092	\$19,665	\$20,255	\$20,862	\$21,488	\$22,133	\$22,797	\$23,481	\$24,185	\$24,911	\$25,658	\$26,428	\$27,221	\$28,037	\$344,749
Operating	\$72,701	\$74,882	\$77,128	\$79,442	\$81,826	\$84,280	\$86,809	\$89,413	\$92,095	\$94,858	\$97,704	\$100,635	\$103,654	\$106,764	\$109,967	\$1,352,160
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$117,594	\$121,122	\$124,756	\$128,498	\$132,353	\$136,324	\$140,414	\$144,626	\$148,965	\$153,434	\$158,037	\$162,778	\$167,661	\$172,691	\$177,872	\$2,187,125
Net Operating Income	\$116,261	\$117,410	\$118,547	\$119,670	\$120,779	\$121,871	\$122,945	\$124,000	\$125,034	\$126,045	\$127,031	\$127,991	\$128,923	\$129,825	\$130,695	\$1,857,027
Debt Service 1st Mort.	\$90,064	\$90,046	\$90,028	\$90,008	\$89,987	\$89,965	\$89,941	\$89,916	\$89,889	\$89,860	\$89,829	\$89,796	\$89,761	\$89,724	\$89,684	\$1,348,498
Debt Service 2nd Mort.	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$11,044	\$165,666
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$101,108	\$101,091	\$101,072	\$101,053	\$101,032	\$101,010	\$100,986	\$100,960	\$100,933	\$100,904	\$100,873	\$100,841	\$100,805	\$100,768	\$100,728	\$1,514,164
Operating Cash Flow	\$15,153	\$16,319	\$17,475	\$18,618	\$19,747	\$20,861	\$21,959	\$23,040	\$24,100	\$25,140	\$26,158	\$27,151	\$28,118	\$29,057	\$29,967	\$342,863
Total Combined DCR	1.15x	1.16x	1.17x	1.18x	1.20x	1.21x	1.22x	1.23x	1.24x	1.25x	1.26x	1.27x	1.28x	1.29x	1.30x	1.23x
Deferred Dev Fee Payment	\$1,454	\$1,454	\$1,454	\$1,454	\$1,454	\$1,454	\$1,454	\$1,454	\$1,454	\$1,454	\$1,454	\$1,454	\$0	\$0	\$0	\$17,448
Surplus Cash	\$13,699	\$14,865	\$16,021	\$17,164	\$18,293	\$19,407	\$20,505	\$21,586	\$22,646	\$23,686	\$24,704	\$25,697	\$26,666	\$27,611	\$28,532	\$325,415
Cash Flow/Total Expenses	11.65%	12.27%	12.84%	13.36%	13.82%	14.24%	14.60%	14.93%	15.20%	15.44%	15.63%	15.79%	16.77%	16.83%	16.85%	14.88%
EGI / Total Expenses	1.99x	1.97x	1.95x	1.93x	1.91x	1.89x	1.88x	1.86x	1.84x	1.82x	1.80x	1.79x	1.77x	1.75x	1.73x	1.85x
Drake Terrace III	1	2	3	4	5	6	7	8								

Less Vacancies	(\$37,788)	(\$38,544)	(\$39,315)	(\$40,101)	(\$40,903)	(\$41,721)	(\$42,555)	(\$43,406)	(\$44,275)	(\$45,160)	(\$46,063)	(\$46,985)	(\$47,924)	(\$48,883)	(\$49,860)	(\$653,483)
Effective Gross Income	\$598,235	\$610,200	\$622,404	\$634,852	\$647,549	\$660,500	\$673,710	\$687,184	\$700,928	\$714,946	\$729,245	\$743,830	\$758,707	\$773,881	\$789,358	#####
Expenses																
Administrative	\$63,882	\$65,799	\$67,773	\$69,806	\$71,900	\$74,057	\$76,279	\$78,567	\$80,924	\$83,352	\$85,853	\$88,428	\$91,081	\$93,813	\$96,628	\$1,188,143
Maintenance	\$27,339	\$28,159	\$29,004	\$29,874	\$30,770	\$31,693	\$32,644	\$33,624	\$34,632	\$35,671	\$36,741	\$37,844	\$38,979	\$40,148	\$41,353	\$508,476
Operating	\$192,562	\$198,339	\$204,289	\$210,418	\$216,730	\$223,232	\$229,929	\$236,827	\$243,932	\$251,250	\$258,787	\$266,551	\$274,547	\$282,784	\$291,267	\$3,581,444
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$283,783	\$292,297	\$301,066	\$310,098	\$319,401	\$328,983	\$338,852	\$349,018	\$359,488	\$370,273	\$381,381	\$392,823	\$404,607	\$416,745	\$429,248	\$5,278,062
Net Operating Income	\$314,452	\$317,903	\$321,338	\$324,754	\$328,148	\$331,517	\$334,858	\$338,166	\$341,439	\$344,673	\$347,864	\$351,008	\$354,099	\$357,135	\$360,111	\$5,067,466
Debt Service 1st Mort.	\$245,238	\$245,191	\$245,141	\$245,087	\$245,030	\$244,970	\$244,905	\$244,836	\$244,762	\$244,683	\$244,599	\$244,509	\$244,414	\$244,312	\$244,203	\$3,671,880
Debt Service 2nd Mort.	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$28,177	\$422,660
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$273,415	\$273,368	\$273,318	\$273,265	\$273,208	\$273,147	\$273,082	\$273,013	\$272,939	\$272,860	\$272,776	\$272,687	\$272,591	\$272,489	\$272,380	\$4,094,539
Operating Cash Flow	\$41,037	\$44,535	\$48,020	\$51,489	\$54,940	\$58,370	\$61,775	\$65,153	\$68,500	\$71,813	\$75,088	\$78,321	\$81,508	\$84,646	\$87,730	\$972,927
Total Combined DCR	1.15x	1.16x	1.18x	1.19x	1.20x	1.21x	1.23x	1.24x	1.25x	1.26x	1.28x	1.29x	1.30x	1.31x	1.32x	1.24x
Deferred Dev Fee Payment	\$26,194	\$26,089	\$25,981	\$25,870	\$25,755	\$25,637	\$25,515	\$25,390	\$25,261	\$25,128	\$24,991	\$24,850	\$0	\$0	\$0	\$306,661
Surplus Cash	\$14,843	\$18,446	\$22,039	\$25,619	\$29,185	\$32,733	\$36,260	\$39,763	\$43,239	\$46,685	\$50,097	\$53,471	\$81,508	\$84,646	\$87,730	\$666,266
Cash Flow/Total Expenses	5.23%	6.31%	7.32%	8.26%	9.14%	9.95%	10.70%	11.39%	12.03%	12.61%	13.14%	13.61%	20.15%	20.31%	20.44%	12.62%
EGI / Total Expenses	2.11x	2.09x	2.07x	2.05x	2.03x	2.01x	1.99x	1.97x	1.95x	1.93x	1.91x	1.89x	1.88x	1.86x	1.84x	1.96x

