

1. PROJECT SUMMARY

PROJECT NAME: Cornerstone Village - Elk Grove

PROJECT CITY: Elk Grove

PROJECT ADDRESS: 9270 Bruceville Road
PROJECT COUNTY: Sacramento

PROJECT ZIP CODE: 95758
PROJECT CENSUS TRACT: 96.16

UNIT MIX

Unit Type	# of LIHTC Units	# of Section 8	
		Units	Restricted Units
0 BD	0	0	0
1 BD	12	30	42
2 BD	20	0	20
3 BD	21	0	21
4 BD	0	0	0
5 BD	0	0	0
Total	53	30	83
# of Manager's Units:			1

Affordability Mix

Income Restriction	Restricted	
	Units	%
20% AMI	9	11%
25% AMI	12	14%
30% AMI	35	42%
50% AMI	12	14%
60% AMI	0	0%
70% AMI	15	18%
Total	83	100%
Average Affordability: 38.31%		

USES

	Total	Per Unit
Total Acquisition Costs	1,925,000	23,193
Total Hard Costs	33,582,841	404,613
Total Design Costs	2,217,056	26,712
Total Fees & Permits	4,619,966	55,662
Total Financing Costs	2,206,655	26,586
Total Developer Fee	5,248,390	63,234
Total Reserves	382,933	4,614
Total Other Soft Costs	1,322,980	15,940
Total Development Cost	51,505,820	620,552

CASH FLOW

Effective Gross Income	1,005,021		
Annual Operating Expenses	(523,980)		
Replacement Reserve	(42,000)		
NOI	439,041		
Required Debt Service	(296,400)	DCR	1.15
Net Cash Flow	142,641		
Required Cash Flow Payments	(32,000)		
Residual Receipts	(110,641)		
Cash Flow	0		

SOURCES

	Total	Per Unit
Permanent 1st Mortgage	5,387,000	64,904
HCD MHP Loan	15,500,000	186,747
City of Elk Grove AHP Loan	3,436,000	41,398
HCD HHC	1,924,146	23,182
DDS Multifamily Loan	2,100,000	25,301
AHP	840,000	10,120
Deferred Developer Fee	0	0
Contributed Developer Fee	2,748,390	33,113
GP Capital	100	1
Tax Credit Equity - State	1,190,141	14,339
Tax Credit Equity - Federal	18,380,044	221,446
Total Sources	51,505,820	620,552

PERMANENT 1ST MORTGAGE ASSUMPTIONS

Interest Rate	4.26%
Amortization	35
Term	17
Debt Coverage Ratio	1.15
Annual Debt Service	296,400

Surplus/(Gap) (0) (0)

TAX CREDIT ANALYSIS

	New	
	Acquisition	Constr./Rehab.
Qualified Basis	0	48,090,196
LIHTC Rate	4.00%	4.00%
Annual LIHTC Allocation	0	1,923,608
Total Annual LIHTC Allocation	1,923,608	
Total LIHTC Allocation	19,234,155	
Total Tax Credit Equity	18,380,044	
Tax Credit Equity Price	0.9556	

PROJECT SCHEDULE

	Date	Months
Closing	October 2022	
Construction Completion	October 2023	16
Lease Up Completion	January 2024	3
Stabilization Completion	May 2024	3
Conversion to Permanent	June 2024	

TAX CREDITY PAY-IN SCHEDULE

Payment Milestones		
Closing	10%	1,838,004
During Construction	0%	0
Constr. Completion/PIS	0%	0
Perm. Conversion	88%	16,174,438
8609	2%	367,601

DEVELOPER FEE PAY-IN SCHEDULE

Capitalized Developer Fee	100%	2,500,000
At Closing	25%	625,000
During Construction	0%	0
At Completion/TCO	0%	0
At Conversion	60%	1,507,399
At 8609	15%	367,601

2. DEVELOPMENT BUDGET

PROJECT NAME:

Cornerstone Village - Elk Grove

ASSUMPTIONS	TOTAL	PER UNIT
		84

NON-DEPRECIABLE	RESIDENTIAL	AMORTIZED	EXPENSED
	100%		

ACQUISITION COSTS

Purchase Price	1,910,000						
Land Purchase	100%	1,910,000	22,738		1,910,000		
Title & Recording		15,000	179		15,000	0	
Other: Transfer Tax		0	0		0		
Total Acquisition Costs		1,925,000	22,917		1,925,000	0	0

DEVELOPMENT COSTS

RESIDENTIAL HARD CONSTRUCTION

Residential Construction		25,366,815	301,986		25,366,815		
General Conditions		1,311,002	15,607		1,311,002		
Taxes & Insurance		543,243	6,467		543,243		
GC Bond		148,471	1,768		148,471		
GC Contingency		761,004	9,060		761,004		
GC Fee		1,368,477	16,291		1,368,477		
Escalation Contingency	5.00%	1,478,671	17,603		1,478,671		
Design Contingency	3.00%	1,005,975	11,976		1,005,975		
Subtotal Residential Hard Construction		31,983,658	380,758		0	31,983,658	0

