

ELK GROVE- SUMMARY

GENERAL INFORMATION

Proforma Date: 1/29/25
 Project Name: Elk Grove
 Project Type: Senior
 Project Location: Elk Grove Blvd
 Number of Units: 89
 Average Affordability: 50%
 Mixed Use?: No
 Project Site Acreage: 1.9 Acres
 Project Density: 47 per Acre

SOURCES & USES

Uses:		Sources:				
Land	\$ 1,200,000	Perm Debt	\$ 6,004,188	6.60%		
Hard Cost	\$ 31,599,580	\$341/GSF	Open Shop	Public & Other "Soft" Loans	\$ 4,200,000	Deferred
Hard Cost Contingency	\$ 1,519,529	5%	of Hard Cost	Deferred Interest on "Soft" Loans	\$ 216,000	Deferred
Permits & Fees	\$ 3,565,900	\$40,066/Unit		Other Tax Credits	\$ 370,893	
Architecture & Engineering	\$ 1,375,500	\$15,455/Unit		Sustainability Incentives	\$ 376,633	
Insurance	\$ 526,660			Federal LIHTC Equity	\$ 20,993,005	4% Fed @ \$0.8800
Construction Loan Interest	\$ 3,235,168			State LIHTC Equity	\$ 15,185,727	30% State @ \$0.9000
Deferred Interest on Subordinate Debt	\$ 216,000			Deferred Developer Fee	\$ 1,085,193	
Other Financing Costs	\$ 863,274			GP Capital Contribution	\$ 2,399,273	
Other Soft Costs	\$ 201,800			Pre-Conversion NOI	\$ -	
Soft Cost Contingency	\$ 192,468					
Capitalized Operating Reserves	\$ 350,566					
Developer Fee	\$ 5,984,466					
Total	\$ 50,830,912		Total	\$ 50,830,911		Surplus/(Gap) \$ (1)

UNIT & AFFORDABILITY MIX

Unit Type	# of Units	% AMI	Tenant-Paid Rent				Rental Assistance (PSH + ELI Units)				Total Total GPR/ Yr
			TCAC Gross Rent/Mo	Utility Allowance*	TCAC Net Rent/Mo	Total TCAC Rent/Yr	# of Units	FMR Net Rent/ Unit/Mo	RA/Unit (FMR Net - TCAC Net)	Total Rent Asst/ Yr	
Studio	0	30%	\$ 619	\$ 20	\$ 599	\$ -	0	\$ 1,880	\$ 1,281	\$ -	\$ -
	1	30%	\$ 619	\$ 20	\$ 599	\$ 7,188	0	\$ 1,880	\$ 1,281	\$ -	\$ 7,188
	0	40%	\$ 826	\$ 20	\$ 806	\$ -	0	\$ 1,880	\$ 1,074	\$ -	\$ -
	0	50%	\$ 1,032	\$ 20	\$ 1,012	\$ -	0	\$ 1,880	\$ 868	\$ -	\$ -
	0	60%	\$ 1,239	\$ 20	\$ 1,219	\$ -	0	\$ 1,880	\$ 661	\$ -	\$ -
	0	70%	\$ 1,445	\$ 20	\$ 1,425	\$ -	0	\$ 1,880	\$ 455	\$ -	\$ -
	1						0				
1 BR	0	30%	\$ 663	\$ 25	\$ 638	\$ -	0	\$ 1,985	\$ 1,347	\$ -	\$ -
	12	30%	\$ 663	\$ 25	\$ 638	\$ 91,872	0	\$ 1,985	\$ 1,347	\$ -	\$ 91,872
	8	40%	\$ 884	\$ 25	\$ 859	\$ 82,464	0	\$ 1,985	\$ 1,126	\$ -	\$ 82,464
	19	50%	\$ 1,105	\$ 25	\$ 1,080	\$ 246,240	0	\$ 1,985	\$ 905	\$ -	\$ 246,240
	35	60%	\$ 1,326	\$ 25	\$ 1,301	\$ 546,420	0	\$ 1,985	\$ 684	\$ -	\$ 546,420
	0	70%	\$ 1,547	\$ 25	\$ 1,522	\$ -	0	\$ 1,985	\$ 463	\$ -	\$ -
	74						0				
2 BR	0	30%	\$ 795	\$ 29	\$ 766	\$ -					
	3	30%	\$ 795	\$ 29	\$ 766	\$ 27,576					
	2	40%	\$ 1,061	\$ 29	\$ 1,032	\$ 24,768					
	2	50%	\$ 1,326	\$ 29	\$ 1,297	\$ 31,128					
	6	60%	\$ 1,591	\$ 29	\$ 1,562	\$ 112,464					
	0	70%	\$ 1,856	\$ 29	\$ 1,827	\$ -					
	13										
3 BR	Managers Unit										
TOTAL	89				\$ 1,170,120	0			\$ -		\$ 1,170,120

