

**Real Estate Analysis Division**

April 22, 2025

Addendum to Underwriting ReportTDHCA Application #: **19471**Program(s): **4% HTC****Austin Manor Apartment Homes**Address/Location: Bellingham and Boyce Rd, Austin ETJ, TX 78653City: Austin ETJCounty: TravisZip: 78653

	APPLICATION HISTORY
Report Date	PURPOSE
04/22/25	Amendment Memo
01/08/20	New Application - Initial Underwriting

ALLOCATION

TDHCA Program	Previous Allocation				RECOMMENDATION				
	Amount	Rate	Amort	Term	Amount	Rate	Amort	Term	Lien
LIHTC (4% Credit)	\$2,241,134				\$3,785,248				

CONDITIONS STATUS

- Receipt and acceptance before Determination Notice:
 - Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to no longer be in the floodplain.

Status: Sponsor provided a certification letter dated 1/20/20 that meets our requirement.
Condition cleared.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	43
60% of AMI	60% of AMI	237

ANALYSIS

Applicant has received an allocation of tax-exempt volume cap. The cap is allocated under Priority 1b which requires a change in income and rent targeting from 100% at 60% AMI to 85% at 60% AMI and 15% at 30% AMI. Development costs increased by \$23M and Applicant is requesting additional 4% Housing Tax Credits.

Operating Pro Forma

Forty-three (43) or 15.4% of the 280 total units are being Set Aside at a 30% AMI level as required under Priority 1b bond volume cap. Although these units have lower rent and income limits, the overall change from the initial underwriting with 2019 program rents to 2024 program rents increased overall income by \$885K (25%). Expenses increased by \$287K (24%) primarily due to a \$190K increase in insurance expense. Applicant budgeted \$300/unit (\$84K) in Reserves for Replacements, but the new loan and equity term sheets reference a requirement of \$250/unit, which would be \$70K. However, the \$14K difference is not enough to shift the underwriting analysis to TDHCA's assumed expense numbers.

Net Operating Income increased by \$598K (25%).

The 15-year residual cash flow is \$6.8M after deferred developer fee is paid off in year 9.

Development Cost

Building costs increased by \$11.6M (44%) from \$95K/unit to \$134K/unit as compared to original Underwriting. Overall Development costs increased \$24M (42%). The increase is comprised of \$200K for land acquisition, \$10K for closing costs, \$1.4M for site work, \$955K for amenities, \$11.6M for building costs, a decrease of \$853K in contingency, \$1.8M in contractor fees, \$1M in soft costs, \$5M in financing costs, \$3.2M in developer fees and \$100K in reserves.

TDHCA's estimated development costs were calculated based on the schedule of values in the Contractor's Application for Payment submitted 1/10/2025. TDHCA's total development cost estimate varied less than 1% from Applicant's budget, so Applicant's costs were used in the analysis.

Sources of Funds

Applicant applied for an increased allocation of tax exempt volume cap increasing the bond amount by \$5M to \$42M. The interest rate increased from 4.25% to 5% since the first underwriting report was issued in 2019.

Underwriter is recommending adjustments to Eligible Basis of \$77K in contractor's fee, \$2.13M in financing costs and \$405K in developer's fee, resulting in an overall annual tax credit allocation reduction of \$135,836. Sources from equity proceeds are adjusted \$1.2M, assuming a \$0.91 credit price. The adjustment increases the deferred developer fee which can still be paid in Year 9.

Eligible contractor's fee was adjusted since it exceeded 14%. Eligible financing cost was limited to two years of interim construction interest per REA rules. The reduction of eligible contractor's fee and eligible financing cost impacted the amount of Developer Fee earned by \$405K.

Underwriter recommends Applicant's request to change the Set Asides for the LIHTC income and rent limits from 100% at 60% of AMI to 85% at 60% AMI and 15% at 30% AMI.

The Underwriter also recommends that the allocation of 4% Housing Tax Credits be increased from \$2,241,134 to \$3,785,248 as determined by eligible basis.