Golden Acres	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$414,662	\$422,955	\$431,414	\$440,043	\$448,843	\$457,820	\$466,977	\$476,316	\$485,843	\$495,559	\$505,471	\$515,580	\$525,892	\$536,410	\$547,138	\$7,170,923
Less Vacancies	(\$20,142)	(\$20,545)	(\$20,956)	(\$21,375)	(\$21,802)	(\$22,238)	(\$22,683)	(\$23,137)	(\$23,600)	(\$24,072)	(\$24,553)	(\$25,044)	(\$25,545)	(\$26,056)	(\$26,577)	(\$348,324)
Effective Gross Income	\$394,520	\$402,410	\$410,459	\$418,668	\$427,041	\$435,582	\$444,294	\$453,179	\$462,243	\$471,488	\$480,918	\$490,536	\$500,347	\$510,354	\$520,561	\$6,822,599
Expenses																
Administrative	\$39,459	\$40,643	\$41,862	\$43,118	\$44,411	\$45,744	\$47,116	\$48,529	\$49,985	\$51,485	\$53,029	\$54,620	\$56,259	\$57,947	\$59,685	\$733,892
Maintenance	\$11,516	\$11,861	\$12,217	\$12,584	\$12,961	\$13,350	\$13,751	\$14,163	\$14,588	\$15,026	\$15,477	\$15,941	\$16,419	\$16,912	\$17,419	\$214,185
Operating	\$149,224	\$153,701	\$158,312	\$163,061	\$167,953	\$172,992	\$178,181	\$183,527	\$189,032	\$194,703	\$200,545	\$206,561	\$212,758	\$219,140	\$225,715	\$2,775,404
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$200,199	\$206,205	\$212,391	\$218,763	\$225,326	\$232,085	\$239,048	\$246,219	\$253,606	\$261,214	\$269,051	\$277,122	\$285,436	\$293,999	\$302,819	\$3,723,481
Net Operating Income	\$194,321	\$196,206	\$198,068	\$199,905	\$201,716	\$203,497	\$205,246	\$206,960	\$208,637	\$210,274	\$211,867	\$213,414	\$214,911	\$216,355	\$217,742	\$3,099,117
Debt Service 1st Mort.	\$144,050	\$144,023	\$143,994	\$143,963	\$143,930	\$143,895	\$143,858	\$143,818	\$143,775	\$143,730	\$143,681	\$143,629	\$143,574	\$143,515	\$143,452	\$2,156,888
Debt Service 2nd Mort.	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$24,925	\$373,879
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$168,975	\$168,948	\$168,919	\$168,889	\$168,856	\$168,820	\$168,783	\$168,743	\$168,700	\$168,655	\$168,606	\$168,554	\$168,499	\$168,440	\$168,377	\$2,530,766
Operating Cash Flow	\$25,346	\$27,257	\$29,148	\$31,017	\$32,860	\$34,676	\$36,463	\$38,217	\$39,937	\$41,619	\$43,261	\$44,859	\$46,412	\$47,915	\$49,365	\$568,351
Total Combined DCR	1.15x	1.16x	1.17x	1.18x	1.19x	1.21x	1.22x	1.23x	1.24x	1.25x	1.26x	1.27x	1.28x	1.28x	1.29x	1.22x
Deferred Dev Fee Payment	\$10,019	\$9,914	\$9,806	\$9,695	\$9,580	\$9,462	\$9,340	\$9,215	\$9,086	\$8,953	\$8,816	\$8,675	\$0	\$0	\$0	\$112,561
Surplus Cash	\$15,327	\$17,343	\$19,342	\$21,322	\$23,280	\$25,214	\$27,123	\$29,002	\$30,851	\$32,666	\$34,445	\$36,184	\$46,412	\$47,915	\$49,365	\$455,790
Cash Flow/Total Expenses	7.66%	8.41%	9.11%	9.75%	10.33%	10.86%	11.35%	11.78%	12.16%	12.51%	12.80%	13.06%	16.26%	16.30%	16.30%	12.24%
EGI / Total Expenses	1.97x	1.95x	1.93x	1.91x	1.90x	1.88x	1.86x	1.84x	1.82x	1.80x	1.79x	1.77x	1.75x	1.74x	1.72x	1.83x

Indian Terrace I	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$421,458	\$429,887	\$438,485	\$447,255	\$456,200	\$465,324	\$474,630	\$484,123	\$493,805	\$503,681	\$513,755	\$524,030	\$534,511	\$545,201	\$556,105	\$7,288,449
Less Vacancies	(\$36,576)	(\$37,308)	(\$38,054)	(\$38,815)	(\$39,591)	(\$40,383)	(\$41,191)	(\$42,015)	(\$42,855)	(\$43,712)	(\$44,586)	(\$45,478)	(\$46,388)	(\$47,315)	(\$48,262)	(\$632,531)
Effective Gross Income	\$384,882	\$392,579	\$400,431	\$408,439	\$416,608	\$424,940	\$433,439	\$442,108	\$450,950	\$459,969	\$469,169	\$478,552	\$488,123	\$497,885	\$507,843	\$6,655,918
Expenses																
Administrative	\$39,100	\$40,273	\$41,481	\$42,725	\$44,007	\$45,327	\$46,687	\$48,088	\$49,531	\$51,016	\$52,547	\$54,123	\$55,747	\$57,419	\$59,142	\$727,215
Maintenance	\$18,036	\$18,577	\$19,134	\$19,708	\$20,300	\$20,909	\$21,536	\$22,182	\$22,847	\$23,533	\$24,239	\$24,966	\$25,715	\$26,486	\$27,281	\$335,450
Operating	\$170,006	\$175,106	\$180,359	\$185,770	\$191,343	\$197,084	\$202,996	\$209,086	\$215,359	\$221,819	\$228,474	\$235,328	\$242,388	\$249,660	\$257,149	\$3,161,927
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$227,142	\$233,956	\$240,975	\$248,204	\$255,650	\$263,320	\$271,219	\$279,356	\$287,737	\$296,369	\$305,260	\$314,417	\$323,850	\$333,565	\$343,572	\$4,224,592
Net Operating Income	\$157,740	\$158,623	\$159,456	\$160,235	\$160,958	\$161,621	\$162,220	\$162,752	\$163,214	\$163,601	\$163,909	\$164,134	\$164,273	\$164,320	\$164,271	\$2,431,326
Debt Service 1st Mort.	\$132,049	\$132,828	\$133,601	\$134,367	\$135,126	\$135,879	\$136,626	\$137,367	\$138,102	\$138,831	\$139,554	\$140,271	\$140,981	\$141,684	\$142,381	\$1,988,474
Debt Service 2nd Mort.	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$4,313	\$64,697
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$136,362	\$137,141	\$137,915	\$138,680	\$139,440	\$140,192	\$140,939	\$141,680	\$142,415	\$143,144	\$143,867	\$144,584	\$145,295	\$146,000	\$146,700	\$2,053,171
Operating Cash Flow	\$21,378	\$21,482	\$21,541	\$21,548	\$21,555	\$21,562	\$21,569	\$21,576	\$21,583	\$21,590	\$21,597	\$21,604	\$21,611	\$21,618	\$21,625	\$378,156
Total Combined DCR	1.16x	1.16x	1.16x	1.17x	1.17x	1.18x	1.18x	1.19x	1.19x	1.20x	1.20x	1.20x	1.20x	1.20x	1.20x	1.18x
Deferred Dev Fee Payment	\$17,076	\$16,971	\$16,863	\$16,752	\$16,637	\$16,519	\$16,397	\$16,272	\$16,143	\$16,010	\$15,873	\$15,732	\$0	\$0	\$0	\$182,197
Surplus Cash	\$4,302	\$4,511	\$5,479	\$6,397	\$7,264	\$8,077	\$8,832	\$9,526	\$10,155	\$10,716	\$11,205	\$11,619	\$27,540	\$27,640	\$27,648	\$195,959
Cash Flow/Total Expenses	1.89%	1.93%	2.27%	2.58%	2.84%	3.07%	3.26%	3.41%	3.53%	3.62%	3.67%	3.70%	8.50%	8.29%	8.05%	4.64%
EGI / Total Expenses	1.69x	1.68x	1.66x	1.65x	1.63x	1.61x	1.60x	1.58x	1.57x	1.55x	1.54x	1.52x	1.51x	1.49x	1.48x	1.58x