CONSTRUCTION CONTINGENCY

Hard Cost Contingency	5%	1,599,183	19,038		1,599,183		
Subtotal Construction Contingency		1,599,183	19,038		0	1,599,183	0

DESIGN/ENGINEERING/ENVIRONMENTAL

Architect	3.50%	1,175,399	13,993		1,175,399		
Engineering	2.00%	671,657	7,996		671,657		
Soils/Geo-Tech		25,000	298		25,000		
Energy Consultant		55,000	655		55,000		
Phase 1/Phase 2 Reports/LBP & OCM Reports		50,000	595		50,000		
CEQA/NEPA Environmental Review		25,000	298		25,000		
Other Environmental Consultants		50,000	595		50,000		
Construction Management		75,000	893		75,000		
Preconstruction		25,000	298		25,000		
Construction Testing/Special Inspections		50,000	595		50,000		
Survey		15,000	179		15,000		
Subtotal Design/Engineering/Environmental		2,217,056	26,394		0	2,217,056	0

FEES & PERMITS

Building Permits	2.00%	192,385	2,290		192,385		
Planning Fees		24,989	297		24,989		
Other Fees		3,069,780	36,545		3,069,780		
Local Dev. Impact Fees		1,332,812	15,867		1,332,812		
Subtotal Fees & Permits		4,619,966	55,000		0	4,619,966	0

CONSTRUCTION PERIOD COSTS

Insurance, Builder's Risk		200,000	2,381		200,000		
Insurance, General Liability		50,000	595		50,000		
Real Estate Taxes Due During Construction		7,500	89		7,500		
Subtotal Construction Period Costs		257,500	3,065		0	257,500	0

2. DEVELOPMENT BUDGET

PROJECT NAME:

Cornerstone Village - Elk Grove

	ASSUMPTIONS			NON-DEPRECIABLE RESIDENTIAL AMORTIZED EXPENSED			
		TOTAL	PER UNIT				
			84		100%		
CONSTRUCTION FINANCING							
Origination Fee	1.00%	262,000	3,119		262,000		
City Loan Fee	0.00%	0	0		0		0
Construction Loan Interest	3.61%	1,150,188	13,693		942,171		208,017
Construction Loan Interest - Taxable Tail	4.11%	277,597	3,305		166,700		110,897
Construction Lender Legal		65,000	774		65,000		
Construction Lender Fees		25,000	298		25,000		
Appraisal		10,000	119		10,000		
Title & Recording		30,000	357		30,000		
Subtotal Construction Financing		1,819,785	21,664		1,500,871	0	318,914
COST OF ISSUANCE							
Bond Counsel		70,000	833			70,000	
Issuer Financial Advisor		35,000	417			35,000	
Trustee Fees		7,000	83			7,000	
Issuer Fees	0.50%	131,000	1,560			131,000	
Issuer Counsel		15,000	179			15,000	
Subtotal Cost of Issuance		258,000	3,071		0	258,000	0
PERMANENT FINANCING COSTS							
Origination Fee	1.00%	53,870	641			53,870	
Lender Fees		25,000	298			25,000	
Lender Legal		35,000	417			35,000	
Title & Recording		15,000	179			15,000	
Subtotal Permanent Financing Costs		128,870	1,534		0	128,870	0
OTHER FEES							
Tax Credit Fees		35,238	420			35,238	
Tax-Exempt Bond Fees		12,170	145			12,170	
Subtotal Other Fees		47,408	564		0	47,408	0
OTHER SOFT COSTS							
Cost Certification		30,000	357				30,000
Accounting		15,000	179				15,000
Financial/Development Consultant		75,000	893		75,000		
Legal, Organization		20,000	238			20,000	
Legal, Construction Loan Closing		50,000	595		50,000		
Legal, Permanent Loan Closing		25,000	298			25,000	
Legal, Syndication		50,000	595				50,000
Legal, Investor		60,000	714	60,000			
FF&E by Owner		150,000	1,786		150,000		
Market Study		7,500	89				7,500
Marketing Rent-Up		147,000	1,750			147,000	
Soft cost contingency	5.00%	388,572	4,626		388,572		0
Subtotal Other Soft Costs		1,018,072	12,120		60,000	663,572	192,000
Subtotal Other Soft Costs		1,018,072	12,120		60,000	663,572	192,000
DEVELOPER FEE							
Developer Fee - Capitalized		2,500,000	29,762		2,500,000		
Developer Fee - Deferred		0	0		0		
Developer Fee - Contributed		2,748,390	32,719		2,748,390		
Subtotal Developer Fee		5,248,390	62,481		5,248,390	0	0

2. DEVELOPMENT BUDGET

PROJECT NAME:

Cornerstone Village - Elk Grove

	ASSUMPTIONS			NON-DEPRECIABLE RESIDENTIAL AMORTIZED EXPENSED			
	TOTAL	PER UNIT					
		84			100%		
CAPITALIZED RESERVES							
Operating Reserve (mos)	6	233,889	2,784	233,889			
Debt Service Reserve (mos)	6	149,044	1,774	149,044			
Transition Reserve		0	0	0			
Subtotal Capitalized Reserves		382,933	4,559	382,933	0	0	0
SUBTOTAL DEVELOPMENT COSTS		49,580,820	590,248	442,933	48,090,196	626,278	421,414
TOTAL DEVELOPMENT COSTS		51,505,820	613,165	2,367,933	48,090,196	626,278	421,414

3. DEVELOPMENT SOURCES

PROJECT NAME: Cornerstone Village - Elk Grove

CONSTRUCTION SOURCES

	Lien Position	Amount	Interest Rate	Required Payment	Loan Term (months)	Tax-Exempt (Y/N)
Tax-Exempt Construction Loan	1	26,200,000	3.61%	Interest Only	30	Yes
Taxable Tail		12,394,286	4.11%	Interest Only	30	No
City of Elk Grove AHP Loan		3,436,000	4.00%	Deferred Payment	660	Yes
HCD HHC			3.00%	Deferred Payment	660	Yes
DDS Multifamily Loan		2,100,000	3.00%	Deferred Payment	660	Yes
Contributed Developer Fee		2,748,390	-	-	-	-
GP Capital		100	-	-	-	-
Deferred Costs		2,789,041	-	-	-	-
Tax Credit Equity (Through Construction)		1,838,004	-	-	-	-
Total Construction Sources		51,505,820				

PERMANENT SOURCES

Source	Lien Position	Amount	Interest Rate	Payment Type	Loan Term (months)	Loan Amortization (months)	Interest Type	Tax-Exempt (Y/N)	Federal Financing (Y/N)	Federal Financing	Grant (Y/N)	Grant Amount
Permanent 1st Mortgage	1	5,387,000	4.26%	Required - Fully Amortizing	204	420	-	Yes	No	0	No	0
HCD MHP Loan	2	15,500,000	0.42%	Required - Other	660	660	Simple	Yes	No	0	No	0
City of Elk Grove AHP Loan	3	3,436,000	4.00%	Residual Receipts	660	660	Simple	Yes	No	0	No	0
HCD HHC	3	1,924,146	3.00%	Residual Receipts	660	660	Simple	Yes	No	0	No	0
DDS Multifamily Loan	4	2,100,000	3.00%	Other	660	660	Simple	No	No	0	No	0
AHP	5	840,000								0		0
Deferred Developer Fee		0	-	-	-	-	-	-	-	-	-	-
Contributed Developer Fee		2,748,390	-	-	-	-	-	-	-	-	-	-
GP Capital		100	-	-	-	-	-	-	-	-	-	-
Tax Credit Equity - State		1,190,141	-	-	-	-	-	-	-	-	-	-
Tax Credit Equity - Federal		18,380,044	-	-	-	-	-	-	-	-	-	-
Total Permanent Sources		51,505,820								0		0

Sources and Uses Summary

Total Development Costs	51,505,820
Total Construction Surplus/(Gap)	0
Total Permanent Surplus/(Gap)	(0)

50% Test Analysis

Tax Credit Basis	48,090,196
Land Value (appraised value)	1,910,000
Commercial	0
Total Costs: 50,000,196	
Tax Exempt Bond Amount	26,200,000
% of Total Costs/Tax-Exempt Bonds: 52.40%	

Interest Rate Assumptions

	Construction	Permanent
Index	30 Day LIBOR	10 Year Treas.
As of:	4/1/2021	5/1/2021
Index (Current)	0.11%	1.66%
Spread	2.50%	1.60%
Underwriting Cushion	1.00%	1.00%
UW Rate	3.61%	4.26%
Taxable Premium	0.50%	1.00%

5. UNIT MIX

PROJECT NAME: Cornerstone Village - Elk Grove

Unit Mix - Tax Credit Units

Unit Type	Income Restriction	Family Size	# of Units	Net Square Feet Per Unit	Total Square Feet	Gross		Utility Allowance	Net Rent	Net Rent -		Section 8	Section 8 Rent (if applicable)	Section 8 Increment	Section 8 Increment - Monthly Total	Section 8 Increment - Annual Total
						Underwriting Rent	Rent			Monthly Total	Annual Total					
1 BD - PWD	25% AMI	1.5	12	678	8,136	425	50	375	4,500	54,000	Yes	1,340	915	10,980	131,760	
1 BD - Homeless	20% AMI	1.5	9	678	6,102	425	50	375	3,375	40,500	Yes	1,461	1,036	9,324	111,888	
1 BD - PWD	30% AMI	1.5	9	678	6,102	510	50	460	4,140	49,680	Yes	1,340	830	7,470	89,640	
1 BD	30% AMI	1.5	7	678	4,746	510	50	460	3,220	38,640			0	0	0	
1 BD	70% AMI	1.5	5	678	3,390	1,190	50	1,140	5,700	68,400			0	0	0	
Total 1 BD			42		28,476				20,935	251,220	0	4,141	2,781	27,774	333,288	
2 BD	30% AMI	3.0	10	923	9,230	612	69	543	5,430	65,160			0	0	0	
2 BD	50% AMI	3.0	4	923	3,692	1,020	69	951	3,804	45,648			0	0	0	
2 BD	70% AMI	3.0	6	923	5,538	1,428	69	1,359	8,154	97,848			0	0	0	
Total 2 BD			20		18,460				17,388	208,656	0	0	0	0	0	
3 BD	30% AMI	4.5	9	1,294	11,646	706	85	621	5,589	67,068			0	0	0	
3 BD	50% AMI	4.5	8	1,294	10,352	1,178	85	1,093	8,744	104,928			0	0	0	
3 BD	70% AMI	4.5	4	1,294	5,176	1,649	85	1,564	6,256	75,072			0	0	0	
Total 3 BD			21		27,174				20,589	247,068	0	0	0	0	0	
Subtotal - Income Restricted Units			83		74,110				58,912	706,944	0	4,141		27,774	333,288	