Underwriter:	<u>Eric Weiner</u>
Manager of Real Estate Analysis:	<u>Gregg Kazak</u>
Director of Real Estate Analysis:	<u>Jeanna Adams</u>

UNIT MIX/RENT SCHEDULE

Austin Manor Apartment Homes, Austin ETJ, 4% HTC #19471

LOCATION DATA	
CITY:	Austin ETJ
COUNTY:	Travis
Area Median Income	\$126,000
PROGRAM REGION:	7

UNIT DISTRIBUTION							
# Beds	# Units	% Total	Assisted	MDL	Income	# Units	% Total
Eff	32	11.4%	0	0	20%	-	0.0%
1	120	42.9%	0	0	30%	43	15.4%
2	80	28.6%	0	0	40%	-	0.0%
3	48	17.1%	0	0	50%	-	0.0%
4	-	0.0%	0	0	60%	237	84.6%
5	-	0.0%	0	0	70%	-	0.0%
					80%	-	0.0%
					MR	-	0.0%
TOTAL	280	100.0%	-	-	TOTAL	280	100.0%

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	4.00%
Average Unit Size	904 sf

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		Mkt Analyst	
TC 30%	\$661	6	0	1	560	\$661	\$42	\$619	\$0	\$1.11	\$619	\$3,714	\$3,714	\$619	\$1.11	\$0	\$1,323	\$2.36	\$1,323	
TC 60%	\$1,323	26	0	1	560	\$1,323	\$42	\$1,281	\$0	\$2.29	\$1,281	\$33,306	\$33,306	\$1,281	\$2.29	\$0	\$1,323	\$2.36	\$1,323	
TC 30%	\$708	18	1	1	727	\$708	\$56	\$652	\$0	\$0.90	\$652	\$11,736	\$11,736	\$652	\$0.90	\$0	\$1,417	\$1.95	\$1,417	
TC 60%	\$1,417	102	1	1	727	\$1,417	\$56	\$1,361	\$0	\$1.87	\$1,361	\$138,822	\$138,822	\$1,361	\$1.87	\$0	\$1,417	\$1.95	\$1,417	
TC 30%	\$850	12	2	2	1,080	\$850	\$71	\$779	\$0	\$0.72	\$779	\$9,348	\$9,348	\$779	\$0.72	\$0	\$1,701	\$1.58	\$1,701	
TC 60%	\$1,701	68	2	2	1,080	\$1,701	\$71	\$1,630	\$0	\$1.51	\$1,630	\$110,840	\$110,840	\$1,630	\$1.51	\$0	\$1,701	\$1.58	\$1,701	
TC 30%	\$982	7	3	2	1,281	\$982	\$88	\$894	\$0	\$0.70	\$894	\$6,258	\$6,258	\$894	\$0.70	\$0	\$1,965	\$1.53	\$1,965	
TC 60%	\$1,965	41	3	2	1,281	\$1,965	\$88	\$1,877	\$0	\$1.47	\$1,877	\$76,957	\$76,957	\$1,877	\$1.47	\$0	\$1,965	\$1.53	\$1,965	
TOTALS/AVERAGES:		280				253,048				\$0	\$1.55	\$1,396	\$390,981	\$390,981	\$1,396	\$1.55	\$0	\$1,581	\$1.75	\$1,581

ANNUAL POTENTIAL GROSS RENT:	\$4,691,772	\$4,691,772	
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STABILIZED PRO FORMA
<i>Austin Manor Apartment Homes, Austin ETJ, 4% HTC #19471</i>

STABILIZED FIRST YEAR PRO FORMA															
COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
Database	HTC Comps			% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$1.55	\$1,396	\$4,691,772	\$3,768,864	\$3,768,864	\$4,691,772	\$1,396	\$1.55		0.0%	\$0
Forfeitures and late fees						\$20.00	\$67,200	33,600							
Vending, Damage, pet rent						\$10.00	\$33,600	33,600							
Total Secondary Income						\$30.00			67,200	\$100,800	\$30.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$4,792,572	\$3,836,064	\$3,836,064	\$4,792,572				0.0%	\$0
Vacancy & Collection Loss						7.5% PGI	(359,443)	(287,705)	(287,705)	(359,443)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$4,433,129	\$3,548,359	\$3,548,359	\$4,433,129				0.0%	\$0