Indian Terrace II	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$621,260	\$633,685	\$646,359	\$659,286	\$672,472	\$685,921	\$699,640	\$713,632	\$727,905	\$742,463	\$757,312	\$772,459	\$787,908	\$803,666	\$819,739	*****
Less Vacancies	(\$33,048)	(\$33,709)	(\$34,383)	(\$35,071)	(\$35,773)	(\$36,488)	(\$37,218)	(\$37,962)	(\$38,721)	(\$39,486)	(\$40,286)	(\$41,091)	(\$41,913)	(\$42,752)	(\$43,607)	(\$571,519)
Effective Gross Income	\$588,212	\$599,976	\$611,975	\$624,215	\$636,699	\$649,433	\$662,422	\$675,670	\$689,184	\$702,967	\$717,027	\$731,367	\$745,995	\$760,914	\$776,133	*****
Expenses																
Administrative	\$61,752	\$63,604	\$65,512	\$67,478	\$69,502	\$71,587	\$73,735	\$75,947	\$78,225	\$80,572	\$82,989	\$85,479	\$88,043	\$90,684	\$93,405	\$1,148,514
Maintenance	\$119,804	\$119,111	\$118,471	\$117,883	\$117,343	\$116,853	\$116,414	\$116,024	\$115,684	\$115,384	\$115,124	\$114,894	\$114,694	\$114,524	\$114,374	\$25,884
Operating	\$198,019	\$193,660	\$199,469	\$205,453	\$211,617	\$217,996	\$224,505	\$231,240	\$238,177	\$245,322	\$252,682	\$260,262	\$268,070	\$276,112	\$284,396	\$3,496,949
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$266,675	\$274,675	\$282,915	\$291,403	\$300,145	\$309,149	\$318,423	\$327,976	\$337,815	\$347,950	\$358,388	\$369,140	\$380,214	\$391,621	\$403,369	\$499,859
Net Operating Income	\$321,537	\$325,301	\$329,060	\$332,812	\$336,555	\$340,284	\$343,998	\$347,694	\$351,368	\$355,017	\$358,638	\$362,227	\$365,780	\$369,294	\$372,763	\$5,212,330
Debt Service 1st Mort.	\$249,707	\$251,180	\$251,130	\$251,077	\$251,021	\$250,960	\$250,896	\$250,827	\$250,754	\$250,676	\$250,593	\$250,504	\$250,409	\$250,308	\$250,200	\$3,760,241
Debt Service 2nd Mort.	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$28,354	\$425,312
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$278,061	\$279,534	\$279,484	\$279,431	\$279,375	\$279,314	\$279,250	\$279,182	\$279,108	\$279,030	\$278,947	\$278,858	\$278,763	\$278,662	\$278,554	\$4,185,553
Operating Cash Flow	\$43,476	\$45,767	\$49,576	\$53,381	\$57,180	\$60,970	\$64,748	\$68,513	\$72,260	\$75,987	\$79,691	\$83,369	\$87,017	\$90,632	\$94,210	\$1,026,777
Total Combined DCR	1.16x	1.16x	1.18x	1.19x	1.20x	1.22x	1.23x	1.25x	1.26x	1.27x	1.29x	1.30x	1.31x	1.33x	1.34x	1.25x
Deferred Dev Fee Payment	\$20,272	\$20,167	\$20,059	\$19,948	\$19,833	\$19,715	\$19,593	\$19,468	\$19,339	\$19,206	\$19,069	\$18,928	\$0	\$0	\$0	\$235,597
Surplus Cash	\$23,204	\$25,600	\$29,517	\$33,433	\$37,347	\$41,255	\$45,155	\$49,045	\$52,921	\$56,781	\$60,622	\$64,441	\$68,247	\$72,037	\$75,810	\$795,810
Cash Flow/Total Expenses	8.70%	9.32%	10.43%	11.47%	12.44%	13.34%	14.18%	14.95%	15.67%	16.32%	16.92%	17.46%	22.89%	23.14%	23.36%	15.95%
EGI / Total Expenses	2.21x	2.18x	2.16x	2.14x	2.12x	2.10x	2.08x	2.06x	2.04x	2.02x	2.00x	1.98x	1.96x	1.94x	1.92x	2.05x

Lake Bei Der Bank	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$293,419	\$299,287	\$305,273	\$311,379	\$317,606	\$323,958	\$330,437	\$337,046	\$343,787	\$350,663	\$357,676	\$364,830	\$372,126	\$379,569	\$387,160	\$5,074,217
Less Vacancies	(\$14,280)	(\$14,566)	(\$14,857)	(\$15,154)	(\$15,457)	(\$15,766)	(\$16,082)	(\$16,403)	(\$16,731)	(\$17,066)	(\$17,407)	(\$17,755)	(\$18,110)	(\$18,473)	(\$18,842)	(\$246,950)
Effective Gross Income	\$279,139	\$284,722	\$290,416	\$296,225	\$302,149	\$308,192	\$314,356	\$320,643	\$327,056	\$333,597	\$340,269	\$347,074	\$354,016	\$361,096	\$368,318	\$4,827,267
Expenses																
Administrative	\$33,657	\$34,667	\$35,707	\$36,778	\$37,882	\$39,018	\$40,189	\$41,394	\$42,636	\$43,915	\$45,233	\$46,590	\$47,987	\$49,427	\$50,910	\$625,991
Maintenance	\$11,456	\$11,800	\$12,154	\$12,518	\$12,894	\$13,281	\$13,679	\$14,089	\$14,512	\$14,947	\$15,396	\$15,858	\$16,334	\$16,824	\$17,328	\$213,069
Operating	\$100,186	\$103,192	\$106,287	\$109,476	\$112,760	\$116,143	\$119,627	\$123,216	\$126,913	\$130,720	\$134,642	\$138,681	\$142,841	\$147,127	\$151,540	\$1,863,351
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$145,299	\$149,658	\$154,148	\$158,773	\$163,536	\$168,442	\$173,495	\$178,700	\$184,061	\$189,583	\$195,270	\$201,128	\$207,162	\$213,377	\$219,778	\$2,702,411
Net Operating Income	\$133,840	\$135,063	\$136,268	\$137,452	\$138,613	\$139,750	\$140,861	\$141,943	\$142,995	\$144,014	\$144,999	\$145,946	\$146,854	\$147,719	\$148,540	\$2,124,856
Debt Service 1st Mort.	\$104,536	\$104,515	\$104,494	\$104,471	\$104,446	\$104,420	\$104,392	\$104,362	\$104,330	\$104,296	\$104,259	\$104,220	\$104,179	\$104,135	\$104,087	\$1,565,140
Debt Service 2nd Mort.	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$11,843	\$177,647
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$116,379	\$116,359	\$116,337	\$116,314	\$116,289	\$116,263	\$116,235	\$116,205	\$116,173	\$116,139	\$116,102	\$116,063	\$116,022	\$115,978	\$115,931	\$1,742,787
Operating Cash Flow	\$17,461	\$18,705	\$19,931	\$21,138	\$22,324	\$23,487	\$24,626	\$25,738	\$26,822	\$27,876	\$28,896	\$29,882	\$30,832	\$31,741	\$32,609	\$382,069
Total Combined DCR	1.15x	1.16x	1.17x	1.18x	1.19x	1.20x	1.21x	1.22x	1.23x	1.24x	1.25x	1.26x	1.27x	1.27x	1.28x	1.22x
Deferred Dev Fee Payment	\$13,947	\$13,842	\$13,734	\$13,623	\$13,508	\$13,390	\$13,268	\$13,143	\$13,014	\$12,881	\$12,744	\$12,603	\$0	\$0	\$0	\$159,697
Surplus Cash	\$3,514	\$4,863	\$6,197	\$7,515	\$8,816	\$10,097	\$11,358	\$12,595	\$13,808	\$14,995	\$16,152	\$17,279	\$30,832	\$31,741	\$32,609	\$222,372
Cash Flow/Total Expenses	2.42%	3.25%	4.02%	4.73%	5.39%	5.99%	6.55%	7.05%	7.50%	7.91%	8.27%	8.59%	14.88%	14.88%	14.84%	8.23%
EGI / Total Expenses	1.92x	1.90x	1.88x	1.87x	1.85x	1.83x	1.81x	1.79x	1.78x	1.76x	1.74x	1.73x	1.71x	1.69x	1.68x	1.79x

