

Development Financing					PRA	
					Maximum Rates	
HTF/HOME		1,500,000	11.84%		50% or \$1.5 million	
CDBG		0	0.00%			
Limited Partner Equity		10,398,666	82.07%			
Deferred Developer's Fee		772,556	6.10%			
Other		0	0.00%		\$	-
	Total Financing	\$ 12,671,222	100.00%			
Development Costs					PRA	
					Maximum Rates	
Construction Costs						
General Requirements		\$ 443,622				
Site Improvements		1,250,000				
Structures		6,143,700				
Bond Premium		85,750				
Builders Profit & Overhead		626,985				
Construction Contingency		257,252	3.00%		2.5% (nc)/5.0%(rehab) - 10.0%	
Buidling Permit		25,000				
Other:						
	Total Construction Costs	\$ 8,832,309				
Soft Costs						
Architectural - Design		\$ 331,211			\$ 331,212	ok
Architectural - Supervision		110,403			\$ 110,404	ok
Engineering Fees		70,400				
Environmental Assessment		3,000				
Soil Borings/Structural Report		12,500				
Survey		12,300				
Traffic Study		2,288				
Real Estate Taxes		8,766				
Construction Insurance		39,100				
Title & Recording		50,000				
Market Study/Appraisal		6,500				
Energy Audit/Testing (HERS & Enterprise		22,500				
Legal - Development		40,000			\$ 40,000	ok
Accounting		0				
Cost Certification		15,000				
Rent-Up/Marketing		42,000			\$ 146,617	ok
Furniture & Decoration		35,000				
Subsidy Layering Review Fee		2,000				
Utility/Tap in Hook up and Municipal		43,000				
Security		20,000				
Zoning		2,000				

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<i>Soft Costs Subtotal</i>		\$ 867,968						
<i>Financing fees</i>								
PHFA Fees		\$ 10,500						
PHFA Closing		0						
Tax Credit Allocation Fee		63,672						
Loan Fees -		0						
<i>Financing Fees Subtotal</i>		\$ 74,172						
<i>Total Soft Costs</i>		\$ 942,140				\$ 1,954,890		ok

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HOME Maximum Subsidy									
Maximum 221(d) 3 limit		\$	273,019	per unit	allowable				
OHCD HOME Funding		\$	42,857	per unit					
Developer's Fee Analysis/Maximum Developer's Fee Allowable for Project									
Total Replacement Cost		\$	9,774,449						
less acquisition costs			-						
Basis for Developer's Fee ==>		\$	9,774,449						
Total Fee Allowable		\$	977,445				Waiver Required?		
Developer Fee for Project		\$	1,750,000		Allowable		NO		
less reinvested dev. Fee		\$	(772,556)						
Net Developer's Fee for Project		\$	977,444						
		\$	1						
Scope of Construction: (rehab or nc)	rehab	Elevator in Building? (yes or no)	no						
Reviewed and confirmed by: _____ Date: _____									
If your project is a Non-Elevator Building, please cut and paste the below 221(d) limits into cells D96 through D 100:									
		\$	170,378						
		\$	196,447						
		\$	236,922						
		\$	303,268						
		\$	337,852						