General & Administrative	\$121,082	\$432/Unit	\$145,931	\$521	1.45%	\$0.25	\$229	\$64,100	\$90,600	\$88,117	\$88,117	\$315	\$0.35	1.99%	-27.3%	(24,017)
Management	\$125,220	4.0% EGI	\$119,212	\$426	3.48%	\$0.61	\$550	\$154,072	\$141,934	\$141,934	\$155,160	\$554	\$0.61	3.50%	-0.7%	(1,088)
Payroll & Payroll Tax	\$367,200	\$1,311/Unit	\$437,339	\$1,562	8.53%	\$1.49	\$1,350	\$378,000	\$350,040	\$367,200	\$367,200	\$1,311	\$1.45	8.28%	2.9%	10,800
Repairs & Maintenance	\$191,389	\$684/Unit	\$214,912	\$768	3.33%	\$0.58	\$527	\$147,500	\$149,500	\$168,000	\$182,000	\$650	\$0.72	4.11%	-19.0%	(34,500)
Electric/Gas	\$76,441	\$273/Unit	\$38,730	\$138	1.13%	\$0.20	\$179	\$50,000	\$32,000	\$33,965	\$33,965	\$121	\$0.13	0.77%	47.2%	16,035
Water, Sewer, & Trash	\$224,024	\$800/Unit	\$267,617	\$956	6.50%	\$1.14	\$1,029	\$288,000	\$230,500	\$224,024	\$224,024	\$800	\$0.89	5.05%	28.6%	63,976
Property Insurance	\$81,189	\$0.32 /sf	\$117,812	\$421	6.32%	\$1.11	\$1,000	\$280,000	\$90,000	\$81,189	\$280,000	\$1,000	\$1.11	6.32%	0.0%	-
Property Tax (@ 0%) 2.1497660	\$195,033	\$697/Unit	\$57,844	\$207	0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Reserve for Replacements	\$90,211	\$322/Unit	\$0	\$0	1.89%	\$0.33	\$300	\$84,000	\$70,000	\$70,000	\$70,000	\$250	\$0.28	1.58%	20.0%	14,000
Cable TV			\$0	\$0	0.05%	\$0.01	\$8	\$2,240	\$3,600	\$3,600	\$2,240	\$8	\$0.01	0.05%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)			\$0	\$0	0.25%	\$0.04	\$40	\$11,200	\$11,200	\$11,200	\$11,200	\$40	\$0.04	0.25%	0.0%	-
Bond Trustee Fees			\$0	\$0	0.11%	\$0.02	\$18	\$5,000	\$7,500	\$7,500	\$5,000	\$18	\$0.02	0.11%	0.0%	-
Issuer Fees			\$0	\$0	0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TOTAL EXPENSES					33.03%	\$5.79	\$5,229	\$1,464,112	\$1,176,874	\$1,196,730	\$1,418,906	\$5,068	\$5.61	32.01%	3.2%	\$ 45,206
NET OPERATING INCOME ("NOI")					66.97%	\$11.73	\$10,604	\$2,969,017	\$2,371,485	\$2,351,629	\$3,014,223	\$10,765	\$11.91	67.99%	-1.5%	\$ (45,206)

CONTROLLABLE EXPENSES							\$3,313/Unit						\$3,198/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Austin Manor Apartment Homes, Austin ETJ, 4% HTC #19471

		DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App						Applicant	TDHCA						DCR	LTC
IBC Bank	0.13%	1.21	1.19	2,495,683	5.00%	40	15	\$38,000,000	\$37,000,000	\$37,000,000	\$38,000,000	15	40	5.00%	\$2,246,316	1.32	46.2%
IBC Bank		1.21	1.19		5.00%	40	15	\$4,000,000			\$4,000,000	15	40	5.00%	\$231,454	1.20	4.9%
				\$2,495,683	TOTAL DEBT / GRANT SOURCES			\$42,000,000	\$37,000,000	\$37,000,000	\$42,000,000	TOTAL DEBT SERVICE			\$2,477,771	1.20	51.1%

NET CASH FLOW	\$518,540	\$473,334	APPLICANT		NET OPERATING INCOME	\$2,969,017	\$491,246	NET CASH FLOW
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0.125%

0.125%	EQUITY SOURCES													
	APPLICANT'S PROPOSED EQUITY STRUCTURE								AS UNDERWRITTEN EQUITY STRUCTURE					
	EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Prior Underwriting		Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Applicant							TDHCA							
42 Equity Partners, LLC	LIHTC Equity	43.4%	\$3,921,084	0.91	\$35,682,000	\$20,228,463	\$20,168,190	\$34,445,887	\$0.91	\$3,785,248	41.9%	\$13,519	Eligible Basis	
RRC Development	Deferred Developer Fees	5.5%	(45% Deferred)		\$4,488,596	\$521,637	\$581,738	\$5,744,573	(58% Deferred)		7.0%	Total Developer Fee:		\$9,900,000
Additional (Excess) Funds Req'd		0.0%				\$0	\$0	\$0			0.0%			
TOTAL EQUITY SOURCES		48.9%			\$40,170,596	\$20,750,100	\$20,749,928	\$40,190,460			48.9%			