Martin House Manor I & II	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$698,795	\$712,771	\$727,026	\$741,567	\$756,398	\$771,526	\$786,957	\$802,696	\$818,750	\$835,125	\$851,827	\$868,864	\$886,241	\$903,966	\$922,045	#####
Less Vacancies	(\$47,708)	(\$48,662)	(\$49,636)	(\$50,628)	(\$51,641)	(\$52,674)	(\$53,727)	(\$54,802)	(\$55,898)	(\$56,916)	(\$57,950)	(\$58,999)	(\$60,065)	(\$61,146)	(\$62,240)	(\$825,037)
Effective Gross Income	\$651,087	\$664,109	\$677,391	\$690,939	\$704,757	\$718,853	\$733,230	\$747,894	\$762,852	\$778,109	\$793,671	\$809,545	\$825,736	\$842,250	\$859,095	#####
Expenses																
Administrative	\$57,948	\$59,687	\$61,477	\$63,322	\$65,221	\$67,178	\$69,193	\$71,269	\$73,407	\$75,610	\$77,878	\$80,214	\$82,621	\$85,099	\$87,652	\$1,077,777
Maintenance	\$27,713	\$28,544	\$29,401	\$30,283	\$31,191	\$32,127	\$33,091	\$34,083	\$35,106	\$36,159	\$37,244	\$38,361	\$39,512	\$40,697	\$41,918	\$515,432
Operating	\$217,473	\$223,997	\$230,717	\$237,639	\$244,768	\$252,111	\$259,674	\$267,464	\$275,488	\$283,753	\$292,266	\$301,033	\$310,064	\$319,366	\$328,947	\$4,044,762
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$303,134	\$312,228	\$321,595	\$331,243	\$341,180	\$351,416	\$361,958	\$372,817	\$384,002	\$395,522	\$407,387	\$419,609	\$432,197	\$445,163	\$458,518	\$5,637,970
Net Operating Income	\$347,952	\$351,880	\$355,795	\$359,695	\$363,577	\$367,437	\$371,271	\$375,077	\$378,850	\$382,587	\$386,284	\$389,936	\$393,538	\$397,087	\$400,577	\$5,621,546
Debt Service 1st Mort.	\$278,471	\$278,417	\$278,359	\$278,298	\$278,232	\$278,162	\$278,087	\$278,007	\$277,922	\$277,831	\$277,734	\$277,631	\$277,520	\$277,402	\$277,277	\$4,169,350
Debt Service 2nd Mort.	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$24,071	\$361,072
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$302,543	\$302,489	\$302,431	\$302,369	\$302,303	\$302,233	\$302,158	\$302,079	\$301,993	\$301,903	\$301,806	\$301,702	\$301,592	\$301,474	\$301,348	\$4,530,423
Operating Cash Flow	\$45,410	\$49,392	\$53,365	\$57,326	\$61,273	\$65,203	\$69,113	\$72,998	\$76,857	\$80,685	\$84,478	\$88,234	\$91,947	\$95,613	\$99,229	\$1,091,123
Total Combined DCR	1.15x	1.16x	1.18x	1.19x	1.20x	1.22x	1.23x	1.24x	1.25x	1.27x	1.28x	1.29x	1.30x	1.32x	1.33x	1.24x
Deferred Dev Fee Payment	\$33,950	\$33,845	\$33,737	\$33,626	\$33,511	\$33,393	\$33,271	\$33,146	\$33,017	\$32,884	\$32,747	\$32,606	\$0	\$0	\$0	\$399,733
Surplus Cash	\$11,460	\$15,547	\$19,628	\$23,700	\$27,762	\$31,810	\$35,842	\$39,852	\$43,840	\$47,801	\$51,731	\$55,628	\$91,947	\$95,613	\$99,229	\$691,390
Cash Flow/Total Expenses	3.78%	4.98%	6.10%	7.15%	8.14%	9.05%	9.90%	10.69%	11.42%	12.09%	12.70%	13.26%	21.27%	21.48%	21.64%	12.26%
EGI / Total Expenses	2.15x	2.13x	2.11x	2.09x	2.07x	2.05x	2.03x	2.01x	1.99x	1.97x	1.95x	1.93x	1.91x	1.89x	1.87x	2.00x

