



The majority of this page auto-calculates; enter only the limited information requested below

Project Information

Pool	Preserved Affordability: HUD Subsidy Preservation
Construction Type	Rehabilitation
Population	Families
Building Type	Multifamily

Housing Credits Allowable

ACQ	SR	NC
\$ 307,600.00	\$ 472,491.56	\$ -

	10 Yr Total	LP Total
Allowable	\$ 7,800,915.60	\$ 7,800,915.60
Requested	\$ 7,180,915.60	\$ 7,180,915.60

Equity Factor	Net Proceeds
93.55%	\$ 6,717,960.00

Permanent Financing Sources & Uses

Type	Source Name	Amount
Tax Credit Equity	OEF Investment Fund	\$ 6,717,960.00
HDAP: OHTF or HOME	HDAP: OHTF or HOME	\$ 1,425,000.00
HDAP: NHTF	HDAP: NHTF	\$ -
Historic Tax Credit Equity	N/A	\$ -
Deferred Developer Fee	CMHA	\$ 331,699.00
Permanent First Loan, Hard Debt	Freddie Mac TEL	\$ 2,450,000.00
Permanent Second Loan	N/A	\$ -
Other 1	City Non-Federal Bond Funds	\$ 1,000,000.00
Other 2	CMHA Seller Note	\$ 8,300,000.00
Other 3	GP Capital Contribution	\$ 780,000.00
Other 4	N/A	\$ -
Other 5	N/A	\$ -
TOTAL		\$ 21,004,659.00

Net Monthly Tenant Rents

Service Income	\$	5,415	\$	5,523
(Vacancy Allowance)	\$	43,483	\$	44,353
(Tenant Contributions)			\$	-
Effective Gross Income	\$	831,596	\$	848,228

(Operating Expenses)	\$	584,009	\$	601,529
Tax Abatement				
Operating Subsidy				
(Replacement Reserves)	\$	38,000	\$	39,140

Net Operating Income	\$	209,587	\$	207,558
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Perm 1
Perm 2
DefDev
HDAP
NHTF
Other 1
Other 2
Other 3
Other 4
Other 5

Freddie Mac TEL	\$	142,801.11	\$	142,801.11
N/A	\$	-	\$	-
Deferred Developer Fee	\$	4,639.80	\$	4,498.88
HDAP: OHTF or HOME	\$	11,449.07	\$	11,101.35
HDAP: NHTF	\$	-	\$	-
City Non-Federal Bond Funds	\$	-	\$	-
CMHA Seller Note	\$	50,696.82	\$	49,157.10
GP Capital Contribution	\$	-	\$	-
N/A	\$	-	\$	-
N/A	\$	-	\$	-
MIP (Mortgage Insurance Premiums)				

Cashflow	\$	66,786	\$	64,757
HRD DCR		1.47		1.45

Overall Cash Flow	\$	-	\$	-
Income to Expense Ratio		0.00		0.00

OHFA Eligible Basis Adjustment Calculation

Source Name	Amount	% of Sources
OEF Investment Fund	\$ 6,717,960.00	32%
HDAP: OHTF or HOME	\$ 1,425,000.00	7%
HDAP: NHTF	\$ -	0%
N/A	\$ -	0%
CMHA	\$ 331,699.00	2%
Freddie Mac TEL	\$ 2,450,000.00	12%
N/A	\$ -	0%
City Non-Federal Bond Funds	\$ 1,000,000.00	5%
CMHA Seller Note	\$ 8,300,000.00	40%
GP Capital Contribution	\$ 780,000.00	4%
N/A	\$ -	0%
N/A	\$ -	0%

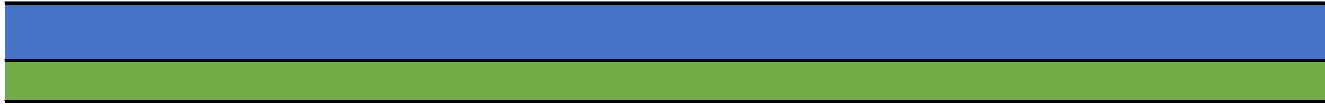
	\$ 21,004,659.00	100%

Total Project Cost	\$ 21,004,659.00
Sources as % of TPC	100.0%
% Difference	0.0%

LIHTC Equity Needed	\$ 6,717,960.00
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Excess LIHTC Equity	\$ -
New LIHTC Equity Total	\$ (6,717,960.00)

Gap	\$ -
Gap % (<10%)	0.0%



v, if applicable.



