

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	Ribbley
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 Name	Address	City	County	State	Zip
1	Chapel Lane	107 Chapel Lane	Ashley	Steuben	IN	46705
2	Drake Terrace I	700 Berry Lane	Kendallville	Noble	IN	46750
3	Drake Terrace II	721 Beechwood	Kendallville	Noble	IN	46750
4	Drake Terrace III	725 Berry Lane	Kendallville	Noble	IN	46750
5	Golden Acres	1004 Virginia Lane	Kosciusko	Starke	IN	46936
6	Indian Terace I	1100 Huron Way	Auburn	DeKalb	IN	46701
7	Indian Terace II	1100 Huron Way	Auburn	DeKalb	IN	46701
8	Lake Bel Der Park	214 Monroe Street	Topeka	Lafayette	IN	46701
9	Martin House Manor I & II	416 Cadillac Street	Ligonier	Noble	IN	46732
10	McNair Manor	210 Country Club	Batesville	Ripley	IN	47001
11	Park Terrace Heights I & II	20 Park Terrace Boulevard	Columbia City	Whitley	IN	46725
12	St Charles	717 North Street	Fremont	Steuben	IN	46732
13	Sulky Downs	265 North State Street	Shipshewana	Lafayette	IN	46776

Development Info (pg 9) Tab - Question A (2),(3), & (4)

#	Development Name	City Limits	Census Tract	QCT	30% Boost	DDA
1	Chapel Lane	Yes	201	No	No	No
2	Drake Terrace I	Yes	9710	No	No	No
3	Drake Terrace II	Yes	9710	No	No	No
4	Drake Terrace III	Yes	9710	No	No	No
5	Golden Acres	Yes	9540	Yes	Yes	No
6	Indian Terrace I	Yes	204	No	No	No
7	Indian Terrace II	Yes	204	No	No	No
8	Lake Bell Der Bank	Yes	9704.02	No	No	No
9	Martin House Manor I & II	Yes	9722	No	No	No
10	McNair Manor	Yes	9685	No	No	No
11	Park Terrace Heights I & II	Yes	504.01	No	No	No
12	St Charles	Yes	9708	No	No	No
13	Sulby Downs	Yes	9703.02	No	No	No

Development Info (pg 9) Tab - Question A (5)

#	Development Name	Congressional District	State Senate District	State House District
1	Chapel Lane	5	14	52
2	Drake Terrace I	3	13	52
3	Drake Terrace II	3	13	52
4	Drake Terrace III	3	13	52
5	Golden Acres	2	8	16
6	Indian Terrace I	3	14	52
7	Indian Terrace II	3	14	52
8	Lake Bell Der Bank	3	13	51
9	Martin House Manor I & II	3	13	18
10	McNair Manor	9	42	55
11	Park Terrace Heights I & II	3	16	83
12	St.Charles	3	13	51
13	Sultry Down	3	13	51

Development Info (pg 9) Tab - Question A (6)

#	Development Name	POLITICAL JURISDICTION	CEO	Street Address	City	State	Zip
1	Chapel Lane	Town of Ashley	Michael Luby	500 S. Conner	Ashley	IN	46770
2	Drake Terrace I	City of Kendallville	Lance L. Waters	234 S Main St.	Kendallville	IN	46775
3	Drake Terrace III	City of Kendallville	Lance L. Waters	234 S Main St.	Kendallville	IN	46775
4	Drake Terrace III	City of Kendallville	Lance L. Waters	234 S Main St.	Kendallville	IN	46775
5	Golden Acres	City of Knox	Dennis Estak	101 W Washington St.	Knox	IN	46533
6	Indian Terrace I	City of Auburn	Dave Clark	210 E Ninth St.	Auburn	IN	46770
7	Indian Terrace II	City of Auburn	Dave Clark	210 E Ninth St.	Auburn	IN	46770
8	Lake Bei Der Bank	City of Topeka	Dr. Robert M Perez	215 SE 7th, Room 205	Topeka	IN	46600
9	Marlin House Manor I & II	City of Ligonier	Earlie Franklin	301 S Cavin St. #2	Ligonier	IN	46761
10	McQaier Manor	City of Batesville	John Irrgang	132 S Main St.	Batesville	IN	47000
11	Park Terrace Heights I & II	City of Columbia City	Ryan L. Daniel	112 S Chancery St.	Columbia City	IN	46722
12	St Charles	City of Fremont	Linda Futton	205 N. Toldorf St.	Fremont	IN	46733
13	Sulky Downs	Town of Shipshewana	Terry Martin	345 Morton St.	Shipshewana	IN	46560