McNair Manor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$545,691	\$556,605	\$567,737	\$579,092	\$590,673	\$602,487	\$614,537	\$626,827	\$639,364	\$652,151	\$665,194	\$678,498	\$692,068	\$705,909	\$720,028	\$9,436,862
Less Vacancies	(\$26,969)	(\$27,509)	(\$28,059)	(\$28,620)	(\$29,193)	(\$29,776)	(\$30,372)	(\$30,979)	(\$31,599)	(\$32,231)	(\$32,876)	(\$33,533)	(\$34,204)	(\$34,888)	(\$35,586)	(\$466,394)
Effective Gross Income	\$518,722	\$529,096	\$539,678	\$550,471	\$561,481	\$572,711	\$584,165	\$595,848	\$607,765	\$619,920	\$632,319	\$644,965	\$657,864	\$671,022	\$684,442	\$8,970,468
Expenses																
Administrative	\$54,915	\$56,562	\$58,259	\$60,007	\$61,807	\$63,661	\$65,571	\$67,538	\$69,565	\$71,652	\$73,801	\$76,015	\$78,296	\$80,644	\$83,064	\$1,021,358
Maintenance	\$17,782	\$18,315	\$18,865	\$19,431	\$20,014	\$20,614	\$21,233	\$21,870	\$22,526	\$23,201	\$23,898	\$24,614	\$25,353	\$26,113	\$26,897	\$330,726
Operating	\$182,705	\$188,186	\$193,832	\$199,647	\$205,636	\$211,805	\$218,159	\$224,704	\$231,445	\$238,389	\$245,540	\$252,906	\$260,494	\$268,308	\$276,358	\$3,398,115
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$255,402	\$263,064	\$270,956	\$279,085	\$287,457	\$296,081	\$304,963	\$314,112	\$323,536	\$333,242	\$343,239	\$353,536	\$364,142	\$375,066	\$386,318	\$4,750,199
Net Operating Income	\$263,320	\$266,032	\$268,722	\$271,387	\$274,024	\$276,630	\$279,201	\$281,736	\$284,229	\$286,679	\$289,080	\$291,429	\$293,722	\$295,955	\$298,124	\$4,220,269
Debt Service 1st Mort.	\$205,725	\$205,685	\$205,643	\$205,597	\$205,549	\$205,497	\$205,441	\$205,383	\$205,320	\$205,252	\$205,181	\$205,104	\$205,023	\$204,936	\$204,843	\$3,080,178
Debt Service 2nd Mort.	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$23,268	\$349,024
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$228,994	\$228,954	\$228,911	\$228,865	\$228,817	\$228,765	\$228,710	\$228,651	\$228,588	\$228,521	\$228,449	\$228,373	\$228,291	\$228,204	\$228,111	\$3,429,202
Operating Cash Flow	\$34,326	\$37,078	\$39,811	\$42,521	\$45,207	\$47,865	\$50,492	\$53,085	\$55,642	\$58,158	\$60,631	\$63,056	\$65,431	\$67,751	\$70,013	\$791,067
Total Combined DCR	1.15x	1.16x	1.17x	1.19x	1.20x	1.21x	1.22x	1.23x	1.24x	1.25x	1.27x	1.28x	1.29x	1.30x	1.31x	1.23x
Deferred Dev Fee Payment	\$22,350	\$22,245	\$22,137	\$22,026	\$21,911	\$21,793	\$21,671	\$21,546	\$21,417	\$21,284	\$21,147	\$21,006	\$0	\$0	\$0	\$260,533
Surplus Cash	\$11,976	\$14,833	\$17,674	\$20,495	\$23,296	\$26,072	\$28,821	\$31,539	\$34,225	\$36,874	\$39,484	\$42,050	\$65,431	\$67,751	\$70,013	\$530,534
Cash Flow/Total Expenses	4.69%	5.64%	6.52%	7.34%	8.10%	8.81%	9.45%	10.04%	10.58%	11.07%	11.50%	11.89%	17.97%	18.06%	18.12%	11.17%
EGI / Total Expenses	2.03x	2.01x	1.99x	1.97x	1.95x	1.93x	1.92x	1.90x	1.88x	1.86x	1.84x	1.82x	1.81x	1.79x	1.77x	1.89x

Park Terrace Heights I & II	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$1,176,132	\$1,199,655	\$1,223,648	\$1,248,121	\$1,273,083	\$1,298,545	\$1,324,516	\$1,351,006	\$1,378,026	\$1,405,587	\$1,433,698	\$1,462,372	\$1,491,620	\$1,521,452	\$1,551,881	#####
Less Vacancies (\$58,913)	(\$58,913)	(\$60,091)	(\$61,293)	(\$62,519)	(\$63,769)	(\$65,045)	(\$66,345)	(\$67,672)	(\$69,026)	(\$70,406)	(\$71,814)	(\$73,251)	(\$74,716)	(\$76,210)	(\$77,734)	(\$1,018,805)
Effective Gross Income	\$1,117,219	\$1,139,563	\$1,162,355	\$1,185,602	\$1,209,314	\$1,233,500	\$1,258,170	\$1,283,334	\$1,309,000	\$1,335,180	\$1,361,884	\$1,389,122	\$1,416,904	\$1,445,242	\$1,474,147	#####
Expenses																
Administrative	\$96,512	\$99,407	\$102,389	\$105,461	\$108,625	\$111,884	\$115,240	\$118,697	\$122,258	\$125,926	\$129,704	\$133,595	\$137,603	\$141,731	\$145,983	\$1,795,014
Maintenance	\$67,945	\$69,983	\$72,083	\$74,245	\$76,473	\$78,767	\$81,130	\$83,564	\$86,071	\$88,653	\$91,312	\$94,052	\$96,873	\$99,780	\$102,773	\$1,263,703
Operating	\$393,905	\$405,722	\$417,894	\$430,431	\$443,344	\$456,644	\$470,343	\$484,453	\$498,987	\$513,957	\$529,375	\$545,257	\$561,614	\$578,463	\$595,817	\$7,326,205
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$558,362	\$575,113	\$592,366	\$610,137	\$628,441	\$647,294	\$666,713	\$686,715	\$707,316	\$728,535	\$750,391	\$772,903	\$796,090	\$819,973	\$844,572	#####
Net Operating Income	\$558,857	\$564,451	\$569,989	\$575,465	\$580,873	\$586,206	\$591,457	\$596,619	\$601,684	\$606,645	\$611,492	\$616,218	\$620,814	\$625,269	\$629,575	\$8,935,614
Debt Service 1st Mort.	\$464,504	\$464,415	\$464,320	\$464,219	\$464,111	\$463,996	\$463,874	\$463,743	\$463,603	\$463,454	\$463,294	\$463,125	\$462,943	\$462,750	\$462,544	\$6,954,895
Debt Service 2nd Mort.	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$21,491	\$322,371
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$485,995	\$485,907	\$485,812	\$485,711	\$485,603	\$485,488	\$485,365	\$485,234	\$485,094	\$484,945	\$484,786	\$484,616	\$484,435	\$484,241	\$484,035	\$7,277,266
Operating Cash Flow	\$72,862	\$78,544	\$84,177	\$89,754	\$95,270	\$100,718	\$106,092	\$111,385	\$116,590	\$121,700	\$126,707	\$131,602	\$136,379	\$141,027	\$145,539	\$1,658,347
Total Combined DCR	1.15x	1.16x	1.17x	1.18x	1.20x	1.21x	1.22x	1.23x	1.24x	1.25x	1.26x	1.27x	1.28x	1.29x	1.30x	1.23x
Deferred Dev Fee Payment	\$69,326	\$69,221	\$69,113	\$69,002	\$37,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$314,033
Surplus Cash	\$3,536	\$9,323	\$15,064	\$20,752	\$57,899	\$100,718	\$106,092	\$111,385	\$116,590	\$121,700	\$126,707	\$131,602	\$136,379	\$141,027	\$145,539	\$1,344,314
Cash Flow/Total Expenses	0.63%	1.62%	2.54%	3.40%	9.21%	15.56%	15.91%	16.22%	16.48%	16.70%	16.89%	17.03%	17.13%	17.20%	17.23%	12.94%
EGI / Total Expenses	2.00x	1.98x	1.96x	1.94x	1.92x	1.91x	1.89x	1.87x	1.85x	1.83x	1.81x	1.80x	1.78x	1.76x	1.75x	1.86x

