

**DRAFT
COLLEGE ROAD CITY PROPERTY
15 YEAR PRO-FORMA -C**

SCHEDULE OF DEBT SERVICE

1st Mortgage Amt. Mo. P & I
\$9,000,000 \$42,967
ANNUAL DEBT SERVICE 515,609
First Mortgage Assumption:
 Rate: 4.00%
 Constant: 0.0573
 Amort./Term: 30 years

Bank Qualified Tax Exempt Financing

2nd Mortgage Amt. Interest Only
 #REF!
2nd Mtg Annual Debt Service
Second Mortgage Assumption:
 Rate: 0.00%
 Constant:
 Term 0 years

Funding Sources	
MCLA	\$8,500,000.00
CDBG-DR	\$8,000,000.00
CDBG-Acq	
	<u>\$16,500,000.00</u>

TOTAL ANNUAL DEBT SERVICE: 515,609

ASSUMPTIONS:

- a. Annual Rental Increases: 3%
- b. Vacancy -5% of gross poter 5%
- c. Annual Expense Increase: 5%
- d. Management Fees 4%
- e. Replacement Reserve: \$250/unit

Preliminary Coat Estimates = \$25,500,000

Maximum Monthly Rental Rates Based on 25% of 2018 Income Limits				
Unit Size	V-Low-60%	Low-80%	Med-100%	Mod-120%
1 Bedroom	883	1,176	1,323	1,588
Rent Based on 25% of 2018 Income Limits as Published by HUD on March 30, 2018				
SCHEDULE OF RENTAL/OTHER INCOME				
Market Income				
Unit Type	# Units	Rents	Total	Annual Income
1BR-1BA @ 80% AMI	93	\$1,176	\$109,368	\$1,312,416
1BR-1BA @ 60% AMI		\$883	\$0	\$0
1BR-1BA @ 25% AMI	11	\$413	\$4,543	\$54,516
Subtotal	104		\$113,911	\$1,366,932
TOTAL	104		\$113,911	\$1,366,932
Interest Income				
Miscellaneous Income & Excess Utilities				
TOTAL OTHER INCOME				\$0
TOTAL INCOME				\$1,366,932

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104 Units PRELIMINARY FIFTEEN (15) YEAR OPERATING PROFORMA - C																1ST Year
INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Per Unit
Gross Rental Income	1,366,932	1,407,940	1,450,178	1,493,684	1,538,494	1,584,649	1,632,188	1,681,154	1,731,589	1,783,536	1,837,042	1,892,154	1,948,918	2,007,386	2,067,607	13,144
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	1,366,932	1,407,940	1,450,178	1,493,684	1,538,494	1,584,649	1,632,188	1,681,154	1,731,589	1,783,536	1,837,042	1,892,154	1,948,918	2,007,386	2,067,607	13,144
Minus Vacancy (5%)	(68,347)	(70,397)	(72,509)	(74,684)	(76,925)	(79,232)	(81,609)	(84,058)	(86,579)	(89,177)	(91,852)	(94,608)	(97,446)	(100,369)	(103,380)	-657
(A) Income	1,298,585	1,337,543	1,377,669	1,418,999	1,461,569	1,505,416	1,550,579	1,597,096	1,645,009	1,694,359	1,745,190	1,797,546	1,851,472	1,907,016	1,964,227	12,486
OPERATING EXPENSES																0
Payroll	74,000	77,700	81,585	85,664	89,947	94,445	99,167	104,125	109,332	114,798	120,538	126,565	132,893	139,538	146,515	712
Utilities	25,680	26,964	28,312	29,728	31,214	32,775	34,414	36,134	37,941	39,838	41,830	43,922	46,118	48,423	50,845	247
Grounds	36,000	37,800	39,690	41,675	43,758	45,946	48,243	50,656	53,188	55,848	58,640	61,572	64,651	67,883	71,278	346
Repairs & Maintenance	120,000	126,000	132,300	138,915	145,861	153,154	160,811	168,852	177,295	186,159	195,467	205,241	215,503	226,278	237,592	1,154
Advertising/Marketing	2,000	2,100	2,205	2,315	2,431	2,553	2,680	2,814	2,955	3,103	3,258	3,421	3,592	3,771	3,960	19
Administrative	25,972	27,270	28,634	30,065	31,569	33,147	34,805	36,545	38,372	40,291	42,305	44,420	46,641	48,974	51,422	250
Management Fees - 5%	64,929	53,502	55,107	56,760	58,463	60,217	62,023	63,884	65,800	67,774	69,808	71,902	74,059	76,281	78,569	624
PILOT/Grd. Lease	54,600	57,330	60,197	63,206	66,367	69,685	73,169	76,828	80,669	84,703	88,938	93,385	98,054	102,956	108,104	525
Insurance	212,000	222,600	233,730	245,417	257,687	270,572	284,100	298,305	313,221	328,882	345,326	362,592	380,722	399,758	419,745	2,038
Replacement Reserve	36,400	39,250	39,250	39,250	39,250	39,250	39,250	39,250	39,250	39,250	39,250	39,250	39,250	39,250	39,250	350
(B) EXPENSES	651,581	670,516	701,009	732,995	766,547	801,743	838,663	877,393	918,023	960,645	1,005,360	1,052,269	1,101,482	1,153,112	1,207,280	6,265
Expense per unit	6,265	6,447	6,740	7,048	7,371	7,709	8,064	8,436	8,827	9,237	9,667	10,118	10,591	11,088	11,608	60
NET OPERATING INCOME																0
(A) Income	1,298,585	1,337,543	1,377,669	1,418,999	1,461,569	1,505,416	1,550,579	1,597,096	1,645,009	1,694,359	1,745,190	1,797,546	1,851,472	1,907,016	1,964,227	12,486
(B) Expenses	(651,581)	(670,516)	(701,009)	(732,995)	(766,547)	(801,743)	(838,663)	(877,393)	(918,023)	(960,645)	(1,005,360)	(1,052,269)	(1,101,482)	(1,153,112)	(1,207,280)	-6,265
NET OPERATING INCOME	647,004	667,027	676,660	686,004	695,022	703,674	711,916	719,703	726,986	733,714	739,831	745,277	749,990	753,904	756,947	6,221
DEBT SERVICE COVERAGE																0
(A) Net Operating Income	647,004	667,027	676,660	686,004	695,022	703,674	711,916	719,703	726,986	733,714	739,831	745,277	749,990	753,904	756,947	6,221
(B) Annual Debt Service	515,609	515,609	515,609	515,609	515,609	515,609	515,609	515,609	515,609	515,609	515,609	515,609	515,609	515,609	515,609	3,279
(C) NET INCOME	131,396	151,418	161,051	170,396	179,414	188,065	196,307	204,094	211,378	218,106	224,222	229,668	234,382	238,296	241,339	
(D) Debt Service Coverage	1.25	1.29	1.31	1.33	1.35	1.36	1.38	1.40	1.41	1.42	1.43	1.45	1.45	1.46	1.47	0