

# 24166 Braniff Lofts - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 27, 2024

PROPERTY IDENTIFICATION		RECOMMENDATION					KEY PRINCIPALS / SPONSOR			
Application #	24166	TDHCA Program	Request	Recommended			PWA Coalition of Dallas, Inc NP (95%GP, 10% Developer) Sycamore Strategies (5% GP, 90% Developer, Guarantor) Zachary Krochtengel, Jessica Krochtengel			
Development	Braniff Lofts	LIHTC (9% Credit)	\$2,000,000	\$0	\$/Unit	\$0.00				
City / County	Dallas / Dallas									
Region/Area	3 / Urban									
Population	Supportive Housing									
Set-Aside	General									
Activity	Adaptive Re-Use									
							Related Parties	Contractor - TBD	Seller -	No

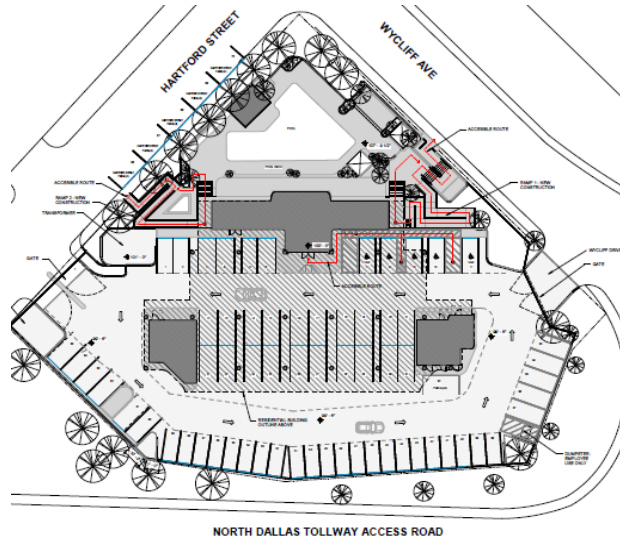
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	12	25%	20%	-	0%
1	36	75%	30%	10	21%
2	-	0%	40%	-	0%
3	-	0%	50%	29	60%
4	-	0%	60%	9	19%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	N/A	Expense Ratio	78.0%
Breakeven Occ.	72.1%	Breakeven Rent	\$640
Average Rent	\$822	B/E Rent Margin	\$182
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$7,155/unit	Controllable	\$4,179/unit

SITE PLAN

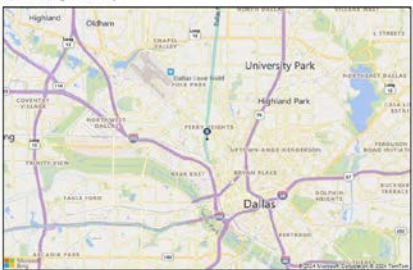


MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	0.4%		
Highest Unit Capture Rate	2%	1 BR/50%	23
Dominant Unit Cap. Rate	2%	1 BR/50%	23
Premiums (↑80% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on SCR	
Avg. Unit Size	598 SF	Density	50.0/acre
Acquisition		\$167K/unit	\$8,000K
Building Cost	\$348.46/SF	\$209K/unit	\$10,010K
Hard Cost		\$266K/unit	\$12,770K
Total Cost		\$680K/unit	\$32,646K
Developer Fee	\$3,363K	(58% Deferred)	Paid Year: 41
Contractor Fee	\$1,216K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
					City of Dallas	40/0	0.00%	\$7,000,000		Hunt Capital Partners LIHTC	\$16,266,508	
					City of Dallas	0/0	0.00%	\$500		Hunt Capital Partners Fed HTC	\$3,295,630	
										Hunt Capital Partners-State HTC	\$4,119,537	
										Sycamore Strategies, LLC	\$1,963,705	
										TOTAL EQUITY SOURCES	\$25,645,379	
										TOTAL DEBT SOURCES	\$7,000,500	
TOTAL DEBT (Must Pay)			\$0		CASH FLOW DEBT / GRANTS			\$7,000,500		TOTAL CAPITALIZATION		\$32,645,879