TOTAL DEVELOPMENT COST BUDGET						
		Total Cost	Acquisition Basis	New Constr Basis	Non Basis	Basis for Energy Credit
Land		\$ 1,200,000		\$ -	\$ 1,200,000	\$ -
Hard Cost:						
Structure	Total NSF	\$ 29,404,980		\$ 29,404,980	\$ -	\$ -
Garage Parking/Podium		\$ 985,600		\$ 985,600	\$ -	\$ -
Offsite Improvements		\$ -		\$ -	\$ -	\$ -
Solar		\$ 1,209,000		\$ -	\$ -	\$ 1,209,000
Commercial		\$ -		\$ -	\$ -	\$ -
Construction Contingency	5%	\$ 1,519,529		\$ 1,519,529	\$ -	\$ -
Entitlement Processing		\$ 5,900		\$ 5,900	\$ -	\$ -
Permits and Fees	\$ 40,000.00	\$ 3,560,000		\$ 3,560,000	\$ -	\$ -
Architecture & Engineering	\$ 15,455.06	\$ 1,375,500		\$ 1,375,500	\$ -	\$ -
Environmental		\$ 15,000		\$ 15,000	\$ -	\$ -
Appraisals		\$ 20,000		\$ 20,000	\$ -	\$ -
Market Study		\$ 15,000		\$ 15,000	\$ -	\$ -
Legal (Loan Closing, Organizational, Syndication)		\$ 80,000		\$ 50,000	\$ 30,000	\$ -
Syndication Consultant		\$ 20,000		\$ -	\$ 20,000	\$ -
Investor Due Diligence/Legal		\$ 75,000		\$ 75,000	\$ -	\$ -
Taxes and Insurance during Construction	\$10 /1,000 value	\$ 526,660		\$ 526,660	\$ -	\$ -
Predevelopment Loan Fees & Interest		\$ -		\$ -	\$ -	\$ -
Construction Lender Fees & Expenses						
Constr Loan Fee		\$ 267,713		\$ 53,543	\$ 214,170	\$ -
Constr Loan Expenses		\$ 30,000		\$ 6,000	\$ 24,000	\$ -
Constr Loan Legal		\$ 75,000		\$ 15,000	\$ 60,000	\$ -
Issuer Fee		\$ 45,347.50		\$ -	\$ 45,348	\$ -
Issuer Monitoring Fee	CMFA	\$ 9,000		\$ -	\$ 9,000	\$ -
Issuer Counsel		\$ 65,000		\$ -	\$ 65,000	\$ -
CDLAC Application & Filing Fee		\$ 13,693		\$ -	\$ 13,693	\$ -
CDLAC Performance Deposit		\$ 100,000		\$ -	\$ 100,000	\$ -
CDLAC Performance Deposit Refund		\$ (100,000)		\$ -	\$ (100,000)	\$ -
CDIAC Fee		\$ 5,000		\$ -	\$ 5,000	\$ -
Construction Loan Interest:						
Construction Period		\$ 1,890,260		\$ 1,890,260	\$ -	\$ -
Lease-Up/Conversion Period		\$ 1,344,908		\$ -	\$ 1,344,908	\$ -
Accrued Interest - Construction Period		\$ 128,000		\$ 128,000	\$ -	\$ -
Accrued Interest - Lease-Up/Conversion Period		\$ 88,000		\$ -	\$ 88,000	\$ -
Permanent Lender Fees & Expenses						
Perm Loan Fee		\$ 30,021		\$ -	\$ 30,021	\$ -
Perm Loan Expenses		\$ -		\$ -	\$ -	\$ -
Perm Loan Legal		\$ -		\$ -	\$ -	\$ -
Title, Recording, & Escrow		\$ 60,000		\$ 51,000	\$ 9,000	\$ -
TCAC Application, Reservation, & Monitoring Fees		\$ 87,500		\$ -	\$ 87,500	\$ -
Cost Audit		\$ 25,000		\$ 6,250	\$ 18,750	\$ -
Furnishings		\$ 20,000		\$ 20,000	\$ -	\$ -
Marketing/Lease Up	\$1,200 per unit	\$ 106,800		\$ -	\$ 106,800	\$ -
Soft Cost Contingency	3%	\$ 192,468		\$ 173,222	\$ 19,247	\$ -
Capitalized Operating Reserve	4 months	\$ 350,566		\$ -	\$ 350,566	\$ -
Capitalized Transition Reserve	15%	\$ -		\$ -	\$ -	\$ -
Capitalize Operating Subsidy Reserve		\$ -		\$ -	\$ -	\$ -
Developer fee	n/a	\$ 5,984,466		\$ 5,984,466	\$ -	\$ -
		\$ 50,830,912	\$ -	\$ 45,880,909	\$ 3,741,003	\$ 1,209,000