Total	
\$	780,091.56

LP% Ownership	
	100.00%
	100.00%

Interest Rate	Amort	% of Sources
0.00%		32%
2.00%	30	7%
0.00%		0%
0.00%		0%
2.00%	15	2%
4.70%	35	12%
0.00%		0%
N/A	NA	5%
2.00%	45	40%
N/A	NA	4%
0.00%		0%
0.00%		0%
		100%

Total Project Costs
 % of Sources
 Operating Reserve
 Minimum Oper Res
 Maximum Oper Res
 Income % Increase
 Expenses % Increase
 Vacancy %
 Net Operating Expense/Yr
 Net Operating Expense/Yr/Unit
 Replacement Expense/Yr
 Replacement Expense/Yr/Unit

\$ 5,634	\$ 5,746	\$ 5,861	\$ 5,979	\$ 6,098
\$ 45,240	\$ 46,145	\$ 47,068	\$ 48,009	\$ 48,969
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 865,192	\$ 882,496	\$ 900,146	\$ 918,149	\$ 936,512

\$ 619,575	\$ 638,162	\$ 657,307	\$ 677,026	\$ 697,337
\$ 40,314	\$ 41,524	\$ 42,769	\$ 44,052	\$ 45,374

\$ 205,303	\$ 202,810	\$ 200,069	\$ 197,070	\$ 193,801
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\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 4,342.19	\$ 4,169.00	\$ 3,978.60	\$ 3,770.22	\$ 3,543.09
\$ 10,714.69	\$ 10,287.34	\$ 9,817.51	\$ 9,303.33	\$ 8,742.85
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 47,444.94	\$ 45,552.64	\$ 43,472.21	\$ 41,195.39	\$ 38,713.61
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -

\$ 62,502	\$ 60,009	\$ 57,268	\$ 54,269	\$ 51,000
1.44	1.42	1.40	1.38	1.36

\$ -	\$ -	\$ -	\$ -	\$ -
0.00	0.00	0.00	0.00	0.00

Housing Credits Requested

Equity Factor
93.55%

ACQ Eligible	SR Eligible	NC Eligible
\$ 307,600.00	\$ 472,491.56	\$ -

	Acquisition
Total Eligible Basis	\$ 7,690,000.00
(Ineligible Federal Grants and Loans)	\$ -
(Non-Qualifying Units of Higher Quality)	\$ -
(Historic Tax Credit - Residential Portion only)	\$ -
Net Eligible Basis	\$ 7,690,000.00
Percentage of sites in a QCT	0%

Total Adjusted Eligible Basis	\$ 7,690,000.00
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(Underwrite Adjustment - See OHFA Proforma)	
Net OHFA Adjustments - Adjusted Basis	\$ 7,690,000.00
Applicable Fraction	100.00%
Applicable Tax Credit Percentage	4%
Housing Credit Amount	\$ 307,600.00
(Previous Years Allocation)	\$ -
Adjusted Housing Credit Amount	\$ 307,600.00
Total Credit Amount	\$ 780,091.56
Ten-Year Credit Amount	\$ 7,800,915.60
Total Increase/Decrease over Application	\$ -



\$ 21,004,659.00	Freddie Mac TEL	\$ 142,801.11	Perm1
100%	N/A	\$ -	Perm2
\$ 384,905	Deferred Developer Fee	\$ 25,614.14	
\$ 254,937	HDAP: OHTF or HOME	\$ 63,204.93	
\$ 764,810	HDAP: NHTF	\$ -	
	City Non-Federal Bond Funds	\$ -	Other 1
2%	CMHA Seller Note	\$ 279,873.25	Other 2
3%	GP Capital Contribution	\$ -	Other 3
5%	N/A	\$ -	Other 4
	N/A	\$ -	Other 5
\$ 622,009			
\$ 6,547			
\$ 38,000			
\$ 400			