St Charles	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$270,414	\$275,822	\$281,339	\$286,966	\$292,705	\$298,559	\$304,530	\$310,621	\$316,833	\$323,170	\$329,633	\$336,226	\$342,950	\$349,809	\$356,806	\$4,676,382
Less Vacancies (\$15,941)	(\$15,941)	(\$16,260)	(\$16,585)	(\$16,917)	(\$17,255)	(\$17,600)	(\$17,952)	(\$18,311)	(\$18,677)	(\$19,051)	(\$19,432)	(\$19,820)	(\$20,217)	(\$20,621)	(\$21,034)	(\$275,671)
Effective Gross Income	\$254,473	\$259,563	\$264,754	\$270,049	\$275,450	\$280,959	\$286,578	\$292,310	\$298,156	\$304,119	\$310,201	\$316,405	\$322,734	\$329,188	\$335,772	\$4,400,711
Expenses																
Administrative	\$26,754	\$27,556	\$28,383	\$29,235	\$30,112	\$31,015	\$31,945	\$32,904	\$33,891	\$34,908	\$35,955	\$37,033	\$38,144	\$39,289	\$40,467	\$497,591
Maintenance	\$9,811	\$10,105	\$10,408	\$10,721	\$11,042	\$11,374	\$11,715	\$12,066	\$12,428	\$12,801	\$13,185	\$13,581	\$13,988	\$14,408	\$14,840	\$182,474
Operating	\$82,612	\$85,090	\$87,643	\$90,272	\$92,981	\$95,770	\$98,643	\$101,602	\$104,650	\$107,790	\$111,024	\$114,354	\$117,785	\$121,319	\$124,958	\$1,536,493
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$119,177	\$122,752	\$126,435	\$130,228	\$134,134	\$138,159	\$142,303	\$146,572	\$150,970	\$155,499	\$160,164	\$164,968	\$169,918	\$175,015	\$180,266	\$2,216,558
Net Operating Income	\$135,296	\$136,811	\$138,319	\$139,821	\$141,316	\$142,800	\$144,275	\$145,737	\$147,186	\$148,620	\$150,038	\$151,437	\$152,816	\$154,173	\$155,506	\$2,184,153
Debt Service 1st Mort.	\$106,655	\$106,635	\$106,614	\$106,591	\$106,567	\$106,541	\$106,513	\$106,483	\$106,452	\$106,418	\$106,382	\$106,344	\$106,303	\$106,259	\$106,212	\$1,596,968
Debt Service 2nd Mort.	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$11,018	\$165,277
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$117,674	\$117,654	\$117,632	\$117,609	\$117,585	\$117,559	\$117,531	\$117,502	\$117,470	\$117,436	\$117,400	\$117,362	\$117,321	\$117,278	\$117,231	\$1,762,245
Operating Cash Flow	\$17,623	\$19,157	\$20,687	\$22,212	\$23,730	\$25,241	\$26,744	\$28,236	\$29,716	\$31,184	\$32,637	\$34,075	\$35,495	\$36,896	\$38,276	\$421,908
Total Combined DCR	1.15x	1.16x	1.18x	1.19x	1.20x	1.21x	1.23x	1.24x	1.25x	1.27x	1.28x	1.29x	1.30x	1.31x	1.33x	1.24x
Deferred Dev Fee Payment	\$9,385	\$9,280	\$9,172	\$9,061	\$8,946	\$8,828	\$8,706	\$8,581	\$8,452	\$8,319	\$8,182	\$8,041	\$0	\$0	\$0	\$104,953
Surplus Cash	\$8,238	\$9,877	\$11,515	\$13,151	\$14,784	\$16,413	\$18,038	\$19,655	\$21,264	\$22,865	\$24,455	\$26,034	\$35,495	\$36,896	\$38,276	\$316,955
Cash Flow/Total Expenses	6.91%	8.05%	9.11%	10.10%	11.02%	11.88%	12.68%	13.41%	14.09%	14.70%	15.27%	15.78%	20.89%	21.08%	21.23%	14.30%
EGI / Total Expenses	2.14x	2.11x	2.09x	2.07x	2.05x	2.03x	2.01x	1.99x	1.97x	1.96x	1.94x	1.92x	1.90x	1.88x	1.86x	1.99x

Sulky Downs	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$269,408	\$274,796	\$280,292	\$286,898	\$291,616	\$297,448	\$303,397	\$309,465	\$315,654	\$321,967	\$328,407	\$334,975	\$341,674	\$348,508	\$355,478	\$4,658,985
Less Vacancies	(\$13,171)	(\$13,435)	(\$13,703)	(\$13,977)	(\$14,257)	(\$14,542)	(\$14,833)	(\$15,130)	(\$15,432)	(\$15,741)	(\$16,056)	(\$16,377)	(\$16,704)	(\$17,038)	(\$17,379)	(\$227,775)
Effective Gross Income	\$256,237	\$261,362	\$266,589	\$271,921	\$277,359	\$282,906	\$288,564	\$294,336	\$300,222	\$306,227	\$312,351	\$318,598	\$324,970	\$331,470	\$338,099	\$4,431,210
Expenses																
Administrative	\$28,959	\$29,827	\$30,722	\$31,644	\$32,593	\$33,571	\$34,578	\$35,616	\$36,684	\$37,785	\$38,918	\$40,086	\$41,288	\$42,527	\$43,803	\$538,600
Maintenance	\$11,967	\$12,326	\$12,696	\$13,077	\$13,469	\$13,873	\$14,289	\$14,718	\$15,159	\$15,614	\$16,083	\$16,565	\$17,062	\$17,574	\$18,101	\$222,573
Operating	\$85,171	\$87,726	\$90,358	\$93,069	\$95,861	\$98,737	\$101,699	\$104,750	\$107,892	\$111,129	\$114,463	\$117,897	\$121,433	\$125,076	\$128,829	\$1,584,088
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$126,097	\$129,880	\$133,776	\$137,789	\$141,923	\$146,181	\$150,566	\$155,083	\$159,736	\$164,528	\$169,463	\$174,547	\$179,784	\$185,177	\$190,733	\$2,345,262
Net Operating Income	\$130,140	\$131,482	\$132,813	\$134,131	\$135,436	\$136,726	\$137,998	\$139,253	\$140,487	\$141,699	\$142,888	\$144,051	\$145,186	\$146,292	\$147,366	\$2,085,948
Debt Service 1st Mort.	\$101,893	\$102,494	\$102,474	\$102,452	\$102,429	\$102,405	\$102,378	\$102,350	\$102,320	\$102,289	\$102,255	\$102,218	\$102,180	\$102,138	\$102,094	\$1,534,370
Debt Service 2nd Mort.	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$10,636	\$159,534
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$112,529	\$113,130	\$113,109	\$113,088	\$113,065	\$113,040	\$113,014	\$112,986	\$112,956	\$112,924	\$112,890	\$112,854	\$112,815	\$112,774	\$112,730	\$1,693,904
Operating Cash Flow	\$17,611	\$18,352	\$19,703	\$21,043	\$22,371	\$23,685	\$24,984	\$26,267	\$27,531	\$28,775	\$29,998	\$31,197	\$32,371	\$33,518	\$34,637	\$392,044
Total Combined DCR	1.16x	1.16x	1.17x	1.19x	1.20x	1.21x	1.22x	1.23x	1.24x	1.25x	1.27x	1.28x	1.29x	1.30x	1.31x	1.23x

Deferred Dev Fee Payment	\$13,492	\$13,387	\$13,279	\$13,168	\$13,053	\$12,935	\$12,813	\$12,688	\$12,559	\$12,426	\$12,289	\$12,148	\$0	\$0	\$0	\$154,237
Surplus Cash	\$4,119	\$4,965	\$6,424	\$7,875	\$9,318	\$10,750	\$12,171	\$13,579	\$14,972	\$16,349	\$17,709	\$19,049	\$32,371	\$33,518	\$34,637	\$237,807
Cash Flow/Total Expenses	3.27%	3.82%	4.80%	5.72%	6.57%	7.35%	8.08%	8.76%	9.37%	9.94%	10.45%	10.91%	18.01%	18.10%	18.16%	10.14%
EGI / Total Expenses	2.03x	2.01x	1.99x	1.97x	1.95x	1.94x	1.92x	1.90x	1.88x	1.86x	1.84x	1.83x	1.81x	1.79x	1.77x	1.89x

