

McKinley Manor Sources & Uses

Construction Financing & Equity Sources

Type	Source Name	Amount	Interest Rate
Construction Loan	Marble Cliff Capital	\$ 6,700,000	4.000%
Tax Credit Equity	Marble Cliff Capital	\$ 75,615	
Deferred Developer Fee	CMHA	\$ 215,116	0.000%
Historic Tax Credit Equity		\$ -	0.000%
HDAP	OHFA HDAP	\$ 2,500,000	0.000%
Other1	Franklin County	\$ 660,000	2.000%
Other2	OHFA Bridge Loan	\$ 2,000,000	2.500%
Other3		\$ -	
Other4		\$ -	
Other5		\$ -	
	Total	\$ 12,150,731	
	# of Sources		6

Permanent Financing & Equity Sources

Type	Source Name	Amount	Interest Rate
Tax Credit Equity	Marble Cliff Capital	\$ 3,444,291	
HDAP: OHTF or HOME	HDAP: OHTF or HOME	\$ -	2.000%
HDAP: NHTF	HDAP: NHTF	\$ 2,500,000	0.000%
Historic Tax Credit Equity		\$ -	0.000%
Deferred Developer Fee	CMHA	\$ 156,440	0.000%
Permanent First Loan, Hard Debt	Marble Cliff Capital	\$ 3,200,000	4.250%
Permanent Second Loan		\$ -	0.000%
Other 1	Marble Cliff Capital	\$ 940,000	3.000%
Other 2	City of Columbus	\$ 1,250,000	0.000%
Other 3	Franklin County	\$ 660,000	2.000%
Other 4		\$ -	0.000%
Other 5		\$ -	0.000%
		\$ 12,150,731	

SOURCES & USES		FUR REFERENCE: Total Costs
Acquisition	Land	\$ -
	Land Broker Fees	\$ -
	Building Acquisition	\$ -
	Other Initial Land lease Payment	\$ 875,000
	Other	\$ -
Predevelopment	Survey(s) Costs	\$ 50,000
	Architectural Fees	\$ 351,530
	Engineering Fees	\$ 70,306
	Appraisal	\$ 8,950
	Market Study	\$ 8,000
	Environmental Report	\$ 40,000
	Title & Recording	\$ 50,000
	Other Green Building Cert. Fees	\$ 27,000
	Other	\$ -
Site	Demolition	\$ 50,000
	Off-Site Improvements	\$ -
	On-Site Improvements	\$ 1,125,000
	Relocation	\$ -
	Other	\$ -
Hard Construction	General Requirements	\$ 367,400
	Permit	\$ 28,850
	Site Security	\$ -
	Commercial Costs (Non-Construction)	\$ -
	Hard Construction (Residential New Cons	\$ 4,845,336
	Hard Construction (Residential Rehab.)	\$ -
	Hard Construction (Commercial)	\$ -
	Hard Construction (Amenity Fee Items*)	\$ -
	Construction Contingency	\$ 306,167
	Furniture, Fixtures & Equipment	\$ 206,000
	Contractor Overhead	\$ 122,466
	Contractor Profit	\$ 367,400
	Other	\$ -
Other	\$ -	
Interim/Finance	Construction Insurance	\$ 60,000
	Construction Interest	\$ 282,374
	Construction Loan(s) Fees	\$ 67,000
	Permanent Loan(s) Fees	\$ 32,000
	Costs of TE-Bond Issuance	\$ 201,150
	Impact Fees/Tap Fees/Taxes	\$ 208,136
	Rent-up Costs/Marketing	\$ 14,930
	OHFA HDL Fee	\$ 11,600
	Other Construction Inspection Fees	\$ 20,000
	Other	\$ -
Professional Fees	Legal Fees (not syndication related)	\$ 205,000
	Accounting Fees	\$ 25,000
	Developer Fee (DY)	\$ 1,789,994
	Application/Development Consultant Fee	\$ -
	Construction Management Fees (DY)	\$ -
	Guarantee Fees (DY)	\$ -
	Developer-Charged Financing Fees (DY)	\$ -
	**Organizational Fees	\$ 600
	**Syndication Expenses	\$ 45,000
	Developer-Charged Asset Management F	\$ -
	Soft Cost Contingency	\$ 26,108
	Other	\$ -
	Other	\$ -
Compliance	Housing Credit Application Fee	\$ 5,000
	Housing Credit Reservation Fee	\$ 25,781
	Compliance Monitoring Fee	\$ 105,600
	Other	\$ -
Other	\$ -	
Reserves	**Operating Reserves	\$ 126,053
	**Replacement Reserves	\$ -
	Other	\$ -
	Other	\$ -