RISK PROFILE		NOT RECOMMENDED DUE TO THE FOLLOWING		
STRENGTHS/MITIGATING FACTORS		<p>Per § 11.302(e)(1)(C), building acquisition cost included in eligible basis is limited to the appraised value of the buildings, exclusive of land value. Applicant submitted an appraisal with a total as-is value of \$5.23M. The Appraiser valued the land at \$5.23M and attributed no value to the building; therefore, no acquisition cost is included in basis.</p> <p>Applicant's development cost schedule includes \$3,686,400 as eligible acquisition cost for the building; when we apply the above rule and remove the \$3.69M from basis, this generates an annual credit cut of \$108,356, generating \$931,772 less in equity. In order to balance sources and uses, the deferred fee would increase by that amount, but cannot be repaid within 15 year from cash flow (-\$705,306 15-year cumulative cash flow). This renders the deal infeasible and is not recommended for a tax credit award.</p> <p>It should be noted that the \$3,832,511 in Federal Historic Tax Credits were not removed from basis due to the Applicant self limiting eligible building cost by \$5.5M for scoring purposes. Also, to maximize the cash flow, if we assumed the maximum allowed \$30/unit secondary income, the 15-year cash flow would still be negative by \$487k, and deferred fee could not repay within the 15 years.</p>		
<ul style="list-style-type: none"> <li>Proximity to highways, employment, Dallas CBD</li> <li>Located in Oak Lawn/Turtle Creek neighborhood an</li> </ul>				
WEAKNESSES/RISKS				
AREA MAP		APPRaised VALUE		
		Appraiser: Integra Realty Resources Date: 2/29/2024		
		Land as Vacant: 0.96 acres	\$5,230,000	Per Unit: \$108,958
		Existing Buildings: (as-is)	\$0	Per Unit: \$0
		Land + Buildings: (as-is)	\$5,230,000	Per Unit: \$108,958
		<b>Total Development: (as-is)</b>	<b>\$5,230,000</b>	<b>Per Unit: \$108,958</b>
Comments:				
Applicant submitted Appraisal with land value of \$5.23M and an As-Is value of \$5.23M. The appraiser valued the building at \$0 and therefore no acquisition costs are included in eligible basis.				



### DEVELOPMENT IDENTIFICATION

TDHCA Application #: 24166 Program(s): 9% HTC

Braniff Lofts

Address/Location: 2801 Wycliff Ave

City: Dallas County: Dallas Zip: 75219

Population: Supportive Housing Program Set-Aside: General Area: Urban

Activity: Adaptive Re-Use Building Type: Mid-Rise (Over 5 Stories) Region: 3

Analysis Purpose: New Application - Initial Underwriting

### ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION						
	Amount	Int. Rate	Amort	Term	Amount	Int. Rate	Amort	Perm. Term	Perm Lien	Const. Term	Const Lien
LIHTC (9% Credit)	\$2,000,000				\$0						

### NOT RECOMMENDED DUE TO THE FOLLOWING

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Applicant's development cost schedule includes \$3,686,400 as eligible acquisition cost for the building; when we apply the above rule and remove the \$3.69M from basis, this generates an annual credit cut of \$108,356, and reduces equity by \$931,772. In order to balance sources and uses, the deferred fee would need to increase by that amount, however the fee cannot be repaid within 15 year from cash flow (-\$705,306 15-year cumulative cash flow). This renders the deal infeasible and therefore is not recommended for a tax credit award.

It should be noted that the \$3,832,511 in Federal Historic Tax Credits were not removed from basis due to the Applicant self limiting eligible building cost by \$5.5M for scoring purposes. Also, to maximize the cash flow, if we assumed the maximum allowed \$30/unit secondary income, the 15-year cash flow would still be negative by \$487k, and deferred fee could not repay within the 15 years.