Unit Mix - Manager's Units

2 BD	Unrestricted	1.5	1	772	772			0	0	0
Subtotal Manager's Units			1		772					

Unit Mix Summary

Unit Type	# of LIHTC Units	# of Section 8 Units	# of			Total # of Units
			Manager's Units	# of Restricted Units	# of Non Tax Credit Units	
0 BD	0	0	0	0	0	0
1 BD	12	30	0	42	0	42
2 BD	20	0	1	21	0	21
3 BD	21	0	0	21	0	21
4 BD	0	0	0	0	0	0
5 BD	0	0	0	0	0	0
Total	53	30	1	84	0	84

Basis Boost Unit Mix Summary

# Units - 35% AMI or below	% Units - 35% AMI or below	# Units - 36% AMI - 50% AMI	% Units - 36% AMI - 50% AMI
56	67%	12	14%

Square Footage Summary

Unit Type	Tax Credit Unit		Non Tax Manager Unit		Non Tax Credit Unit		Common Area		Total	
	Square Footage	Footage	Square Footage	Footage	Square Footage	Footage	Square Footage	Footage	Residential Square Footage	Commercial Space Square Footage
0 BD	0	0	0	0	0	-	0	-	0	-
1 BD	28,476	0	0	0	28,476	-	28,476	-	0	-
2 BD	18,460	772	0	0	19,232	-	19,232	-	0	-
3 BD	27,174	0	0	0	27,174	-	27,174	-	0	-
4 BD	0	0	0	0	0	-	0	-	0	-
5 BD	0	0	0	0	0	-	0	-	0	-
Total	74,110	772	0	0	74,882	5,334	80,216		80,216	0
Residential/Commercial Allocation									100%	0%

6. 1ST YEAR OPERATING EXPENSES

PROJECT NAME:

Cornerstone Village - Elk Grove

<u>Expense</u>	<u>Per Year</u>	<u>Expense</u>	<u>Per Year</u>
Administrative		Maintenance	
Advertising	2,150	Painting	500
<i>Advertising</i>	150	Repairs	6,000
<i>Credit Reports</i>	2,000	<i>Repairs Materials</i>	1,000
Legal	1,000	<i>Repairs Contracts</i>	1,000
Accounting/Audit	20,584	<i>Plumbing Maintenance</i>	1,000
<i>Audit Fee</i>	10,000	<i>Electric Maintenance</i>	1,000
<i>Bookkeeping</i>	10,584	<i>Heating/Cooling</i>	1,000
Security	1,750	<i>Appliance Repairs</i>	1,000
<i>Security</i>	1,500	<i>Window Repairs</i>	
<i>Security Supplies</i>	250	<i>Backflow</i>	
Other	10,230	Trash Removal	8,000
<i>Office Supplies</i>	2,000	Exterminating	2,225
<i>Telephone</i>	4,000	<i>Exterminating Contract</i>	2,225
<i>Collection Loss</i>		<i>Exterminating Supplies</i>	0
<i>Miscellaneous</i>	2,000	Grounds	10,600
<i>Mileage/Travel</i>	250	<i>Grounds Contract</i>	1,000
<i>Seminars & Training</i>	500	<i>Grounds Supplies</i>	9,600
<i>Computer Charges</i>	1,480	Elevator	8,000
Subtotal Administrative	35,714	<i>Elevator Contract</i>	
		<i>Elevator Maintenance Supplies</i>	8,000
Management	51,912	Other	5,500
		<i>Janitorial Supplies</i>	1,000
Utilities		<i>Contract Cleaning</i>	1,000
Fuel		<i>Fire Alarm Expense</i>	1,000
Gas	27,000	<i>Vehicle Operation</i>	
Electricity	9,500	<i>Maintenance Equipment Repairs</i>	
Water/Sewer	53,050	<i>Uniform/Laundry Service</i>	500
<i>Water</i>	18,000	<i>Miscellaneous</i>	2,000
<i>Sewer</i>	35,050	Subtotal Maintenance	40,825
Subtotal Utilities	89,550		
		Other Expenses	
Payroll/Payroll Taxes	# of FTEs	Miscellaneous License/Permits	584
On-Site Manager	1.0	Property Insurance	35,000
Asst. Administrator	1.0	Other	
Maintenance Personnel	0.0	Resident Services	85,000
<i>Maintenance Payroll</i>	0.0	Subtotal Other Expenses	120,584
<i>Janitor Payroll</i>	0.0		
<i>Grounds Payroll</i>	0.0		
Other	0.0		
<i>Office Payroll</i>	0.0		
<i>Staff Unit</i>			
<i>Payroll Taxes</i>			
<i>Workmens Comp</i>			
<i>Employee Benefits</i>			
Subtotal Payroll/Payroll Taxes	1.0		
		Total Operating Expenses	519,024
		Per Unit	6,179

