

# Initial Gap

## DELMAR DIVINE RESIDENTIAL SCHEDULE OF SOURCES AND USES OF CAPITAL FUNDS

### SOURCES OF FUNDS

Federal HTC equity	\$3,511,000
State HTC equity	4,786,000
First mortgage – HUD *	10,000,000
Gap/(surplus)	6,050,000

Total Sources Of Funds	\$24,347,000
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### USES OF FUNDS

Acquisition	\$388,000
Direct Construction & Design Costs	19,654,000
Development fee	1,987,000
Financing Costs	999,000
Soft Costs	531,000
Reserves	788,000

Total Uses Of Funds	\$24,347,000
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Note: Fannie Mae and Freddie Mac are alternatives to HUD

# Closing Gap

## DELMAR DIVINE RESIDENTIAL SCHEDULE OF SOURCES AND USES OF CAPITAL FUNDS

### SOURCES OF FUNDS

Federal HTC equity	\$3,511,000
State HTC equity	4,786,000
Federal 4% LIHTC equity	7,500,000
First mortgage - HUD	8,000,000
Gap/(surplus)	896,000
 Total Sources Of Funds	 \$24,693,000

### USES OF FUNDS

Acquisition	\$388,000
Direct Construction & Design Costs	20,000,000
Development fee	1,987,000
Financing Costs	999,000
Soft Costs	531,000
Reserves	788,000
 Total Uses Of Funds	 \$24,693,000

# Final Project

## DELMAR DIVINE RESIDENTIAL SCHEDULE OF SOURCES AND USES OF CAPITAL FUNDS

### SOURCES OF FUNDS

Federal HTC equity	\$3,511,000
State HTC equity	4,786,000
Federal 4% LIHTC equity	7,500,000
MSD grant	225,000
First mortgage - HUD	8,000,000
Deferred developer fee	671,000
Gap/(surplus)	0
 Total Sources Of Funds	 \$24,693,000

### USES OF FUNDS

Acquisition	\$388,000
Direct Construction & Design Costs	20,000,000
Development fee	1,987,000
Financing Costs	999,000
Soft Costs	531,000
Reserves	788,000
 Total Uses Of Funds	 \$24,693,000

# Initial Gap

## DELMAR DIVINE COMMERCIAL SCHEDULE OF SOURCES AND USES OF CAPITAL FUNDS

### SOURCES OF FUNDS

Federal HTC equity	\$3,588,000
SHTC member equity	4,799,000
First mortgage -	12,000,000
Gap/(surplus)	6,566,000
 Total Sources Of Funds	 \$26,953,000

### USES OF FUNDS

Acquisition	\$834,000
Direct Construction & Design Costs	21,608,000
Development fee	2,484,000
Financing Costs	580,000
Soft Costs	1,447,000
 Total Uses Of Funds	 \$26,953,000

# Closing Gap

## DELMAR DIVINE COMMERCIAL SCHEDULE OF SOURCES AND USES OF CAPITAL FUNDS

### SOURCES OF FUNDS

Federal HTC equity	\$3,588,000
SHTC member equity	4,799,000
First mortgage -	12,000,000
NMTC equity	4,202,000
Gap/(surplus)	3,103,000
 Total Sources Of Funds	 \$27,692,000

### USES OF FUNDS

Acquisition	\$834,000
Direct Construction & Design Costs	21,608,000
Development fee	2,484,000
Financing Costs	657,000
Soft Costs	1,697,000
Reserves	412,000
 Total Uses Of Funds	 \$27,692,000

# Final Project

## DELMAR DIVINE COMMERCIAL SCHEDULE OF SOURCES AND USES OF CAPITAL FUNDS

### SOURCES OF FUNDS

Federal HTC equity	\$3,588,000
SHTC member equity	4,799,000
First mortgage -	12,000,000
Additional first mortgage *	2,000,000
NMTC equity	4,202,000
Deferred developer fee	1,103,000
Gap/(surplus)	0
 Total Sources Of Funds	 \$27,692,000

### USES OF FUNDS

Acquisition	\$834,000
Direct Construction & Design Costs	21,608,000
Development fee	2,484,000
Financing Costs	657,000
Soft Costs	1,697,000
Reserves	412,000
 Total Uses Of Funds	 \$27,692,000

Note: Additional first mortgage from negotiating a longer amortization period

# Additional Sources

- Split contingency with general contractor
- City and County Block Grants
- Tax Abatement
- AHAP Credits / Neighborhood Assistance Program / Youth Opportunities Prevention Act
- Brownfield Remediation Program
- State LIHTC / 9% Federal LIHTC
- Non-Union Labor

# Debt Constant

1,000,000 **Rental Income**

(70,000) **Vacancy 7%**

(10,000) **Bad debt 1%**

920,000 **Net Income**

40,000 **Insurance**

100,000 **Utilities**

80,000 **Repairs and Maintenance**

45,000 **General and Administrative**

40,000 **Management Fee**

20,000 **Real Estate Taxes**

25,000 **Replacement Reserve**

350,000 **Total Expenses**

570,000 **NOI**

0.833 **DSCR**

474,998 **Effective NOI**

474,998 **Effective NOI**

6.00% **Rate**

240 **Term**

8.59% **Debt Constant**

5,530,000 **Principal Amount**

474,998 **Effective NOI**

6.00% **Rate**

360 **Term**

7.20% **Debt Constant**

6,600,000 **Principal Amount**

474,998 **Effective NOI**

6.00% **Rate**

480 **Term**

6.61% **Debt Constant**

7,190,000 **Principal Amount**