## APPRAISED VALUE

Appraiser: Integra Realty Resources

Date: 2/29/2024

Land as Vacant: 0.96 acres	<u>\$5,230,000</u>	Per Unit:	<u>\$108,958</u>
Existing Buildings: (as-is)	<u>\$0</u>	Per Unit:	<u>\$0</u>
Land + Buildings: (as-is)	<u>\$5,230,000</u>	Per Unit:	<u>\$108,958</u>
<b>Total Development: (as-is)</b>	<u><b>\$5,230,000</b></u>	Per Unit:	<u><b>\$108,958</b></u>

Comments:

Applicant submitted Appraisal with land value of \$5.23M and an As-Is value of \$5.23M. The appraiser valued the building at \$0 and therefore no acquisition costs are included in eligible basis.

Underwriter: Eric Weiner

Manager of Real Estate Analysis: Gregg Kazak

Director of Real Estate Analysis: Jeanna Adams

UNIT MIX/RENT SCHEDULE
<i>Braniff Lofts, Dallas, 9% HTC #24166</i>

LOCATION DATA	
CITY:	Dallas
COUNTY:	Dallas
Area Median Income	\$105,600
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	12	25.0%	0	0	0	0
1	36	75.0%	0	0	0	0
2	-	0.0%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
<b>TOTAL</b>	<b>48</b>	<b>100.0%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	598 sf

<b>48%</b>	<b>Income</b>	20%	30%	40%	50%	60%	70%	80%	EO / MR	<b>TOTAL</b>
<b>Average</b>	<b># Units</b>	-	10	-	29	9	-	-	-	<b>48</b>
<b>Income</b>	<b>% Total</b>	0.0%	20.8%	0.0%	60.4%	18.8%	0.0%	0.0%	0.0%	<b>100.0%</b>

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$541	4	0	1	441	\$541	\$76	\$465	\$0	\$1.05	\$465	\$1,860	\$1,860	\$465	\$1.05	\$0	\$1,274	\$2.89	\$1,274
TC 50%	\$902	6	0	1	466	\$902	\$76	\$826	\$0	\$1.77	\$826	\$4,956	\$4,956	\$826	\$1.77	\$0	\$1,312	\$2.81	\$1,312
TC 60%	\$1,083	2	0	1	466	\$1,083	\$76	\$1,007	\$0	\$2.16	\$1,007	\$2,014	\$2,014	\$1,007	\$2.16	\$0	\$1,312	\$2.81	\$1,312
TC 30%	\$580	4	1	1	586	\$580	\$89	\$491	\$0	\$0.84	\$491	\$1,964	\$1,964	\$491	\$0.84	\$0	\$1,393	\$2.38	\$1,393
TC 30%	\$580	2	1	1	658	\$580	\$89	\$491	\$0	\$0.75	\$491	\$982	\$982	\$491	\$0.75	\$0	\$1,487	\$2.26	\$1,487
TC 50%	\$966	4	1	1	601	\$966	\$89	\$877	\$0	\$1.46	\$877	\$3,508	\$3,508	\$877	\$1.46	\$0	\$1,418	\$2.36	\$1,418
TC 50%	\$966	19	1	1	658	\$966	\$89	\$877	\$0	\$1.33	\$877	\$16,663	\$16,663	\$877	\$1.33	\$0	\$1,487	\$2.26	\$1,487
TC 60%	\$1,160	3	1	1	658	\$1,160	\$89	\$1,071	\$0	\$1.63	\$1,071	\$3,213	\$3,213	\$1,071	\$1.63	\$0	\$1,487	\$2.26	\$1,487
TC 60%	\$1,160	4	1	1	673	\$1,160	\$89	\$1,071	\$0	\$1.59	\$1,071	\$4,284	\$4,284	\$1,071	\$1.59	\$0	\$1,552	\$2.31	\$1,552
<b>TOTALS/AVERAGES:</b>		<b>48</b>			<b>28,727</b>				<b>\$0</b>	<b>\$1.37</b>	<b>\$822</b>	<b>\$39,444</b>	<b>\$39,444</b>	<b>\$822</b>	<b>\$1.37</b>	<b>\$0</b>	<b>\$1,432</b>	<b>\$2.39</b>	<b>\$1,432</b>