Development Info (pg 9) Tab - Question B

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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
		Ligonier Limited LP &
9	Martin House Manor I & II	Martin House Manor Limited Partners
10	McNair Manor	McNair Limited LP
		Park Terrace Heights Limited LP &
11	Park Terrace Heights I & II	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

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	0	2	1	2	2	2	0	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	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

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

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

# 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%

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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				

Golden Acres

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				

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				

McNair Manor

Unit Type	0-1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Substantial Rehab	20	22	4	0
Single Family				
Historic Rehab				

Market	# Units	0	0	0	0	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							
20% AMI	# Units	0	5	1	0	0	0 0.00%
30% AMI	# Units	0	10	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							
20% AMI	# Units	0	4	4	3	0	0 0.00%
30% AMI	# Units	0	12	7	5	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							
20% AMI	# Units	0	4	5	1	0	0 0.00%
30% AMI	# Units	0	10	10	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							
20% AMI	# Units	0	7	9	4	0	0 0.00%
30% AMI	# Units	0	18	29	8	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							
20% AMI	# Units	0	3	1	0	0	0 0.00%
30% AMI	# Units	0	5	2	0	0	4 20.00%
40% AMI	# Units						0 0.00%
50% AMI	# Units	0	8	1	0	0	7 35.00%
60% AMI	# Units						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							
20% AMI	# Units	0	3	2	0	0	0 0.00%
30% AMI	# Units	0	5	3	0	0	5 20.83%
40% AMI	# Units						0 0.00%
50% AMI	# Units	0	8	3	0	0	8 33.33%
60% AMI	# Units	0	12	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							
20% AMI	# Units	0	48	50	14	0	0 0.00%
30% AMI	# Units	0	72	72	19	0	112 21.05%
40% AMI	# Units	0	112	122	23	0	0 0.00%
50% AMI	# Units						163 30.64%
60% AMI	# Units						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				

Monthly Utility Allowance Calculations - Entire Section Must Be Completed									
Chapel Lane									
Utilities	Type of Utility	Utilities Paid By:		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Heating	Electric	Owner	X Tenant		\$ 107.00	\$ 113.00	\$ 134.00		
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							
Sewer		X Owner							
Trash		X Owner							
Internet		X Owner	X Tenant						
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ 107.00	\$ 113.00	\$ 134.00	\$ -	
Drake Terrace I									
Utilities	Type of Utility	Utilities Paid By:		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Heating	Electric	Owner	X Tenant		\$ 108.00	\$ 125.00			
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							
Sewer		X Owner							
Trash		X Owner							
Internet		X Owner	X Tenant						
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ 108.00	\$ 125.00	\$ -	\$ -	
Drake Terrace 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	\$ 116.00			
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							
Sewer		X Owner							
Trash		X Owner							
Internet		X Owner	X Tenant						
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ 108.00	\$ 116.00	\$ -	\$ -	
Drake Terrace III									
Utilities	Type of Utility	Utilities Paid By:		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Heating	Electric	Owner	X Tenant		\$ 96.00	\$ 97.00	\$ 151.00		
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							
Sewer		X Owner							
Trash		X Owner							
Internet		X Owner	X Tenant						
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ 96.00	\$ 97.00	\$ 151.00	\$ -	
Golden Acres									
Utilities	Type of Utility	Utilities Paid By:		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Heating	Electric	X Owner							
Air Conditioning	Electric	X Owner							
Cooking	Electric	X Owner							
Other Electric	Electric	X Owner							
Water Heating	Electric	X Owner							
Water		X Owner							
Sewer		X Owner							
Trash		X Owner							
Internet		X Owner	X Tenant						
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ -	\$ -	\$ -	\$ -	
Indian Terrace I									
Utilities	Type of Utility	Utilities Paid By:		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Heating	Electric	Owner	X Tenant		\$ 74.00	\$ 112.00	\$ 126.00		
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							
Sewer		X Owner							
Trash		X Owner							
Internet		X Owner	X Tenant						
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ 74.00	\$ 112.00	\$ 126.00	\$ -	
Indian Terrace II									
Utilities	Type of Utility	Utilities Paid By:		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Heating	Electric	Owner	X Tenant		\$ 83.00	\$ 97.00			
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							
Sewer		X Owner							
Trash		X Owner							
Internet		X Owner	X Tenant						
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ 83.00	\$ 97.00	\$ -	\$ -	
Lake Bel Der Bank									
Utilities	Type of Utility	Utilities Paid By:		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Heating	Electric	Owner	X Tenant		\$ 96.00	\$ 103.00			
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							
Sewer		X Owner							
Trash		X Owner							
Internet		X Owner	X Tenant						
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ 96.00	\$ 103.00	\$ -	\$ -	
Martin House Manor I & II									
Utilities	Type of Utility	Utilities Paid By:		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
Heating	Electric	Owner	X Tenant		\$ 123.00	\$ 130.50	\$ 176.00		
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							
Sewer		X Owner							
Trash		X Owner							
Total Utility Allowance Costs Paid by Tenant				\$ -	\$ 123.00	\$ 130.50	\$ 176.00	\$ -	