7. PERMANENT PERIOD CASH FLOW

PROJECT NAME: **Cornerstone Village - Elk Grove**

Completed Project Year Calendar Year			<u>Underwriting:</u>									
			<u>1st Year</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
			<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	
INCOME												
Tax Credit Rental Income	Factor	Trending										
	50%	2.00%	706,944	721,083	735,505	750,215	765,219	780,523	796,134	812,056	828,298	844,864
Vacancy	5.00%		(35,347)	(36,054)	(36,775)	(37,511)	(38,261)	(39,026)	(39,807)	(40,603)	(41,415)	(42,243)
Other Rental/Operating Subsidy	50%	2.00%	333,288	339,954	346,753	353,688	360,762	367,977	375,336	382,843	390,500	398,310
Vacancy	5.00%		(16,664)	(16,998)	(17,338)	(17,684)	(18,038)	(18,399)	(18,767)	(19,142)	(19,525)	(19,916)
Laundry & Misc.		2.00%	16,800	17,136	17,479	17,828	18,185	18,549	18,920	19,298	19,684	20,078
EGI			1,005,021	1,025,121	1,045,623	1,066,536	1,087,866	1,109,624	1,131,816	1,154,453	1,177,541	1,201,092
EXPENSES												
Operations	6,179	3.00%	519,024	534,595	550,633	567,152	584,166	601,691	619,742	638,334	657,484	677,209
RE Taxes	59	1.50%	4,956	5,105	5,181	5,259	5,338	5,418	5,499	5,582	5,665	5,750
SHRA Annual Admin. Fee	0.125%		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
HCD Mandatory Payment	17,424,146	0.42%	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181
Replacement Reserves	500	0.00%	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000
subtotal			17,430,884									
			664,161	679,881	695,995	712,592	729,685	747,290	765,422	784,097	803,331	823,140
NOI			340,860	345,240	349,628	353,944	358,181	362,333	366,393	370,355	374,211	377,952
REQUIRED DEBT SERVICE												
	Principal	Interest	Term	DCR								
Permanent 1st Mortgage	5,387,000	4.26%	35	1.15	296,400	296,395	296,395	296,395	296,395	296,395	296,395	296,395
Permanent 2nd Mortgage	0				296,400	296,395	296,395	296,395	296,395	296,395	296,395	296,395
subtotal					296,400	296,395	296,395	296,395	296,395	296,395	296,395	296,395
DCR			1.15	1.16	1.18	1.19	1.21	1.22	1.24	1.25	1.26	1.28
NET CASH FLOW			44,460	48,845	53,233	57,549	61,786	65,938	69,998	73,960	77,815	81,556
	Debt-Service Test	25%	13.14%	14.43%	15.73%	17.01%	18.26%	19.49%	20.69%	21.86%	23.00%	24.10%
	Percent of Gross Revenue Test	8%	4.21%	4.53%	4.84%	5.13%	5.40%	5.65%	5.88%	6.09%	6.28%	6.46%
REQUIRED CASH FLOW PAYMENTS												
LP Asset Management Fee	7,000	3.0%	7,000	7,210	7,426	7,649	7,879	8,115	8,358	8,609	8,867	9,133
GP Partnership Mgmt. Fee	25,000	3.0%	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619
Deferred Developer Fee												
Other:			0	0	0	0	0	0	0	0	0	0
			32,000	32,960	33,949	34,967	36,016	37,097	38,210	39,356	40,537	41,753
RESIDUAL RECEIPTS CASH FLOW PAYMENTS			Res. Rec. Share									
Borrower	50%		7,942	9,642	11,291	12,885	14,421	15,894	17,302	18,639	19,902	
HCD MHP Loan	12.50%		1,986	2,410	2,823	3,221	3,605	3,974	4,326	4,660	4,975	
City of Elk Grove AHP Loan	12.50%		1,986	2,410	2,823	3,221	3,605	3,974	4,326	4,660	4,975	
HCD HHC	12.50%		1,986	2,410	2,823	3,221	3,605	3,974	4,326	4,660	4,975	
DDS Multifamily Loan	12.50%		1,986	2,410	2,823	3,221	3,605	3,974	4,326	4,660	4,975	
			0	0	0	0	0	0	0	0	0	
			15,885	19,284	22,581	25,770	28,841	31,788	34,604	37,279	39,804	
CASH FLOW			12,460	0	0	0	0	0	0	0	0	0
GP Share	1.0%		0	0	0	0	0	0	0	0	0	0
LP Share	99.0%		0	0	0	0	0	0	0	0	0	0