TOTAL CAPITALIZATION				\$82,170,596	\$57,750,100	\$57,749,928	\$82,190,460					15-Yr Cash Flow after Deferred Fee:	\$6,773,623
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DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						Prior Underwriting		TDHCA COST / BASIS ITEMS				COST VARIANCE	
Eligible Basis		Total Costs				Prior Underwriting		Total Costs		Eligible Basis		%	\$
Acquisition	New Const. Rehab					Applicant	TDHCA			New Const. Rehab	Acquisition		
Land Acquisition		\$7,857 / Unit	\$2,200,000			\$2,000,000	\$2,000,000	\$2,200,000	\$7,857 / Unit			0.0%	\$0
Closing costs & acq. legal fees			\$75,000			\$65,000	\$65,000	\$75,000					\$0
Off-Sites	\$0	\$ / Unit	\$0			\$0	\$0	\$0	\$ / Unit	\$0		0.0%	\$0
Site Work	\$5,600,000	\$20,000 / Unit	\$5,600,000			\$4,200,000	\$4,200,000	\$5,601,159	\$20,004 / Unit	\$5,600,000		0.0%	(\$1,159)
Site Amenities	\$2,100,000	\$7,500 / Unit	\$2,100,000			\$1,145,000	\$1,145,000	\$2,100,210	\$7,501 / Unit	\$2,100,000		0.0%	(\$210)
Building Cost	\$37,789,000	\$151.51 /sf	\$136,925/Unit	\$38,339,000		\$26,705,000	\$26,661,649	\$38,336,252	\$136,915/Unit	\$151.50 /sf	\$37,789,000	0.0%	\$2,748
Contingency	\$750,000	1.65%	1.63%	\$750,000		\$1,602,500	\$1,602,500	\$750,000	1.63%	1.65%	\$750,000	0.0%	\$0
Contractor Fees	\$6,550,460	14.17%	14.00%	\$6,550,460		\$4,711,350	\$4,705,281	\$6,550,267	14.00%	14.00%	\$6,473,460	0.0%	\$193
Soft Costs	\$3,831,000		\$13,771 / Unit	\$3,856,000		\$2,845,000	\$2,845,000	\$3,856,000	\$13,771 / Unit	\$3,831,000	\$0	0.0%	\$0
Financing	\$8,885,000		\$41,786 / Unit	\$11,700,000		\$6,743,750	\$6,743,750	\$11,700,000	\$41,786 / Unit	\$6,755,000	\$0	0.0%	\$0
Developer Fee	\$0	\$9,900,000	15.11%	14.99%	\$9,900,000		\$6,712,500	\$6,704,914	\$9,577,062	15.00%	15.00%	3.4%	\$322,938
Reserves			3 Months	\$1,120,000		\$1,020,000	\$1,020,000	\$1,120,000	3 Months			0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$0	\$75,405,460		\$293,537 / Unit	\$82,190,460	\$57,750,100	\$57,693,094	\$81,865,950	\$292,378 / Unit	\$72,793,229	\$0	0.4%	\$324,510
Acquisition Cost	\$0					\$0	\$0						
Contingency		\$0				\$0	\$0						
Contractor's Fee		(\$77,000)				\$0	\$0						
Financing Cost		(\$2,130,000)											
Developer Fee	\$0	(\$405,231)				\$0	(\$173)						
Reserves						\$0	\$0						
ADJUSTED BASIS / COST	\$0	\$72,793,229		\$293,537/unit	\$82,190,460	\$57,749,928		\$81,865,950	\$292,378/unit	\$72,793,229	\$0	0.4%	\$324,510
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$82,190,460							

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS

Austin Manor Apartment Homes, Austin ETJ, 4% HTC #19471

CREDIT CALCULATION ON QUALIFIED BASIS				
Applicant		TDHCA		
Acquisition	Construction Rehabilitation	Acquisition	Construction Rehabilitation	
ADJUSTED BASIS	\$0	\$72,793,229	\$0	\$72,793,229
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$72,793,229	\$0	\$72,793,229
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$94,631,198	\$0	\$94,631,198
Applicable Fraction	100.00%	100.00%	100.00%	100.00%
TOTAL QUALIFIED BASIS	\$0	\$94,631,198	\$0	\$94,631,198
Applicable Percentage	4.00%	4.00%	4.00%	4.00%
ANNUAL CREDIT ON BASIS	\$0	\$3,785,248	\$0	\$3,785,248
CREDITS ON QUALIFIED BASIS	\$3,785,248		\$3,785,248	