Applicable Rental Housing Tax Credit Monthly Rent Limits									
Chapel Lane									
	0 BR	1 BR	2 BR	3 BR	4 BR				
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	\$ -	\$ 107.00	\$ 113.00	\$ 134.00	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 442.00	\$ 547.00	\$ 628.00	\$ -				
Maximum Allowable Rent for Tenants at 40% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 809.00	\$ 987.00	\$ 1,137.00	\$ -				
Maximum Allowable Rent for Tenants at 60% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ 1,099.00	\$ 1,320.00	\$ 1,525.00	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 992.00	\$ 1,207.00	\$ 1,391.00	\$ -				
Maximum Allowable Rent for Tenants at 70% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 108.00	\$ 125.00	\$ -	\$ -				
Maximum Allowable Rent for Tenants at 80% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 398.00	\$ 482.00	\$ -	\$ -				
Maximum Allowable Rent for Tenants at 40% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 401.00	\$ 491.00	\$ -	\$ -				
Maximum Allowable Rent for Tenants at 60% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 108.00	\$ 116.00	\$ -	\$ -				
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	\$ -	\$ 410.00	\$ 510.00	\$ 551.00	\$ -				
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									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 844.00	\$ 1,013.00	\$ 1,170.00	\$ -				
Maximum Allowable Rent for Tenants at 60% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 748.00	\$ 916.00	\$ 1,019.00	\$ -				
Maximum Allowable Rent for Tenants at 60% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ 96.00	\$ 97.00	\$ 151.00	\$ -				
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	\$ -	\$ -	\$ -	\$ -	\$ -				
Golden Acres									
0 BR	1 BR	2 BR	3 BR	4 BR					
Maximum Allowable Rent for Tenants at 20% AMI									
Minus Utility Allowance Paid by Tenant	\$ -	\$ -	\$ -	\$ -	\$ -				
Equals Maximum Allowable Rent for your Development	\$ -	\$ -	\$ -	\$ -	\$ -				
Maximum Allow									

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 Bdrrm	1 Bdrrm	2 Bdrrm	3 Bdrrm	4 Bdrrm			
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	\$ -
Part Terrace Heights I & II										
Utilities	Type of Utility	Utilities Paid By:	0 Bdrrm	1 Bdrrm	2 Bdrrm	3 Bdrrm	4 Bdrrm			
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 Bdrrm	1 Bdrrm	2 Bdrrm	3 Bdrrm	4 Bdrrm			
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	\$ -	\$ -
Sulky Downs										
Utilities	Type of Utility	Utilities Paid By:	0 Bdrrm	1 Bdrrm	2 Bdrrm	3 Bdrrm	4 Bdrrm			
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 Bdrrm	1 Bdrrm	2 Bdrrm	3 Bdrrm	4 Bdrrm			
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	\$ -