CONSTRUCTION PERIOD FINANCING				
Private Construction Financing:			Public & Other "Soft" Construction Financing:	
Tax-Exempt Debt:	\$	25,000,000	HCD Loan #1	N/A \$ -
Taxable Tail:	\$	10,695,000	HCD Loan #2	N/A \$ -
Amount	\$	35,695,000	HCD Loan #3	N/A \$ -
Fee		0.75%	AHP	No \$ -
Interest Rate Index		SOFR	Local Loan(s)	N/A \$ -
Current Index Rate		4.29%	CEC Grant	N/A \$ -
Bank Spread		1.75%	City (4% Interest rate)	Loan \$ 2,400,000
Base Interest Rate (Index + Spread)		6.04%	Sponsor Loan (Reserves, Energy Incentives)	N/A \$ -
Cushion		0.50%	Soft Loan Accrued Interest	0% \$ -
Interest Rate "All In"		6.54%	45L	Yes \$ -
Construction Period		20	ITC + 48E	30% \$ -
Average Outstanding Balance			SMUD	N/A \$ -
Lease Up/Conversion Period		7	BUILD	Yes \$ -
Tax-Exempt Bond Financing?		Yes	Total	\$ 2,400,000
Issuer		CMFA		
Issuer Fee	\$	45,348		\$37,500 + .5bp x (Constr Loan - \$20,000,000)
Issuer Monitoring Fee	\$	4,000		Per Year
Bonds as % of Basis + Land		53.1%		74.80% Tax-exempt piece will be <=55%, remainder will be Taxable tail
Meet Bond '50%' Test?		YES		