7. PERMANENT PERIOD CASH FLOW

PROJECT NAME:

Completed Project Year Calendar Year	<u>11</u> <u>2033</u>	<u>12</u> <u>2034</u>	<u>13</u> <u>2035</u>	<u>14</u> <u>2036</u>	<u>15</u> <u>2037</u>	<u>16</u> <u>2038</u>	<u>17</u> <u>2039</u>	<u>18</u> <u>2040</u>	<u>19</u> <u>2041</u>	<u>20</u> <u>2042</u>	<u>21</u> <u>2043</u>	<u>22</u> <u>2044</u>	<u>23</u> <u>2045</u>	<u>24</u> <u>2046</u>
INCOME														
Tax Credit Rental Income	861,761	878,996	896,576	914,507	932,798	951,454	970,483	989,892	1,009,690	1,029,884	1,050,482	1,071,491	1,092,921	1,114,779
Vacancy	(43,088)	(43,950)	(44,829)	(45,725)	(46,640)	(47,573)	(48,524)	(49,495)	(50,485)	(51,494)	(52,524)	(53,575)	(54,646)	(55,739)
Other Rental/Operating Subsidy	406,276	414,402	422,690	431,144	439,766	448,562	457,533	466,684	476,017	485,538	495,248	505,153	515,256	525,562
Vacancy	(20,314)	(20,720)	(21,134)	(21,557)	(21,988)	(22,428)	(22,877)	(23,334)	(23,801)	(24,277)	(24,762)	(25,258)	(25,763)	(26,278)
Laundry & Misc.	20,479	20,889	21,306	21,733	22,167	22,611	23,063	23,524	23,995	24,474	24,964	25,463	25,972	26,492
EGI	1,225,114	1,249,616	1,274,609	1,300,102	1,326,103	1,352,625	1,379,677	1,407,271	1,435,416	1,464,125	1,493,408	1,523,275	1,553,741	1,584,816
EXPENSES														
Operations	697,525	718,451	740,004	762,204	785,070	808,622	832,881	857,868	883,604	910,112	937,415	965,538	994,504	1,024,339
RE Taxes	5,837	5,924	6,013	6,103	6,195	6,288	6,382	6,478	6,575	6,674	6,774	6,875	6,978	7,083
SHRA Annual Admin. Fee	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
HCD Mandatory Payment	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181
Replacement Reserves	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000
subtotal	843,543	864,556	886,199	908,489	931,447	955,092	979,445	1,004,527	1,030,360	1,056,967	1,084,370	1,112,594	1,141,663	1,171,603
NOI	381,571	385,060	388,411	391,613	394,657	397,533	400,233	402,744	405,056	407,158	409,038	410,681	412,078	413,213
REQUIRED DEBT SERVICE														
Permanent 1st Mortgage	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395
Permanent 2nd Mortgage														
subtotal	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395
DCR	1.29	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.37	1.38	1.39	1.39	1.39
NET CASH FLOW	85,176	88,665	92,015	95,217	98,261	101,138	103,838	106,349	108,661	110,763	112,643	114,285	115,682	116,817
Percent of G	25.17%	26.20%	27.19%	28.14%	29.04%									
REQUIRED CASH FLOW PAYMENTS														
LP Asset Management Fee	9,407	9,690	9,980	10,280	10,588									
GP Partnership Mgmt. Fee	33,598	34,606	35,644	36,713	37,815									
Deferred Developer Fee														
Other:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
subtotal	43,005	44,295	45,624	46,993	48,403	0	0	0	0	0	0	0	0	0
RESIDUAL RECEIPTS CASH FLOW PAYMENTS														
Borrower	21,085	22,185	23,195	24,112	24,929	50,569	51,919	53,174	54,330	55,382	56,321	57,143	57,841	58,409
HCD MHP Loan	5,271	5,546	5,799	6,028	6,232	12,642	12,980	13,294	13,583	13,845	14,080	14,286	14,460	14,602
City of Elk Grove AHP Loan	5,271	5,546	5,799	6,028	6,232	12,642	12,980	13,294	13,583	13,845	14,080	14,286	14,460	14,602
HCD HHC	5,271	5,546	5,799	6,028	6,232	12,642	12,980	13,294	13,583	13,845	14,080	14,286	14,460	14,602
DDS Multifamily Loan	5,271	5,546	5,799	6,028	6,232	12,642	12,980	13,294	13,583	13,845	14,080	14,286	14,460	14,602
subtotal	42,171	44,370	46,391	48,224	49,859	101,138	103,838	106,349	108,661	110,763	112,643	114,285	115,682	116,817
CASH FLOW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GP Share	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LP Share	0	0	0	0	0	0	0	0	0	0	0	0	0	0