\$ 6,220	\$ 6,345	\$ 6,471	\$ 6,601
\$ 49,949	\$ 50,947	\$ 51,966	\$ 53,006
\$ -	\$ -	\$ -	\$ -
\$ 955,242	\$ 974,347	\$ 993,834	\$ 1,013,711

\$ 718,257	\$ 739,805	\$ 761,999	\$ 784,859
\$ 46,735	\$ 48,137	\$ 49,581	\$ 51,069

\$ 190,250	\$ 186,405	\$ 182,253	\$ 177,783
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\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11
\$ -	\$ -	\$ -	\$ -
\$ 3,296.38	\$ 3,029.26	\$ 2,740.86	\$ 2,430.26
\$ 8,134.09	\$ 7,474.95	\$ 6,763.29	\$ 5,996.87
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ 36,017.98	\$ 33,099.30	\$ 29,948.04	\$ 26,554.31
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -

\$ 47,448	\$ 43,604	\$ 39,452	\$ 34,981
1.33	1.31	1.28	1.24

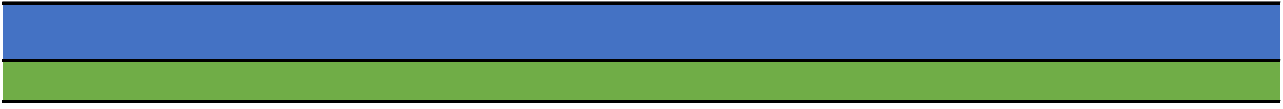
\$ -	\$ -	\$ -	\$ -
0.00	0.00	0.00	0.00

Total Eligible	10 Yr Request
\$ 780,091.56	\$ 7,180,915.60

Rehabilitation	New Construction
\$ 11,812,289.00	\$ -
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 11,812,289.00	\$ -
0%	0%

\$ 11,812,289.00	\$ -
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\$ 11,812,289.00	\$ -
100.00%	0.00%
4%	0%
\$ 472,491.56	\$ -
\$ -	\$ -
\$ 472,491.56	\$ -



YR 12	YR 13	YR 14	YR 15	YR 16	YR 17
\$ 1,081,318	\$ 1,102,944	\$ 1,125,003	\$ 1,147,503	\$ 1,170,453	\$ 1,193,862
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 6,733	\$ 6,868	\$ 7,005	\$ 7,145	\$ 7,288	\$ 7,434
\$ 54,066	\$ 55,147	\$ 56,250	\$ 57,375	\$ 58,523	\$ 59,693
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,033,985	\$ 1,054,665	\$ 1,075,758	\$ 1,097,273	\$ 1,119,218	\$ 1,141,603

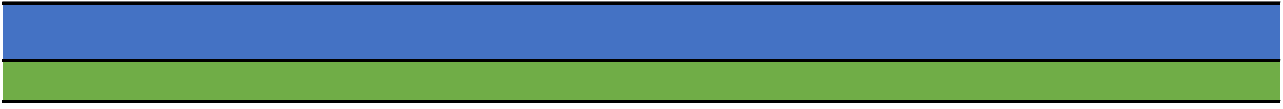
\$ 808,405	\$ 832,657	\$ 857,637	\$ 883,366	\$ 909,867	\$ 937,163
\$ 52,601	\$ 54,179	\$ 55,804	\$ 57,478	\$ 59,203	\$ 60,979

\$ 172,979	\$ 167,828	\$ 162,317	\$ 156,429	\$ 150,149	\$ 143,461
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\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11
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\$ 2,096.54	\$ 1,738.72	\$ 1,355.80	\$ 946.74	\$ 510.46	\$ 45.84
\$ 5,173.38	\$ 4,290.44	\$ 3,345.55	\$ 2,336.16	\$ 1,259.60	\$ 113.12
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 22,907.89	\$ 18,998.18	\$ 14,814.19	\$ 10,344.57	\$ 5,577.54	\$ 500.90
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 30,178	\$ 25,027	\$ 19,516	\$ 13,627	\$ 7,348	\$ 660
1.21	1.18	1.14	1.10	1.05	1.00