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS			FINAL ANNUAL LIHTC ALLOCATION		
Method	Annual Credits	Proceeds	Credit Price \$0.9100	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$3,785,248	\$34,445,887	\$3,785,248	(\$135,836)	(\$1,236,113)
Needed to Fill Gap	\$4,416,517	\$40,190,460	----	----	----
Applicant Request	\$3,921,084	\$35,682,000	----	----	----

50% Test for Bond Financing for 4% Tax Credits					
Tax-Exempt Bond Amount	\$46,500,000		Percent Financed by Tax-Exempt Bonds	Applicant	TDHCA
Aggregate Basis Limit for 50% Test	\$93,000,000			68.1%	70.3%
	Applicant	TDHCA			
Land Cost	\$2,200,000	\$2,200,000			
Depreciable Bldg Cost	\$66,080,460	\$63,948,888			
Aggregate Basis for 50% Test	\$68,280,460	\$66,148,888			
			amount aggregate basis can increase before 50% test fails	\$24,719,540	\$26,851,112
				36.2%	40.6%

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	253,048 SF	\$92.51	23,410,312
Adjustments				
Exterior Wall Finish	2.40%		2.22	\$561,847
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.30%		3.05	772,540
Roof Adjustment(s)			0.00	0
Subfloor			(0.23)	(\$58,201)
Floor Cover			4.16	1,052,680
Enclosed Corridors	\$75.16	40,602	12.06	3,051,781
Balconies	\$38.74	44,690	6.84	1,731,392
Plumbing Fixtures	\$1,600	512	3.24	819,200
Rough-Ins	\$595	560	1.32	333,200
Built-In Appliances	\$2,875	280	3.18	805,000
Exterior Stairs	\$3,550	36	0.51	127,800
Heating/Cooling			2.60	657,925
Storage Space	\$75.16	6,353	1.89	477,491
Carports	\$14.95	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$123.81	7,617	3.73	943,087
Elevators	\$97,050	9	3.45	873,450
Other: Mechanical	\$75.16	750	0.22	56,370
Fire Sprinklers	\$2.68	307,620	3.26	824,422
SUBTOTAL			144.01	36,440,297
Current Cost Multiplier	0.99		(1.44)	(364,403)
Local Multiplier	0.87		(18.72)	(4,737,239)
Reserved				0
TOTAL BUILDING COSTS			123.84	\$31,338,655
Plans, specs, survey, bldg permits	3.30%		(4.09)	(\$1,034,176)
Contractor's OH & Profit	11.50%		(14.24)	(3,603,945)
NET BUILDING COSTS		\$95,359/unit	\$105.52/sf	\$26,700,534

Long-Term Pro Forma

Austin Manor Apartment Homes, Austin ETJ, 4% HTC #19471

	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%	\$4,433,129	\$4,521,792	\$4,612,228	\$4,704,472	\$4,798,562	\$5,298,000	\$5,849,420	\$6,458,232	\$7,130,410	\$7,872,549	\$8,691,930	\$9,596,593
TOTAL EXPENSES	3.00%	\$1,464,112	\$1,506,495	\$1,550,118	\$1,595,019	\$1,641,234	\$1,893,435	\$2,184,848	\$2,521,617	\$2,910,857	\$3,360,803	\$3,880,990	\$4,482,459
NET OPERATING INCOME ("NOI")		\$2,969,017	\$3,015,297	\$3,062,110	\$3,109,454	\$3,157,327	\$3,404,564	\$3,664,572	\$3,936,615	\$4,219,553	\$4,511,746	\$4,810,939	\$5,114,134
EXPENSE/INCOME RATIO		33.0%	33.3%	33.6%	33.9%	34.2%	35.7%	37.4%	39.0%	40.8%	42.7%	44.7%	46.7%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$2,477,771	\$2,477,389	\$2,476,987	\$2,476,565	\$2,476,121	\$2,473,536	\$2,470,220	\$2,465,963	\$2,460,500	\$2,453,490	\$2,444,493	\$2,432,946
DEBT COVERAGE RATIO		1.20	1.22	1.24	1.26	1.28	1.38	1.48	1.60	1.71	1.84	1.97	2.10
ANNUAL CASH FLOW													
ANNUAL CASH FLOW		\$491,246	\$537,908	\$585,123	\$632,889	\$681,207	\$931,028	\$1,194,352	\$1,470,652	\$1,759,053	\$2,058,256	\$2,366,447	\$2,681,188
Deferred Developer Fee Balance		\$5,253,327	\$4,715,419	\$4,130,296	\$3,497,407	\$2,816,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$1,333,828	\$6,773,623	\$13,569,240	\$21,783,088	\$31,471,961	\$42,684,656	\$55,459,070