7. PERMANENT PERIOD CASH FLOW

PROJECT NAME:

Completed Project Year Calendar Year	<u>25</u> <u>2047</u>	<u>26</u> <u>2048</u>	<u>27</u> <u>2049</u>	<u>28</u> <u>2050</u>	<u>29</u> <u>2051</u>	<u>30</u> <u>2052</u>	<u>31</u> <u>2053</u>	<u>32</u> <u>2054</u>	<u>33</u> <u>2055</u>	<u>34</u> <u>2056</u>	<u>35</u> <u>2057</u>
INCOME											
Tax Credit Rental Income	1,137,075	1,159,817	1,183,013	1,206,673	1,230,807	1,255,423	1,280,531	1,306,142	1,332,265	1,358,910	1,386,088
Vacancy	(56,854)	(57,991)	(59,151)	(60,334)	(61,540)	(62,771)	(64,027)	(65,307)	(66,613)	(67,945)	(69,304)
Other Rental/Operating Subsidy	536,073	546,794	557,730	568,885	580,262	591,868	603,705	615,779	628,095	640,657	653,470
Vacancy	(26,804)	(27,340)	(27,887)	(28,444)	(29,013)	(29,593)	(30,185)	(30,789)	(31,405)	(32,033)	(32,673)
Laundry & Misc.	27,022	27,562	28,113	28,676	29,249	29,834	30,431	31,039	31,660	32,293	32,939
EGI	1,616,512	1,648,842	1,681,818	1,715,456	1,749,765	1,784,761	1,820,455	1,856,865	1,894,002	1,931,882	1,970,520
EXPENSES											
Operations	1,055,069	1,086,721	1,119,323	1,152,902	1,187,489	1,223,114	1,259,807	1,297,602	1,336,530	1,376,626	1,417,924
RE Taxes	7,189	7,297	7,407	7,518	7,630	7,745	7,861	7,979	8,099	8,220	8,343
SHRA Annual Admin. Fee	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
HCD Mandatory Payment	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181	73,181
Replacement Reserves	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000
subtotal	1,202,440	1,234,200	1,266,911	1,300,601	1,335,301	1,371,040	1,407,850	1,445,762	1,484,810	1,525,027	1,566,449
NOI	414,072	414,642	414,908	414,854	414,464	413,720	412,605	411,102	409,192	406,855	404,071
REQUIRED DEBT SERVICE											
Permanent 1st Mortgage	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395
Permanent 2nd Mortgage											
subtotal	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395	296,395
DCR	1.40	1.40	1.40	1.40	1.40	1.40	1.39	1.39	1.38	1.37	1.36
NET CASH FLOW	117,677	118,247	118,513	118,459	118,069	117,325	116,210	114,707	112,797	110,460	107,676
Percent of G											
REQUIRED CASH FLOW PAYMENTS											
LP Asset Management Fee											
GP Partnership Mgmt. Fee											
Deferred Developer Fee											
Other:	0	0	0	0	0	0	1	2	3	4	5
	0	0	0	0	0	0	1	2	3	4	5
RESIDUAL RECEIPTS CASH FLOW PAYMENTS											
Borrower	58,838	59,124	59,256	59,229							
HCD MHP Loan	14,710	14,781	14,814	14,807	14,759	14,666	14,526	14,338	14,099	13,807	13,459
City of Elk Grove AHP Loan	14,710	14,781	14,814	14,807	14,759	14,666	14,526	14,338	14,099	13,807	13,459
HCD HHC	14,710	14,781	14,814	14,807	14,759	14,666	14,526	14,338	14,099	13,807	13,459
DDS Multifamily Loan	14,710	14,781	14,814	14,807	14,759	14,666	14,526	14,338	14,099	13,807	13,459
	0	0	0	0	0	0	0	0	0	0	0
	117,677	118,247	118,513	118,459	59,034	58,663	58,104	57,353	56,397	55,228	53,835
CASH FLOW	0	0	0	0	59,034	58,663	58,104	57,353	56,397	55,228	53,835
GP Share	0	0	0	0	590	587	581	574	564	552	538
LP Share	0	0	0	0	58,444	58,076	57,523	56,779	55,833	54,676	53,297

8. TAX CREDIT ANALYSIS

PROJECT NAME:

Cornerstone Village - Elk Grove

		Total	Acquisition	Construction
DEVELOPMENT COSTS		51,505,820	1,925,000	49,580,820
Less:				
Non-Depreciable Expensed		(2,367,933)	(1,925,000)	(442,933)
Amortized Non-Res. Deprec. Res. Historic TC Other		(421,414)	0	(421,414)
		(626,278)	0	(626,278)
		0	0	0
	subtotal	48,090,196	0	48,090,196
Less:				
Federal Financing Grants		0		0
		0		0
		48,090,196	0	48,090,196
		48,090,196	0	82,665,324
		48,090,196	0	48,090,196
		48,090,196	0	48,090,196
	ADJUSTMENT (DDA or QCT)	100%	48,090,196	0
			48,090,196	48,090,196
	APPLICABLE FRACTION		100.00%	100.00%
			0	48,090,196
			4.00%	4.00%
	ANNUAL LIHTC AMOUNT			
	Calculated	1,923,608	0	1,923,608
	Maximum	1,923,608		1,923,608
		1,923,608	0	1,923,608