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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 130	Annual Income			\$		
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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 59	Annual Income			\$		
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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 337	Annual Income			\$		
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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 222	Annual Income			\$		
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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 173	Annual Income			\$		
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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 110	Annual Income			\$		
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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 304	Annual Income			\$		
Lake Bei 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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 135	Annual Income			\$		
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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 170	Annual Income			\$		
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			\$		
Other Income Source:	Interest Income & Tenant Charges			\$ 78	Annual Income			\$		
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												
Day 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	2 BR	1 Bath	4	643	\$ 999	\$ 3,996	No			
No	No	No	2 BR	1 Bath	7	825	\$ 1,005	\$ 7,035	No			
No	No	No	2 BR	1 Bath	1	955	\$ 1,040	\$ 9,320	No			
Other Income Source:	Application Fees & Laundry/Vending Income				5	44		\$ 14,305				
Other Income Source:	Interest Income & Tenant Charges				202			\$ 179,496				
Drake Terrace I												
Day 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	787	\$ 1,005	\$ 7,035	No			
No	No	No	2 BR	1 Bath	5	1,113	\$ 1,155	\$ 5,775	No			
No	No	No	2 BR	1 Bath	1	1,113	\$ 1,155	\$ 1,155	No			
Other Income Source:	Application Fees & Laundry/Vending Income				31			\$ 27,207				
Other Income Source:	Interest Income & Tenant Charges				94			\$ 223,885				
Drake Terrace II												
Day 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	8	884	\$ 1,040	\$ 8,320	No			
No	No	No	2 BR	1 Bath	0	880	\$ 1,125	\$ 0	No			
Other Income Source:	Application Fees & Laundry/Vending Income				8			\$ 8,754				
Other Income Source:	Interest Income & Tenant Charges				606			\$ 82,694				
Drake Terrace III												
Day 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	10	780	\$ 1,115	\$ 8,320	No			
No	No	No	2 BR	1 Bath	5	913	\$ 1,125	\$ 5,625	No			
Other Income Source:	Application Fees & Laundry/Vending Income				34			\$ 17,324				
Other Income Source:	Interest Income & Tenant Charges				632			\$ 208,014				
Golden Acres												
Day 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	6	650	\$ 1,045	\$ 6,270	No			
No	No	No	2 BR	1 Bath	4	769	\$ 1,125	\$ 4,900	No			
Other Income Source:	Application Fees & Laundry/Vending Income				41			\$ 15,154				
Other Income Source:	Interest Income & Tenant Charges				268			\$ 198,221				
Indian Terrace I												
Day 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	623	\$ 999	\$ 3,120	No			
No	No	No	2 BR	1 Bath	4	787	\$ 1,070	\$ 4,280	No			
No	No	No	2 BR	2 Bath	3	1,027	\$ 1,130	\$ 3,390	No			
Other Income Source:	Application Fees & Laundry/Vending Income				43			\$ 14,060				
Other Income Source:	Interest Income & Tenant Charges				258			\$ 131,846				
Indian Terrace II												
Day 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	11	696	\$ 1,045	\$ 11,495	No			
No	No	No	2 BR	1 Bath	5	797	\$ 1,053	\$ 4,212	No			
Other Income Source:	Application Fees & Laundry/Vending Income				23			\$ 14,061				
Other Income Source:	Interest Income & Tenant Charges				465			\$ 194,588				
Lake Bell One Park												
Day 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	654	\$ 1,028	\$ 6,824	No			
No	No	No	2 BR	1 Bath	2	712	\$ 1,125	\$ 2,250	No			
Other Income Source:	Application Fees & Laundry/Vending Income				23			\$ 8,500				
Other Income Source:	Interest Income & Tenant Charges				202			\$ 102,307				
Marlin House Manor I & B												
Day 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	8	634	\$ 1,028	\$ 6,224	No			
No	No	No	2 BR	1 Bath	5	781	\$ 1,125	\$ 5,625	No			
No	No	No	2 BR	2 Bath	4	1,055	\$ 1,227	\$ 4,908	No			
Other Income Source:	Application Fees & Laundry/Vending Income				74			\$ 19,053				
Other Income Source:	Interest Income & Tenant Charges				253			\$ 229,461				
Mein Hall												
Day 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	10	622	\$ 999	\$ 9,990	No			
No	No	No	2 BR	1 Bath	12	799	\$ 995	\$ 9,950	No			
No	No	No	3 BR	1 Bath	1	919	\$ 1,170	\$ 1,170	No			
Other Income Source:	Application Fees & Laundry/Vending Income				109			\$ 20,542				
Other Income Source:	Interest Income & Tenant Charges				163			\$ 246,499				
Park Terrace Heights I & B												
Day 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	\$ 999	\$ 5,995	No			
No	No	No	2 BR	1 Bath	5	744	\$ 1,045	\$ 7,225	No			
No	No	No	2 BR	2 Bath	2	880	\$ 1,135	\$ 2,270	No			
Other Income Source:	Application Fees & Laundry/Vending Income				41			\$ 7,005				
Other Income Source:	Interest Income & Tenant Charges				87			\$ 94,897				
Sally Downs												
Day Fund	HOME	RHTC	Unit Type	Number of Baths	Number of Units	Square Footage	Monthly Rent Per Unit	Total Monthly Rent	Unit Type	HAP Contract		
Yes	No	No	1 BR	1 Bath	5	580	\$ 998	\$ 4,940	No			
Yes	No	No	2 BR	1 Bath	3	713	\$ 1,048	\$ 2,844	No			
Other Income Source:	Application Fees & Laundry/Vending Income				74			\$ 7,504				
Other Income Source:	Interest Income & Tenant Charges				132			\$ 90,023				
Question 5 Total												
Day 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	72	632	\$ 1,000	\$ 72,414	No			
No	No	No	2 BR	1 Bath	72	644	\$ 1,070	\$ 77,480	No			
No	No	No	2 BR	2 Bath	23	1,029	\$ 1,126	\$ 21,623	No			
Other Income Source:	Application Fees & Laundry/Vending Income				542			\$ 178,150				
Other Income Source:	Interest Income & Tenant Charges				2,062			\$ 2,090,189				