PERMANENT PERIOD FINANCING				
Private Permanent Financing:			Public & Other "Soft" Permanent Financing:	
Amount	\$	6,004,188	HCD Financing?	No
Fee		0.50%	If Yes, Require Prev Wage?	N/A
Interest Rate Index		4.60%	Local Financing?	Yes
Bank Spread		1.75%	If Yes, Require Prev Wage?	No
Base Interest Rate (Index + Spread)		6.35%	Local Land Donation?	No
Cushion		0.25%	If Yes, Require Prev Wage?	N/A
Interest Rate "All In"		6.60%	Inclusionary Housing Project?	No
Term		15	Local Permit & Fee Waivers?	No
Amortization		40	Local Project-Based Housing Choice Vouchers?	No
DSCR		1.15	If Yes, more than 8?	N/A
Breakeven in Year 20?		YES	FHLB AHP Financing?	No
			AHSC Financing?	No
Public Loan "Hard" Permanent Financing:				
Amount		-	HCD Loan #1	N/A \$ -
Interest Rate		0.0%	HCD Loan #2	N/A \$ -
Term		-	HCD Loan #3	N/A \$ -
Amortization		-	AHP	No \$ -
			Local Loan(s)	N/A \$ -
			CEC Grant	N/A \$ -
			City (4% Interest rate)	Loan \$ 4,200,000
			Sponsor Loan (Reserves, Energy Incentives)	
			Soft Loan Accrued Interest	\$ 216,000
			45L	Yes \$ 44,496
			ITC + 48E	30% \$ 326,397
			SMUD	N/A \$ -
			BUILD	Yes \$ 376,633
			Total Public & Other "Soft" Funding Sources	\$ 5,163,526

SUMMARY SOURCES & USES				
Construction Sources Over/(Under) Uses:				
Sources:				
Construction Loan	\$	35,685,957		
Public & Other "Soft" Loans & Acc Int	\$	3,900,000		
Tax Credit Equity	\$	5,400,000		
Uses:	\$	44,985,957		
Sources Over/(Under) Uses	\$	-		
Permanent Sources Over/(Under) Uses:				
Sources:				
Perm Debt	\$	6,004,188		
Public & Other "Soft" Loans	\$	4,200,000		
Deferred Interest on "Soft" Loans	\$	216,000		
Other Tax Credits	\$	370,893		
Sustainability Incentives	\$	376,633		
Federal LIHTC Equity	\$	20,993,005		
State LIHTC Equity	\$	15,185,727	\$ 16,104,199	Max state credit equity
Deferred Developer Fee	\$	1,085,193		
GP Capital Contribution	\$	2,399,273		
Pre-Conversion NOI	\$	-		
Uses:	\$	50,830,912		
Sources Over/(Under) Uses	\$	-		

OPERATING EXPENSE BUDGET		89
	Total	Per Unit
Revenue:		
Resident Rent	1,170,120	13,147
Resident Assistance Payments	-	-
Operating Subsidy	-	-
Gross Potential Rent	1,170,120	13,147
Interest Income	-	-
Resident Charges & Income	-	-
Other Income	4,347	49
Total Other Income	4,347	49
Vacancy	(58,723)	(660)
Concessions	-	-
Total Loss	(58,723)	(660)
Total Revenue	1,115,744	12,536
Expenses:		
Administrative		
Advertising	1,000	11
Legal	1,500	17
Accounting/Audit	10,000	112
Security	2,000	22
Other (Misc Admin)	16,970	191
SUBTOTAL	31,470	354
Management		
Management	70,207	789
SUBTOTAL	70,207	789
Utilities		
Fuel	-	-
Gas	-	-
Electricity	3,000	34
Water/Sewer	24,736	278
SUBTOTAL	27,736	312
Payroll		
On-Site Manager	102,850	1,156
Maintenance Personnel	68,720	772
Other (Payroll taxes, workers comp, benefits)	81,311	914
SUBTOTAL	252,881	2,841
Maintenance		
Painting	-	-
Repairs	19,500	219
Trash Removal	12,368	139
Exterminating	2,700	30
Grounds	8,600	97
Elevator	5,000	56
Repair Material and Supplies	22,840	257
SUBTOTAL	71,008	798
Other Operating Expenses		
Other (Property Insurance)	50,000	562
Other (Application/Credit Check Fees)	1,000	11
Other (Resident Council Funds)	2,280	26
Other (Resident Services)	78,000	876
SUBTOTAL	131,280	1,475
Misc. Operating Expenses		
Property Taxes	5,000	56
Replacement Reserve	31,150	350
HCD Monitoring Fee	-	-
NHTF Monitoring Fee	-	-
Issuer Monitoring Fee	4,000	45
SUBTOTAL	40,150	451
Total Expenses	624,732	7,019
Net Operating Income	491,011	5,517
Debt Service -- Other Public Loans	-	-
Debt Service -- Perm Loan	426,966	4,797
Net Cash Flow	917,978	10,314