Applicable Fraction Calculation

		# of Units	Unit Fraction	Total Sq. Feet	Sq. Ft. Fraction
LIHTC Eligible Units		83	100.00%	74,110	100.00%
Non-LIHTC Units		0	0.00%	0	0.00%
	Total	83	100.00%	74,110	100.00%
Application Fraction (lesser of)		100.00%			

9.TAX CREDIT DELIVERY SCHEDULE

PROJECT NAME: Cornerstone Village - Elk Grove

Tax Credit Delivery Assumptions

PIS: Year	2023
PIS: Month	10
Total # of Tax Credit Units	83
Annual Acquisition LIHTC Allocation	0
Annual Construction/Rehabilitation LIHTC Allocation	1,923,608

YEAR 1

Month	Units Leased in Month	Cumulative Units Leased	% Leased in Month	Cumulative % Leased	Monthly Acquisition Credit Amount	Monthly Constr./Rehab. Credit Amount	Total Monthly Credit Amount
1		0	0.0%	0%	0	0	0
2		0	0.0%	0%	0	0	0
3		0	0.0%	0%	0	0	0
4		0	0.0%	0%	0	0	0
5		0	0.0%	0%	0	0	0
6		0	0.0%	0%	0	0	0
7		0	0.0%	0%	0	0	0
8		0	0.0%	0%	0	0	0
9		0	0.0%	0%	0	0	0
10	13	13	15.7%	16%	0	25,107	25,107
11	12	25	14.5%	30%	0	48,283	48,283
12	12	37	14.5%	45%	0	71,459	71,459
Year 1 Total	37				0	144,850	144,850

YEAR 2

Month	Units Leased in Month	Cumulative Units Leased	% Leased in Month	Cumulative % Leased	Monthly Acquisition Credit Amount	Monthly Constr./Rehab. Credit Amount	Total Monthly Credit Amount
1	12	49	14.5%	59%	0	94,635	94,635
2	10	59	12.0%	71%	0	113,949	113,949
3		59	0.0%	71%	0	113,949	113,949
4		59	0.0%	71%	0	113,949	113,949
5		59	0.0%	71%	0	113,949	113,949
6		59	0.0%	71%	0	113,949	113,949
7		59	0.0%	71%	0	113,949	113,949
8		59	0.0%	71%	0	113,949	113,949
9		59	0.0%	71%	0	113,949	113,949
10		59	0.0%	71%	0	113,949	113,949
11		59	0.0%	71%	0	113,949	113,949
12		59	0.0%	71%	0	113,949	113,949
Year 2 Total	22				0	1,348,071	1,348,071

10. TAX CREDIT EQUITY PAY-IN

PROJECT NAME: Cornerstone Village - Elk Grove

Tax Credit Equity Analysis

99.99% of TCs	19,234,155
Total Payments	18,380,044
TC Pay Ratio	0.956
Ann. IRR	6.12%

State Tax Credit

Eligible Basis	48,090,196	1,487,676
State Tax Credit Rate	30%	1,190,141
State Credit - Calculated	14,427,059	\$0.8000
State Credit - Per Unit	17,710	

(0)

Total Equity

State Credit - Request	1,487,676	19,570,185
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Tax Credit Equity Pay-In Schedule and Uses

Month	Payment Milestone	Payment %	Payment Amount	General				Construction Loan	
				Project Costs	Developer Fee	Investor Legal	Reserves	Repayment	
Oct-22	Closing Payment	10%	1,957,018	1,272,018	625,000	60,000			0
Nov-22			0						0
Dec-22			0						0
Jan-23			0						0
Feb-23			0						0
Mar-23			0						0
Apr-23			0						0
May-23			0						0
Jun-23			0						0
Jul-23			0						0
Aug-23			0						0
Sep-23			0						0
Oct-23			0						0
Nov-23			0						0
Dec-23			0						0
Jan-24			0						0
Feb-24			0						0
Mar-24			0						0
Apr-24			0						0
May-24			0						0
Jun-24			0						0
Jul-24			0						0
Aug-24			0						0
Sep-24			0						0
Oct-24			0						0
Nov-24			0						0
Dec-24			0						0
Jan-25	Permanent Conversion Payment	88%	17,221,762		1,507,399		382,933	15,331,431	0
Feb-25			0						0
Mar-25			0						0
Apr-25	8609 Payment	2%	391,404		0				391404
May-25			0						0
Jun-25			0						0
Jul-25			0						0
Aug-25			0						0
Sep-25			0		0				0
		100%	19,570,185	1,272,018	2,132,399	60,000	382,933	15,331,431	0