TOTAL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Income																
Potential Gross Income	\$6,795,743	\$6,931,658	\$7,070,291	\$7,211,697	\$7,355,931	\$7,503,049	\$7,653,110	\$7,806,173	\$7,962,296	\$8,121,542	\$8,283,973	\$8,449,652	\$8,618,645	\$8,791,018	\$8,966,839	#####
Less Vacancies	(\$408,502)	(\$416,672)	(\$425,005)	(\$433,505)	(\$442,175)	(\$451,019)	(\$460,039)	(\$469,240)	(\$478,625)	(\$488,197)	(\$497,961)	(\$507,920)	(\$518,079)	(\$528,440)	(\$539,009)	(\$7,064,388)
Effective Gross Income	\$6,387,241	\$6,514,986	\$6,645,286	\$6,778,192	\$6,913,756	\$7,052,031	\$7,193,071	\$7,336,933	\$7,483,671	\$7,633,345	\$7,786,012	\$7,941,732	\$8,100,567	\$8,262,576	\$8,427,829	#####
Expenses																
Administrative	\$645,694	\$665,065	\$685,017	\$705,567	\$726,734	\$748,536	\$770,992	\$794,122	\$817,946	\$842,484	\$867,759	\$893,791	\$920,805	\$948,223	\$976,670	#####
Maintenance	\$278,720	\$287,082	\$295,694	\$304,565	\$313,702	\$323,113	\$332,806	\$342,790	\$353,074	\$363,666	\$374,576	\$385,814	\$397,388	\$409,310	\$421,589	\$5,183,889
Operating	\$2,208,441	\$2,274,694	\$2,342,935	\$2,413,223	\$2,485,620	\$2,560,188	\$2,636,994	\$2,716,104	\$2,797,587	\$2,881,515	\$2,967,960	\$3,056,999	\$3,148,709	\$3,243,170	\$3,340,465	#####
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Tax Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,132,855	\$3,226,840	\$3,323,646	\$3,423,355	\$3,526,056	\$3,631,837	\$3,740,792	\$3,853,016	\$3,968,607	\$4,087,665	\$4,210,295	\$4,336,604	\$4,466,702	\$4,600,703	\$4,738,724	#####
Net Operating Income	\$3,254,387	\$3,288,146	\$3,321,640	\$3,354,837	\$3,387,700	\$3,420,193	\$3,452,279	\$3,483,916	\$3,515,065	\$3,545,680	\$3,575,717	\$3,605,128	\$3,633,865	\$3,661,875	\$3,689,105	#####
Debt Service 1st Mort.	\$2,567,380	\$2,569,832	\$2,569,309	\$2,568,751	\$2,568,156	\$2,567,521	\$2,566,843	\$2,566,120	\$2,565,348	\$2,564,525	\$2,563,647	\$2,562,709	\$2,561,709	\$2,560,642	\$2,559,504	#####
Debt Service 2nd Mort.	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$259,554	\$3,893,309
Debt Service 3rd Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 4th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service 5th Mort.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$2,826,934	\$2,829,386	\$2,828,863	\$2,828,305	\$2,827,710	\$2,827,075	\$2,826,397	\$2,825,674	\$2,824,902	\$2,824,079	\$2,823,200	\$2,822,263	\$2,821,263	\$2,820,196	\$2,819,058	#####
Operating Cash Flow	\$427,452	\$458,760	\$492,777	\$526,531	\$559,990	\$593,119	\$625,882	\$658,243	\$690,162	\$721,601	\$752,516	\$782,865	\$812,601	\$841,679	\$870,048	\$9,814,225
Total Combined DCR	1.15x	1.16x	1.17x	1.19x	1.20x	1.21x	1.22x	1.23x	1.24x	1.26x	1.27x	1.28x	1.29x	1.30x	1.31x	1.23x
Deferred Dev Fee Payment	\$301,502	\$300,242	\$298,946	\$297,614	\$264,718	\$226,049	\$224,707	\$223,332	\$221,913	\$220,450	\$218,943	\$217,392	\$0	\$0	\$0	\$3,015,808
Surplus Cash	\$125,950	\$158,518	\$193,831	\$228,917	\$295,272	\$367,070	\$401,175	\$434,911	\$468,249	\$501,151	\$533,573	\$565,473	\$612,601	\$641,679	\$670,048	\$6,798,417
Cash Flow/Total Expenses	4.02%	4.91%	5.83%	6.69%	8.37%	10.11%	10.72%	11.29%	11.80%	12.26%	12.67%	13.04%	18.19%	18.29%	18.36%	11.67%
EGI / Total Expenses	2.04x	2.02x	2.00x	1.98x	1.96x	1.94x	1.92x	1.90x	1.89x	1.87x	1.85x	1.83x	1.81x	1.80x	1.78x	1.90x

IHDA Form A
PK Housing IN Portfolio
Source of Funds (pg 29) Tab - Source of Funds Permanent Financing

Chapel Lane							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$2,828,000	\$198,681	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$1,085,054	\$27,585	1.00%	50 Years	30 Years
Drake Terrace I							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$3,282,000	\$230,576	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$1,291,187	\$32,826	1.00%	50 Years	30 Years
Drake Terrace II							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$1,238,000	\$86,975	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$434,423	\$11,044	1.00%	50 Years	30 Years
Drake Terrace III							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$3,371,000	\$236,829	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$1,108,335	\$28,177	1.00%	50 Years	30 Years
Golden Acres							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$1,980,000	\$139,105	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$980,417	\$24,925	1.00%	50 Years	30 Years
Indian Terrace I							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$1,826,000	\$128,285	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$169,654	\$4,313	1.00%	50 Years	30 Years
Indian Terrace II							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$3,453,000	\$242,590	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$1,115,290	\$28,354	1.00%	50 Years	30 Years
Lake Bei Der Bank							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$1,437,000	\$100,956	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$465,842	\$11,843	1.00%	50 Years	30 Years
Martin House Manor I & II							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$3,828,000	\$268,935	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$946,835	\$24,071	1.00%	50 Years	30 Years
McNair Manor							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$2,828,000	\$198,681	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$915,240	\$23,268	1.00%	50 Years	30 Years
Park Terrace Heights I & II							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$6,385,000	\$448,577	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$845,350	\$21,491	1.00%	50 Years	30 Years
St Charles							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$1,466,000	\$102,994	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$433,403	\$11,018	1.00%	50 Years	30 Years
Sulky Downs							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$1,409,000	\$98,989	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$418,344	\$10,636	1.00%	50 Years	30 Years
TOTAL							
Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
New RD 538 Loan			\$35,331,000	\$2,482,173	6.50%	40 Years	40 Years
Assumed RD 515 Loan			\$10,209,374	\$259,554	1.00%	50 Years	30 Years

[illegible]