Question 5												
Chapel Lane												
Day 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	643	\$ 999	\$ 4,995	No			
No	No	No	2 BR	1 Bath	13	825	\$ 1,005	\$ 10,065	No			
No	No	No	2 BR	1 Bath	9	955	\$ 1,040	\$ 9,320	No			
Other Income Source:	Application Fees & Laundry/Vending Income				68			\$ 21,303				
Other Income Source:	Interest Income & Tenant Charges				303			\$ 251,639				
Drake Terrace I												
Day 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	787	\$ 1,005	\$ 7,705	No			
No	No	No	2 BR	1 Bath	22	845	\$ 1,125	\$ 24,480	No			
Other Income Source:	Application Fees & Laundry/Vending Income				46			\$ 24,278				
Other Income Source:	Interest Income & Tenant Charges				142			\$ 321,389				
Drake Terrace II												
Day 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	1	780	\$ 1,125	\$ 1,125	No			
Other Income Source:	Application Fees & Laundry/Vending Income				11			\$ 0				
Other Income Source:	Interest Income & Tenant Charges				674			\$ 10,000				
Drake Terrace III												
Day 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	1	780	\$ 1,125	\$ 1,125	No			
Other Income Source:	Application Fees & Laundry/Vending Income				48			\$ 24,278				
Other Income Source:	Interest Income & Tenant Charges				465			\$ 208,013				
Golden Acres												
Day 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	9	650	\$ 1,045	\$ 9,405	No			
No	No	No	2 BR	1 Bath	5	760	\$ 1,125	\$ 8,625	No			
Other Income Source:	Application Fees & Laundry/Vending Income				57			\$ 10,013				
Other Income Source:	Interest Income & Tenant Charges				493			\$ 192,377				
Indian Terrace I												
Day 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	9	687	\$ 1,040	\$ 6,720	No			
No	No	No	2 BR	1 Bath	5	867	\$ 1,125	\$ 5,625	No			
No	No	No	2 BR	2 Bath	3	1,027	\$ 1,120	\$ 3,360	No			
Other Income Source:	Application Fees & Laundry/Vending Income				67			\$ 14,041				
Other Income Source:	Interest Income & Tenant Charges				658</							

