

Oakwood Sources & Uses

Construction Financing & Equity Sources

Type	Source Name	Amount	Interest Rate
Construction Loan	Lument Freddie Mac TEL	\$ 3,100,000	3.400%
Tax Credit Equity	OEF Investment Fund	\$ 723,586	
Deferred Developer Fee			
Historic Tax Credit Equity		\$ -	0.000%
HDAP	OHFA HDAP	\$ 1,325,000	2.000%
Other1	City of Columbus GO Bonds	\$ 1,900,000	2.000%
Other2	Seller Note	\$ 1,639,935	4.000%
Other3	GP Capital - Dev Fee		
Other4	OHFA HDL	\$ 2,000,000	0.000%
Other5	Post Construction Costs	\$ 1,876,414	0.000%
	Total	\$ 12,564,935	
	# of Sources		7

Permanent Financing & Equity Sources

Type	Source Name	Amount	Interest Rate
Tax Credit Equity	OEF Investment Fund	\$ 4,600,000	
HDAP: OHTF or HOME	HDAP: OHTF or HOME	\$ 1,325,000	2.000%
HDAP: NHTF	HDAP: NHTF	\$ -	0.000%
Historic Tax Credit Equity		\$ -	0.000%
Deferred Developer Fee		\$ -	0.000%
Permanent First Loan, Hard Debt	Lument Freddie Mac TEL	\$ 3,100,000	3.400%
Permanent Second Loan	City of Columbus GO Bonds	\$ 1,900,000	2.000%
Other 1	Seller Note	\$ 1,639,935	4.000%
Other 2	GP Capital - Developer Fee	\$ -	0.000%
Other 3		\$ -	0.000%
Other 4		\$ -	0.000%
Other 5		\$ -	0.000%
	Total	\$ 12,564,935	

SOURCES & USES		FUR REFERENCE: Total Costs
Acquisition	Land	\$ 950,000
	Land Broker Fees	\$ -
	Building Acquisition	\$ 3,330,000
	Other	\$ -
	Other	\$ -
Predevelopment	Survey(s) Costs	\$ 10,000
	Architectural Fees	\$ 100,000
	Engineering Fees	\$ 25,000
	Appraisal	\$ 7,500
	Market Study	\$ 7,500
	Environmental Report	\$ 12,500
	Title & Recording	\$ 40,000
	Other PCNA	\$ 5,000
	Other	\$ -
Site	Demolition	\$ -
	Off-Site Improvements	\$ -
	On-Site Improvements	\$ 205,155
	Relocation	\$ 75,000
	Other	\$ -
	Other	\$ -
Hard Construction	General Requirements	\$ 180,500
	Permit	\$ 25,000
	Site Security	\$ 5,000
	Commercial Costs (Non-Construction)	\$ -
	Hard Construction (Residential New Const.)	\$ -
	Hard Construction (Residential Rehab.)	\$ 3,844,499
	Hard Construction (Commercial)	\$ -
	Hard Construction (Amenity Fee Items*)	\$ -
	Construction Contingency	\$ 367,531
	Furniture, Fixtures & Equipment	\$ 68,515
	Contractor Overhead	\$ 180,500
	Contractor Profit	\$ 80,000
	Other Green Fees	\$ 20,000
Other	\$ -	
Interim/Finance	Construction Insurance	\$ 14,000
	Construction Interest	\$ 220,255
	Construction Loan(s) Fees	\$ 17,250
	Permanent Loan(s) Fees	\$ 137,600
	Costs of TE-Bond Issuance	\$ 200,000
	Impact Fees/Tap Fees/Taxes	\$ 20,400
	Rent-up Costs/Marketing	\$ -
	OHFA HDL Fee	\$ 11,600
	Other	\$ -
	Other	\$ -
Professional Fees	Legal Fees (not syndication related)	\$ 100,000
	Accounting Fees	\$ 20,000
	Developer Fee (DV)	\$ 1,765,630
	Application/Development Consultant Fees (DV)	\$ -
	Construction Management Fees (DV)	\$ -
	Guarantee Fees (DV)	\$ -
	Developer-Charged Financing Fees (DV)	\$ -
	**Organizational Fees	\$ -
	**Syndication Expenses	\$ 80,000
	Developer-Charged Asset Management Fee (DV)	\$ -
	Soft Cost Contingency	\$ -
	Other	\$ -
	Other	\$ -
Compliance	Housing Credit Application Fee	\$ 5,000
	Housing Credit Reservation Fee	\$ 37,212
	Compliance Monitoring Fee	\$ 127,200
	Other	\$ -
	Other	\$ -
Reserves	**Operating Reserves	\$ 269,588
	**Replacement Reserves	\$ -
	Other	\$ -
	Other	\$ -