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0.00	0.00	0.00	0.00	0.00	0.00



YR 18	YR 19	YR 20	YR 21	YR 22	YR 23
\$ 1,217,740	\$ 1,242,094	\$ 1,266,936	\$ 1,292,275	\$ 1,318,120	\$ 1,344,483
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 7,582	\$ 7,734	\$ 7,889	\$ 8,046	\$ 8,207	\$ 8,371
\$ 60,887	\$ 62,105	\$ 63,347	\$ 64,614	\$ 65,906	\$ 67,224
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,164,435	\$ 1,187,724	\$ 1,211,478	\$ 1,235,708	\$ 1,260,422	\$ 1,285,630

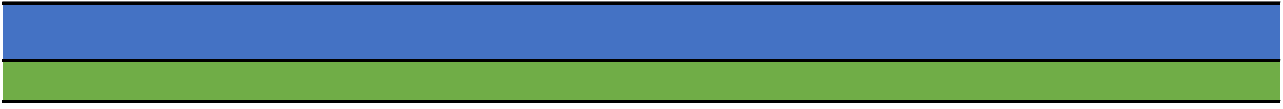
\$ 965,278	\$ 994,236	\$ 1,024,063	\$ 1,054,785	\$ 1,086,429	\$ 1,119,022
\$ 62,808	\$ 64,692	\$ 66,633	\$ 68,632	\$ 70,691	\$ 72,812

\$ 136,349	\$ 128,795	\$ 120,782	\$ 112,290	\$ 103,302	\$ 93,797
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\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11
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\$ (6,452)	\$ (14,006)	\$ (22,020)	\$ (30,511)	\$ (39,499)	\$ (49,004)
0.95	0.90	0.85	0.79	0.72	0.66

\$ (6,452)	\$ (14,006)	\$ (22,020)	\$ (30,511)	\$ (39,499)	\$ (49,004)
0.00	0.00	0.00	0.00	0.00	0.00



YR 24	YR 25	YR 26	YR 27	YR 28	YR 29
\$ 1,371,373	\$ 1,398,800	\$ 1,426,776	\$ 1,455,311	\$ 1,484,418	\$ 1,514,106
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ 8,539	\$ 8,710	\$ 8,884	\$ 9,062	\$ 9,243	\$ 9,428
\$ 68,569	\$ 69,940	\$ 71,339	\$ 72,766	\$ 74,221	\$ 75,705
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,311,343	\$ 1,337,570	\$ 1,364,321	\$ 1,391,607	\$ 1,419,440	\$ 1,447,828

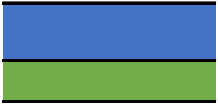
\$ 1,152,592	\$ 1,187,170	\$ 1,222,785	\$ 1,259,469	\$ 1,297,253	\$ 1,336,170
\$ 74,996	\$ 77,246	\$ 79,564	\$ 81,950	\$ 84,409	\$ 86,941

\$ 83,754	\$ 73,153	\$ 61,972	\$ 50,188	\$ 37,778	\$ 24,717
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\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11	\$ 142,801.11
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\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\$ (59,047)	\$ (69,648)	\$ (80,829)	\$ (92,613)	\$ (105,023)	\$ (118,084)
0.59	0.51	0.43	0.35	0.26	0.17

\$ (59,047)	\$ (69,648)	\$ (80,829)	\$ (92,613)	\$ (105,023)	\$ (118,084)
0.00	0.00	0.00	0.00	0.00	0.00



YR 30	
\$	1,544,388
\$	-
\$	-
\$	-

\$	9,616
\$	77,219
\$	-
\$	1,476,785

\$	1,376,255
\$	89,549

\$	10,980
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\$	142,801.11
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-

\$	(131,821)
	0.08

\$	(131,821)
	0.00