Chain Line	Duke Transit	Duke Transit B	Duke Transit B	Golden Acres	Indiana Transit	Indiana Transit	Lake Bu Bu Bank	Martin House M & S	McKinnon Manor	Park Terrace Heights	B-Clashes	Scout Boys
Name of borrower	PK Chain Line LP	PK Duke Transit LP	PK Duke Transit & LP	PK Duke Transit & LP	PK Golden Acres, LP	PK Indiana Transit & LP	PK Indiana Transit & LP	PK Martin House Manor, LP	PK McKinnon Manor, LP	PK Park Terrace Heights, LP	PK B-Clashes, LP	PK Scout Boys, LP
Address	207 Chain Line	207 Chain Line	725 Berry Lane	725 Berry Lane	1004 Knox	1100 Auburn	214 Columbus Street	109 Park Terrace	214 Columbus Street	109 Park Terrace	127 Park Terrace	206 Chain Line
City	Ashley	Kendallville	Kendallville	Kendallville	Knox	Auburn	Topkapi	Ligonier	Bethesda	Columbia City	Fremont	Dispersiana
State	IN	IN	IN	IN	IN	IN	IN	IN	IN	IN	IN	IN
Zip	46035	46035	46035	46035	46035	46035	46037	46037	46037	46037	46037	46037

Notes:

- The 0-8: Other Accounts for the following costs: SBA Application Fee, Lender Draw Advice & Third Party Monitoring Fees, Bond Issuer Fee, Underwriter application fee, Underwriter Origination Fee, Underwriter Legal Counsel, Trustee Fees, Trustee Legal Counsel, SPSA Hearing & Notice, and Rating Agency Fees
- A portion of Bond/Separate Issuance Costs can be included in Bonds per IRS Chart C-6 in February 2020 (Total in Acquisition Bonds equates to Eligible Total Portion Cleared)
- Line Item 0-8: Other accounts of Capital Needs Assessments, Lead Testing, ACH & Hazardous Materials Testing, Utility Study, HSP Model, Tenant Recruitment, and COVID-19 Testing

IHCDA Form A
PK II Portfolio
Development Info (pg 36a) Tab - Question 2

W. Determination of Reservation Amount Needed	Chapel Lane	Drake Terrace I	Drake Terrace II	Drake Terrace III	Golden Acres	Indian Terrace I	Indian Terrace II	Lake Bei Der Bank	Martin House Manor I & II	McNair Manor	Park Terrace Heights I & II	St. Charles	Sully Downs	TOTAL
a. TOTAL DEVELOPMENT COSTS	\$6,262,490	\$7,588,942	\$2,842,894	\$6,812,630	\$5,428,239	\$4,134,648	\$7,019,015	\$3,682,888	\$7,661,369	\$6,043,489	\$12,227,398	\$2,900,436	\$3,296,259	\$75,900,698
b. LESS SYNDICATION COSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
c. TOTAL DEVELOPMENT COSTS (a - b)	\$6,262,490	\$7,588,942	\$2,842,894	\$6,812,630	\$5,428,239	\$4,134,648	\$7,019,015	\$3,682,888	\$7,661,369	\$6,043,489	\$12,227,398	\$2,900,436	\$3,296,259	\$75,900,698
d. LESS: TOTAL SOURCES OF FUNDING EXCLUDING SYNDICATION PROCEEDS	\$4,219,365	\$5,387,033	\$1,984,218	\$4,846,930	\$3,922,389	\$2,108,979	\$5,185,979	\$2,043,362	\$5,242,612	\$4,528,279	\$7,693,777	\$2,046,962	\$2,532,493	\$51,742,378
e. EQUITY GAP (c - d)	\$2,043,125	\$2,201,909	\$858,676	\$1,965,700	\$1,505,850	\$2,025,670	\$1,833,036	\$1,639,526	\$2,418,757	\$1,515,210	\$4,533,621	\$853,474	\$763,766	\$24,158,320
f. EQUITY PRICING	\$0.79	\$0.70	\$0.98	\$0.74	\$0.63	\$1.30	\$0.69	\$1.16	\$0.80	\$0.59	\$1.05	\$0.77	\$0.56	\$0.82
g. LIMITED PARTNERSHIP OWNERSHIP %	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%
h. 10-YEAR CREDIT AMOUNT NEEDED TO FUND EQUITY GAP (e/f)	\$2,571,812	\$3,166,665	\$876,088	\$2,665,671	\$2,397,162	\$1,554,229	\$2,655,539	\$1,415,567	\$3,029,657	\$2,556,674	\$4,317,488	\$1,114,348	\$1,372,948	\$29,461,412
i. ANNUAL TAX CREDIT REQUIRED TO FUND EQUITY GAP (h/10)	\$257,181	\$316,667	\$87,699	\$266,567	\$239,716	\$155,423	\$265,554	\$141,557	\$302,966	\$255,667	\$431,749	\$111,435	\$137,295	\$2,946,141
j. MAXIMUM ALLOWABLE CREDIT AMOUNT	\$210,658	\$261,613	\$85,934	\$225,027	\$221,842	\$140,318	\$231,470	\$127,794	\$252,947	\$211,749	\$401,923	\$97,751	\$109,591	\$2,578,617
k. RESERVATION AMOUNT REQUESTED	\$210,658	\$261,613	\$85,934	\$225,027	\$221,842	\$140,318	\$231,470	\$127,794	\$252,947	\$211,749	\$401,923	\$97,751	\$109,591	\$2,578,617
l. LIMITED PARTNER INVESTMENT	\$1,673,188	\$1,818,736	\$841,228	\$1,659,039	\$1,393,289	\$1,828,425	\$1,597,439	\$1,479,829	\$2,019,024	\$1,254,677	\$4,219,588	\$748,521	\$609,529	\$21,142,512
m. GENERAL PARTNER INVESTMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
n. TOTAL EQUITY INVESTMENT	\$1,673,188	\$1,818,736	\$841,228	\$1,659,039	\$1,393,289	\$1,828,425	\$1,597,439	\$1,479,829	\$2,019,024	\$1,254,677	\$4,219,588	\$748,521	\$609,529	\$21,142,512
o. DEFERRED DEVELOPER FEE	\$369,937	\$383,173	\$17,448	\$306,661	\$112,561	\$197,245	\$235,597	\$159,697	\$399,733	\$260,533	\$314,033	\$104,953	\$154,237	\$3,015,808
p. PER UNIT INFO														
1. Credit Per Unit (including non-program units)	\$4,788	\$5,232	\$4,774	\$4,892	\$7,395	\$4,385	\$4,822	\$4,915	\$4,864	\$4,603	\$4,187	\$4,888	\$4,566	\$4,847
2. Credit Per Bedroom (including non-program units)	\$2,508	\$2,783	\$4,297	\$2,394	\$5,292	\$2,192	\$3,858	\$4,260	\$2,749	\$2,786	\$2,284	\$4,073	\$3,425	\$2,904
3. Hard Cost Per Unit	\$62,225	\$64,166	\$68,921	\$68,401	\$79,277	\$63,754	\$62,666	\$59,970	\$65,093	\$69,256	\$61,534	\$59,784	\$61,217	\$63,950
4. Hard Cost Per Bedroom	\$32,594	\$34,131	\$62,029	\$33,473	\$56,626	\$31,877	\$50,133	\$51,107	\$36,792	\$36,470	\$33,564	\$49,920	\$45,912	\$39,313
5. Total Development Cost Per Unit	\$142,329	\$151,779	\$157,939	\$148,101	\$180,941	\$129,208	\$146,229	\$141,650	\$147,334	\$131,380	\$127,369	\$145,022	\$137,344	\$142,670

[illegible]