<b>ANNUAL POTENTIAL GROSS RENT:</b>	<b>\$473,328</b>	<b>\$473,328</b>	
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\*MFDL units float among Unit Types

<b>STABILIZED PRO FORMA</b>
<i>Braniff Lofts, Dallas, 9% HTC #24166</i>

STABILIZED FIRST YEAR PRO FORMA													
COMPARABLES				APPLICANT				TDHCA				VARIANCE	
Database	TX Support Hsg<104 units			% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$1.37	\$822	\$473,328	\$473,328	\$822	\$1.37		0.0%	\$0
late fees, app fees, retained deposits						\$5.00	\$2,880						
Total Secondary Income						\$5.00		\$2,880	\$5.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$476,208	\$476,208				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI		(35,716)	(35,716)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$440,492	\$440,492				0.0%	\$0

General & Administrative	\$25,709	\$536/Unit	\$27,378	\$570	5.72%	\$0.88	\$525	\$25,200	\$25,709	\$536	\$0.89	5.84%	-2.0%	(509)
Management	\$25,932	5.8% EGI	\$22,890	\$477	5.00%	\$0.77	\$459	\$22,025	\$22,025	\$459	\$0.77	5.00%	0.0%	-
Payroll & Payroll Tax	\$52,088	\$1,085/Unit	\$116,493	\$2,427	23.18%	\$3.55	\$2,127	\$102,100	\$102,100	\$2,127	\$3.55	23.18%	0.0%	-
Repairs & Maintenance	\$43,172	\$899/Unit	\$40,394	\$842	10.20%	\$1.56	\$936	\$44,927	\$33,600	\$700	\$1.17	7.63%	33.7%	11,327
Electric/Gas	\$11,110	\$231/Unit	\$8,531	\$178	1.91%	\$0.29	\$175	\$8,400	\$8,531	\$178	\$0.30	1.94%	-1.5%	(131)
Water, Sewer, & Trash	\$31,964	\$666/Unit	\$30,630	\$638	7.10%	\$1.09	\$652	\$31,296	\$30,630	\$638	\$1.07	6.95%	2.2%	666
Property Insurance	\$31,692	\$1.10 /sf	\$38,926	\$811	8.48%	\$1.30	\$778	\$37,345	\$37,345	\$778	\$1.30	8.48%	0.0%	-
Property Tax (@ 0%) 2.2948	\$30,265	\$631/Unit	\$29,451	\$614	0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
Reserve for Replacements					4.90%	\$0.75	\$450	\$21,600	\$21,600	\$450	\$0.75	4.90%	0.0%	-
Supportive Services					13.62%	\$2.09	\$1,250	\$60,000	\$60,000	\$1,250	\$2.09	13.62%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.44%	\$0.07	\$40	\$1,920	\$1,920	\$40	\$0.07	0.44%	0.0%	-
TOTAL EXPENSES					80.55%	\$12.35	\$7,392	\$354,813	\$343,459	\$7,155	\$11.96	77.97%	3.3%	\$ 11,353
NET OPERATING INCOME ("NOI")					19.45%	\$2.98	\$1,785	\$85,680	\$97,033	\$2,022	\$3.38	22.03%	-11.7%	\$ (11,353)

CONTROLLABLE EXPENSES		\$4,415/Unit		\$4,179/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Braniff Lofts, Dallas, 9% HTC #24166

		DEBT / GRANT SOURCES													
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
DEBT (Must Pay)	Fee														
CASH FLOW DEBT / GRANTS															
City of Dallas		#DIV/0!	#DIV/0!		0.00%	0	40.0	\$7,000,000	\$7,000,000	40.0	0.0	0.00%			21.4%
City of Dallas		#DIV/0!	#DIV/0!		0.00%	0	0.0	\$500	\$500	0.0	0.0	0.00%			0.0%
				\$0	TOTAL DEBT / GRANT SOURCES			\$7,000,500	\$7,000,500	TOTAL DEBT SERVICE			\$0		21.4%
NET CASH FLOW		\$97,033	\$85,680	TDHCA   NET OPERATING INCOME   \$97,033   \$97,033   NET CASH FLOW											