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PK Housing IN Portfolios
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 Bei Der Bank	Martin House Manor I & II	McNair Manor	ParkTerrace Heights I & II	St. Charles	Sulky Downs	TOTAL
Annual Income (20% Rent Maximum)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Income (30% Rent Maximum)	\$ 109,294	\$ 132,986	\$ 55,053	\$ 137,056	\$ 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	\$ 131,886	\$ 194,168	\$ 102,307	\$ 228,401	\$ 179,936	\$ 257,219	\$ 94,897	\$ 90,003	\$ 2,090,189
Annual Income (60% Rent Maximum)	\$ 255,639	\$ 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	\$ 245,181	\$ 636,023	\$ 414,662	\$ 421,458	\$ 621,260	\$ 293,419	\$ 698,795	\$ 545,691	\$ 1,176,132	\$ 270,414	\$ 269,408	\$ 6,795,743
Less Vacancy Allowance	\$ 26,304	\$ 66,326	\$ 11,334	\$ 37,788	\$ 20,142	\$ 36,576	\$ 33,048	\$ 14,280	\$ 47,708	\$ 26,989	\$ 58,913	\$ 15,941	\$ 13,171	\$ 498,502
Effective Gross Income	\$ 509,034	\$ 601,628	\$ 233,855	\$ 568,235	\$ 394,520	\$ 364,862	\$ 586,212	\$ 279,139	\$ 651,087	\$ 518,722	\$ 1,117,219	\$ 254,473	\$ 256,237	\$ 3,387,241
W. Annual Expense Information	Chapel Lane	Drake Terrace I	Drake Terrace II	Drake Terrace III	Golden Acres	Indian Terrace I	Indian Terrace II	Lake Bei Der Bank	Martin House Manor I & II	McNair Manor	ParkTerrace Heights I & II	St. Charles	Sulky Downs	TOTAL
1. Advertising	\$240	\$2,051	\$168	\$2,618	\$492	\$952	\$968	\$76	\$628	\$954	\$1,416	\$261	\$120	\$11,042
2. Management Fee	\$34,984	\$41,786	\$15,074	\$40,932	\$26,769	\$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	\$360	\$0	\$0	\$0	\$0	\$9,150
4. Accounting/Audit	\$11,844	\$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	\$27,686
7. Other (Specify Below)	\$1,938	\$3,379	\$1,245	\$2,998	\$715	\$2,311	\$3,756	\$1,869	\$2,843	\$2,999	\$5,329	\$1,020	\$980	\$31,382
Total Admin	\$53,355	\$63,044	\$26,357	\$63,882	\$39,459	\$39,100	\$61,752	\$33,657	\$57,948	\$54,915	\$96,512	\$26,754	\$26,959	\$645,694
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	\$1,100	\$2,500	\$1,475	\$2,886	\$3,080	\$1,084	\$3,369	\$3,740	\$14,967	\$1,687	\$3,454	\$51,457
3. Extermating	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. General Expense	\$8,548	\$22,684	\$16,737	\$24,431	\$9,993	\$14,652	\$13,064	\$10,096	\$20,197	\$29,272	\$45,001	\$7,200	\$7,051	\$208,273
5. Other (Specify Below)	\$0	\$0	\$1,000	\$0	\$120	\$276	\$365	\$119	\$144	\$148	\$2,089	\$132	\$36	\$6,692
Total Maintenance	\$11,696	\$28,619	\$18,536	\$27,339	\$11,516	\$18,036	\$16,904	\$11,496	\$22,713	\$17,782	\$67,945	\$9,811	\$11,967	\$278,220
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	\$20,185	\$7,191	\$3,830	\$9,267	\$10,039	\$8,817	\$21,561	\$5,840	\$4,290	\$152,287
4. Water/Sewer	\$27,974	\$22,241	\$3,584	\$11,166	\$6,378	\$32,225	\$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	\$5,000	\$2,180	\$756	\$7,872	\$11,950	\$7,440	\$19,000	\$3,852	\$4,680	\$101,463
7. Payroll/Payroll Taxes	\$72,697	\$81,620	\$26,630	\$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	\$5,747	\$18,809	\$14,220	\$11,696	\$17,981	\$9,810	\$22,554	\$14,162	\$40,050	\$7,823	\$10,395	\$203,840
10. Other Tax	\$0	\$1,344	\$0	\$1,392	\$1,456	\$0	\$480	\$0	\$0	\$0	\$0	\$0	\$0	\$3,372
11. Yearly Replacement Reserves	\$16,148	\$17,500	\$6,426	\$16,652	\$11,280	\$11,840	\$16,800	\$9,100	\$16,200	\$16,100	\$33,600	\$7,000	\$6,400	\$189,046
12. Resident Services	\$2,904	\$5,000	\$1,000	\$3,400	\$1,224	\$1,872	\$2,916	\$1,651	\$3,978	\$2,779	\$4,720	\$576	\$636	\$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	\$72,701	\$192,562	\$149,224	\$170,006	\$188,019	\$100,186	\$217,473	\$182,705	\$393,905	\$82,612	\$85,171	\$2,298,441
Total Operating Expenses	\$240,730	\$288,261	\$117,594	\$283,783	\$200,199	\$227,142	\$266,675	\$145,299	\$303,134	\$255,402	\$558,362	\$119,177	\$126,097	\$3,132,855
Units	44	59	48	46	30	32	48	26	52	46	46	96	20	24
Total Administrative Expenses Per Unit	\$1,213	\$1,201	\$1,464	\$1,209	\$1,315	\$1,222	\$1,295	\$1,295	\$1,114	\$1,194	\$1,005	\$1,330	\$1,207	\$1,214
Total Maintenance Expenses Per Unit	\$562	\$572	\$1,020	\$564	\$384	\$564	\$483	\$441	\$523	\$387	\$708	\$491	\$409	\$524
Total Other Expenses Per Unit	\$4,006	\$3,652	\$4,039	\$4,186	\$4,974	\$5,213	\$3,917	\$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	\$5,059	\$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	\$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	\$3,278,588
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	\$83,655
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)	(\$77,112)	(\$79,266)	(\$80,852)	(\$82,469)	(\$84,118)	(\$85,800)	(\$87,516)	(\$1,147,110)
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	\$53,282
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)	(\$11,581)	(\$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	\$23,461	\$24,191	\$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	\$130,895	\$1,857,027
Debt Service 1st Mort.	\$90,064	\$90,046	\$90,028	\$90,008	\$89,987	\$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,													