30-YEAR CASH FLOW PROJECTIONS											
		11	12	13	14	15	16	17	18	19	20
		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Revenue:	% increase										
Residential Gross Potential Revenue	2%	1,426,370	1,454,897	1,483,995	1,513,675	1,543,948	1,574,827	1,606,324	1,638,450	1,671,219	1,704,644
Residential Rental Assistance	2%	-	-	-	-	-	-	-	-	-	-
Other Residential Income	2%	5,299	5,405	5,513	5,623	5,736	5,850	5,967	6,087	6,209	6,333
Less Residential Vacancy/Collection Loss	5%	(71,583)	(73,015)	(74,475)	(75,965)	(77,484)	(79,034)	(80,615)	(82,227)	(83,871)	(85,549)
Commercial Gross Potential Revenue @ \$25/SF/Yr	3%	-	-	-	-	-	-	-	-	-	-
Less Commercial Vacancy/Collection Loss @ 50%		-	-	-	-	-	-	-	-	-	-
Effective Gross Income		1,360,085	1,387,287	1,415,033	1,443,333	1,472,200	1,501,644	1,531,677	1,562,310	1,593,557	1,625,428
Operating Expenses	3%	(839,588)	(864,775)	(890,719)	(917,440)	(944,964)	(973,312)	(1,002,512)	(1,032,587)	(1,063,565)	(1,095,472)
Net Operating Income		520,497	522,512	524,314	525,893	527,237	528,332	529,165	529,723	529,992	529,956
Debt Service -- Perm Loan		(426,966)	(426,966)	(426,966)	(426,966)	(426,966)	(426,966)	(426,966)	(426,966)	(426,966)	(426,966)
(Debt Service Coverage Ratio -- Perm Loan)		1.22	1.22	1.23	1.23	1.23	1.24	1.24	1.24	1.24	1.24
Net Cash Flow Available for Distribution		93,531	95,545	97,348	98,927	100,270	101,365	102,199	102,757	103,025	102,990
Capitalize Operating Subsidy Reserve		-	-	-	-	-	-	-	-	-	-
Distribution of Net Cash Flow:											
LP Asset Management Fee	3.00% \$ 10,000	(13,439)	(13,842)	(14,258)	(14,685)	(15,126)	(15,580)	(16,047)	(16,528)	(17,024)	(17,535)
Deferred Developer Fee	0.00% \$ 1,085,193	(80,092)	(81,703)	(83,090)	(84,241)	(85,144)	-	(0)	-	-	-
GP Partnership Management Fee	3.00% \$ 15,000	-	-	-	-	-	(24,071)	(24,793)	(25,536)	(26,303)	(27,092)
Local Loans	100.00% prorata of 50%	-	-	-	-	-	(30,857)	(30,679)	(30,346)	(29,849)	(29,181)
HCD Loans	0.00% prorata of 50%	-	-	-	-	-	-	-	-	-	-
Incentive Management Fee (GPs)	90.00%	-	-	-	-	-	(27,772)	(27,612)	(27,311)	(26,864)	(26,263)
Limited Partner	99.99%	-	-	-	-	-	(3,085)	(3,068)	(3,034)	(2,985)	(2,918)
MGP	0.005%	-	-	-	-	-	(0)	(0)	(0)	(0)	(0)
AGP	0.005%	-	-	-	-	-	(0)	(0)	(0)	(0)	(0)