EQUITY / DEFERRED FEES	EQUITY SOURCES										
	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Hunt Capital Partners LIHTC	LIHTC Equity	52.7%	\$2,000,000	\$0.86	\$17,198,280	\$16,266,508	\$0.86	\$1,891,644	49.8%	\$39,409	Eligible Basis
Hunt Capital Partners Fed HTC	Federal Historic Credits	10.1%		\$0.86	\$3,295,630	\$3,295,630	\$0.86		10.1%		
Hunt Capital Partners-State HTC	State Historic Credits	12.6%		\$0.86	\$4,119,537	\$4,119,537	\$0.86		12.6%		
Sycamore Strategies, LLC	Deferred Developer Fees	3.2%	(31% Deferred)		\$1,043,286	\$1,963,705	(58% Deferred)		6.0%	Total Developer Fee: \$3,363,346	
Additional (Excess) Funds Req'd		0.0%				(\$0)			0.0%		
TOTAL EQUITY SOURCES		78.6%			\$25,656,732	\$25,645,379			78.6%		
TOTAL CAPITALIZATION					\$32,657,232	\$32,645,879	15-Yr Cash Flow after Deferred Fee:			(\$705,306)	

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs			Eligible Basis		Total Costs				
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition				%	\$
Land Acquisition			\$ / Unit	\$0	\$8,000,000	\$166,667 / Unit					-100.0%	(\$8,000,000)
Building Acquisition	\$3,686,400		\$166,667 / Unit	\$8,000,000	\$0	\$ / Unit		\$0			0.0%	\$8,000,000
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit		\$0			0.0%	\$0
Site Work		\$1,146,526	\$23,886 / Unit	\$1,146,526	\$1,146,526	\$23,886 / Unit	\$1,146,526				0.0%	\$0
Site Amenities		\$1,005,000	\$20,938 / Unit	\$1,005,000	\$1,005,000	\$20,938 / Unit	\$1,005,000				0.0%	\$0
Building Cost		\$4,500,000	\$348.46 /sf	\$208,544/Unit	\$10,010,099	\$10,010,099	\$208,544/Unit	\$348.46 /sf	\$4,500,000		0.0%	\$0
Contingency		\$441,603	6.64%	5.00%	\$608,081	\$608,081	5.00%	6.64%	\$441,603		0.0%	\$0
Contractor Fees		\$945,030	13.32%	9.52%	\$1,216,172	\$1,216,172	9.52%	13.32%	\$945,030		0.0%	\$0
Soft Costs	\$0	\$2,392,631	\$51,930 / Unit	\$2,492,631	\$2,492,631	\$51,930 / Unit	\$2,392,631		\$0		0.0%	\$0
Financing	\$0	\$3,042,455	\$92,928 / Unit	\$4,460,565	\$4,460,565	\$92,928 / Unit	\$3,042,455		\$0		0.0%	\$0
Developer Fee	#DIV/0!	\$737,280	2,626,066	19.49%	17.56%	\$3,363,346	\$3,363,346	17.56%	20.00%	\$2,694,649	\$0	\$0
Reserves			12 Months	\$354,813	\$343,459	12 Months					3.3%	\$11,353
<b>TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)</b>		<b>\$4,423,680</b>	<b>\$16,099,310</b>		\$680,359 / Unit	<b>\$32,657,232</b>	<b>\$32,645,879</b>	\$680,122 / Unit	<b>\$16,167,893</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$11,353</b>
Acquisition Cost		(\$3,686,400)				\$0						
Contingency			\$0			\$0						
Contractor's Fee			\$0			\$0						
Financing Cost			\$0									
Developer Fee	#DIV/0!	(\$737,280)	\$68,583	20.00%		\$0						
Reserves						(\$11,353)						
<b>ADJUSTED BASIS / COST</b>		<b>\$0</b>	<b>\$16,167,893</b>		\$680,122/unit	<b>\$32,645,879</b>	<b>\$32,645,879</b>	\$680,122/unit	<b>\$16,167,893</b>	<b>\$0</b>	<b>0.0%</b>	<b>(\$0)</b>
<b>TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA</b>						<b>\$32,645,879</b>						

**CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS**

*Braniff Lofts, Dallas, 9% HTC #24166*

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
<b>ADJUSTED BASIS</b>	\$0	\$16,167,893	\$0	\$16,167,893
Deduction of Federal HTC	\$0		\$0	\$0
<b>TOTAL ELIGIBLE BASIS</b>	\$0	\$16,167,893	\$0	\$16,167,893
High Cost Area Adjustment		130%		130%
<b>TOTAL ADJUSTED BASIS</b>	\$0	\$21,018,262	\$0	\$21,018,262
Applicable Fraction	100.00%	100.00%	100%	100%
<b>TOTAL QUALIFIED BASIS</b>	\$0	\$21,018,262	\$0	\$21,018,262
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
<b>ANNUAL CREDIT ON BASIS</b>	\$0	\$1,891,644	\$0	\$1,891,644
<b>CREDITS ON QUALIFIED BASIS</b>	\$1,891,644		\$1,891,644	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8599	Variance to Request	
			Credit Allocation	Credits	Proceeds
<b>Eligible Basis</b>	\$1,891,644	\$16,266,508	\$1,891,644	(\$108,356)	(\$931,772)
<b>Needed to Fill Gap</b>	\$2,120,004	\$18,230,212	----	----	----
<b>Applicant Request</b>	\$2,000,000	\$17,198,280	----	----	----



## Long-Term Pro Forma

*Braniff Lofts, Dallas, 9% HTC #24166*

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$440,492	\$449,302	\$458,288	\$467,454	\$476,803	\$526,429	\$581,220	\$641,714	\$708,504	\$782,246	\$863,663	\$953,554
TOTAL EXPENSES	3.00%	\$343,459	\$353,543	\$363,925	\$374,613	\$385,618	\$445,721	\$515,260	\$595,724	\$688,836	\$796,595	\$921,313	\$1,065,671
<b>NET OPERATING INCOME ("NOI")</b>		<b>\$97,033</b>	<b>\$95,759</b>	<b>\$94,364</b>	<b>\$92,841</b>	<b>\$91,185</b>	<b>\$80,708</b>	<b>\$65,960</b>	<b>\$45,991</b>	<b>\$19,668</b>	<b>(\$14,349)</b>	<b>(\$57,650)</b>	<b>(\$112,117)</b>
EXPENSE/INCOME RATIO		78.0%	78.7%	79.4%	80.1%	80.9%	84.7%	88.7%	92.8%	97.2%	101.8%	106.7%	111.8%
<b>MUST -PAY DEBT SERVICE</b>													
TOTAL DEBT SERVICE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ANNUAL CASH FLOW</b>		<b>\$97,033</b>	<b>\$95,759</b>	<b>\$94,364</b>	<b>\$92,841</b>	<b>\$91,185</b>	<b>\$80,708</b>	<b>\$65,960</b>	<b>\$45,991</b>	<b>\$19,668</b>	<b>(\$14,349)</b>	<b>(\$57,650)</b>	<b>(\$112,117)</b>
Deferred Developer Fee Balance		\$1,866,672	\$1,770,913	\$1,676,549	\$1,583,708	\$1,492,523	\$1,066,490	\$705,306	\$433,113	\$279,335	\$258,462	\$258,462	\$258,462
<b>CUMULATIVE NET CASH FLOW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$21,206)</b>	<b>(\$218,785)</b>	<b>(\$665,552)</b>