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	\$282,764	\$291,267	\$3,561,444	
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	\$244,370	\$244,905	\$244,836	\$244,762	\$244,683	\$244,599	\$244,509	\$244,414	\$244,312	\$244,203	\$3,671,180	
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																	
Income	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals	
Potential Gross Income	\$414,862	\$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)	(\$22,338)	(\$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	\$214,188	
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	1.20x	1.22x	1.23x	1.24x	1.25x	1.26x	1.27x	1.28x	1.26x	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																	
Income	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals	
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	\$16,036	\$16,577	\$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	\$132,801	\$132,773	\$132,744	\$132,712	\$132,678	\$132,641	\$132,603	\$132,561	\$132,517	\$132,470	\$132,420	\$132,367	\$132,310	\$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	\$137,115	\$137,087	\$137,057	\$137,025	\$136,991	\$136,955	\$136,916	\$136,875	\$136,830	\$136,783	\$136,733	\$136,680	\$136,623	\$2,053,171	
Operating Cash Flow	\$21,378	\$21,482	\$22,342	\$23,149	\$23,901	\$24,596	\$25,229	\$25,798	\$26,298	\$26,726	\$27,078	\$27,351	\$27,540	\$27,640	\$27,648	\$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	\$12,540	\$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	

Financial Statement																	
Less Tax Abatement		\$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	\$4,959,859
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	\$87,017	\$90,632	\$94,210	\$791,180
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 Bel Air 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	\$305,073	\$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	\$382,059
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%	14.84%	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)	(\$49,662)	(\$49,336)	(\$50,628)	(\$51,641)	(\$52,674)	(\$53,727)	(\$54,802)	(\$55,898)	(\$57,016)	(\$58,156)	(\$59,319)	(\$60,505)	(\$61,716)	(\$62,950)	(\$625,037)
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	\$35,105	\$36,159	\$37,244	\$38,361	\$39,512	\$40,697	\$41,918	\$515,432
Operating		\$21,473	\$22,399	\$23,017	\$23,639	\$24,476	\$252,111	\$259,674	\$267,464	\$275,488	\$283,753	\$292,266	\$301,033	\$310,624	\$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	\$312,595	\$311,243	\$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	\$4,168,350
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											

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	\$47,665	\$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	\$20,860	\$20,714	\$20,568	\$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	\$45,431	\$47,751	\$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%	12.27%	12.65%	12.12%	11.17%
EGL / 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																
Income	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
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)	(\$60,091)	(\$61,233)	(\$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	\$777,903	\$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%
EGL / Total Expenses	2.00x	1.96x	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																
Income	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
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)	(\$16,280)	(\$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	\$1,265,277
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	\$32,837	\$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	\$7,900	\$7,759	\$7,618,953	
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%	11.86%	12.69%	13.41%	14.09%	14.70%	15.27%	15.78%	20.89%	21.08%	21.23%	14.30%
EGL / 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																
Income	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Totals
Potential Gross Income	\$269,408	\$274,796	\$280,292	\$285,898	\$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)	(\$17,039)	(\$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,															

Deferred Dev Fee Payment	\$1,492	\$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	\$0	\$154,237
Surplus Cash	<u>\$4,119</u>	<u>\$4,965</u>	<u>\$6,424</u>	<u>\$7,875</u>	<u>\$9,318</u>	<u>\$10,750</u>	<u>\$12,171</u>	<u>\$13,579</u>	<u>\$14,972</u>	<u>\$16,349</u>	<u>\$17,709</u>	<u>\$19,049</u>	<u>\$32,371</u>	<u>\$33,518</u>	<u>\$34,637</u>	<u>\$237,807</u>	
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	\$8,262,578	\$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	\$920,605	\$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	<u>\$3,254,387</u>	<u>\$3,288,146</u>	<u>\$3,321,640</u>	<u>\$3,354,837</u>	<u>\$3,387,700</u>	<u>\$3,420,193</u>	<u>\$3,452,279</u>	<u>\$3,483,916</u>	<u>\$3,515,065</u>	<u>\$3,545,680</u>	<u>\$3,575,717</u>	<u>\$3,605,128</u>	<u>\$3,633,865</u>	<u>\$3,661,875</u>	<u>\$3,689,105</u>	<u>#####</u>	
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	<u>\$427,452</u>	<u>\$458,760</u>	<u>\$492,777</u>	<u>\$526,531</u>	<u>\$559,990</u>	<u>\$593,119</u>	<u>\$625,882</u>	<u>\$658,243</u>	<u>\$690,162</u>	<u>\$721,601</u>	<u>\$752,516</u>	<u>\$782,865</u>	<u>\$812,601</u>	<u>\$841,679</u>	<u>\$870,048</u>	<u>\$9,814,225</u>	
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	<u>\$125,950</u>	<u>\$158,518</u>	<u>\$193,831</u>	<u>\$228,917</u>	<u>\$295,272</u>	<u>\$367,070</u>	<u>\$401,175</u>	<u>\$434,911</u>	<u>\$468,249</u>	<u>\$501,151</u>	<u>\$533,573</u>	<u>\$565,473</u>	<u>\$812,601</u>	<u>\$841,679</u>	<u>\$870,048</u>	<u>\$6,798,417</u>	
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	

IHCDA 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

IHCDA Form A
PK Housing IN Portfolio
Sources and Uses (pg 30) Tab - Sources & Use

ICD4 Form A
PK Housing Portfolio
Bond Financing Info (sq 32) Tab - Borrower Information

Name of Borrower	PK Chapel Lane, LP	PK Drake Terrace I, LP	PK Drake Terrace II, LP	PK Drake Terrace III, LP	PK Golden Acres, LP	PK Indian Terrace I, LP	PK Indian Terrace II, LP	PK Lake Bluff Bank, LP	PK Martin House Manor, LP	PK McNeil Manor, LP	PK Park Terrace Heights, LP	PK St Charles, LP	PK Sultry Downs, LP
Street Address	107 Chapel Lane	700 Berry Lane	721 Berry Lane	725 Briarwood Drive	1004 Virginia Lane	1100 Huron Way	1100 Huron Way	214 Monroe Street	201 Country Club	10 Park Terrace Boulevard	717 North Street	265 North State Street	
City	Anderson	Kendallville	Kendallville	Kendallville	Anderson	Auburn	Auburn	Terre Haute	Colmar City	Fremont	Fremont	Shipshewana	
Zip	46705	46705	46705	46705	46634	46706	46706	46571	46767	47006	46725	46705	

Notes:
1. The D-8, Other Accounts for the following costs: 30% Application Fee, Lender Draw Audit & Third Party Monitoring Fee, Bond Issuer Fee, Underwriter Application Fee, Underwriter Origination Fee, Underwriter Legal Counsel, Trustee Fees, Trustee Legal Counsel, TIFRA Hearing & Notices, and Rating Agency Fees.
2. A portion of Bond Audit and Insurance Costs can be included in Basis per 105 Court Case in February 2004 (Total in Acquisition Basis equals to Eligible Yield Per Unit Claimed).

W. Determination of Reservation Amount Needed	Chapel Lane	Drake Terrace I	Drake Terrace II	Drake Terrace III	Golden Acres	Indian Terrace	Indian Terrace II	Lake Bei Der Bank	Martin House Manor & II	McNair Manor	Park Terrace Heights I & II	St. Charles	Sulky Downs	TOTAL
a. TOTAL DEVELOPMENT COSTS	\$6,262,490	\$7,588,942	\$2,842,894	\$6,812,630	\$5,428,239	\$4,134,649	\$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	\$4,134,649	\$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	\$5,387,933	\$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	\$2,046,062	\$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	\$876,988	\$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)f)	\$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	\$2,046,141
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	\$5,282	\$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	\$58,970	\$65,093	\$60,256	\$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	\$49,820	\$45,912	\$38,313
5. Total Development Cost Per Unit	\$142,329	\$151,779	\$157,939	\$148,101	\$180,541	\$129,208	\$146,229	\$141,650	\$147,334	\$131,380	\$127,369	\$145,022	\$137,344	\$142,670

