

# 24244 Culebra Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

November 4, 2024

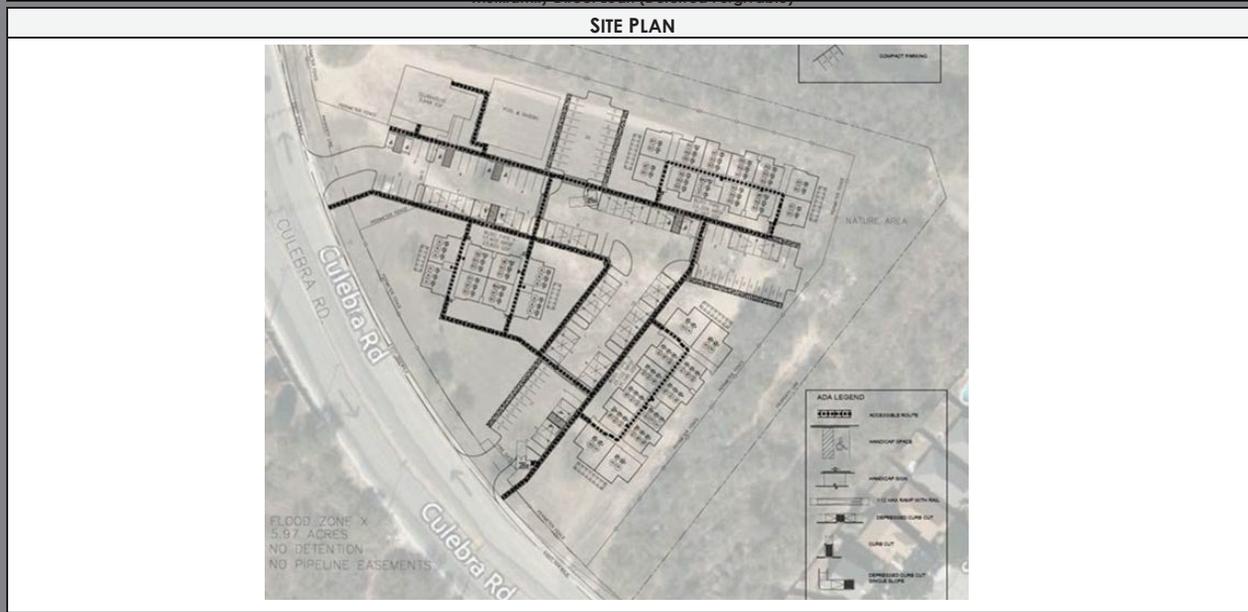
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	24244	TDHCA Program	Request	Recommended	
Development	Culebra Apartments	LIHTC (9% Credit)	\$2,000,000	\$0	\$22,727/Unit \$0.87
City / County	San Antonio / Bexar				
Region/Area	9 / Urban				
Population	Elderly Preference				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
Rise Residential Management, LLC / Melissa Fisher and Lisa Fisher		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	6	7%	20%	-	0%
1	73	83%	30%	10	11%
2	9	10%	40%	-	0%
3	-	0%	50%	41	47%
4	-	0%	60%	28	32%
			70%	-	0%
			80%	9	10%
			MR	-	0%
<b>TOTAL</b>	<b>88</b>	<b>100%</b>	<b>TOTAL</b>	<b>88</b>	<b>100%</b>

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	59.4%
Breakeven Occ.	87.5%	Breakeven Rent	\$757
Average Rent	\$802	B/E Rent Margin	\$45
Property Taxes	\$800/unit	Exemption/PILOT	0%
Total Expense	\$5,480/unit	Controllable	\$3,302/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.0%
Highest Unit Capture Rate	11%	1 BR/50%	33
Dominant Unit Cap. Rate	11%	1 BR/50%	33
Premiums (↑80% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	737 SF	Density	15.5/acre
Acquisition		\$23K/unit	\$2,000K
Building Cost	\$144.64/SF	\$107K/unit	\$9,380K
Hard Cost		\$140K/unit	\$12,327K
Total Cost		\$257K/unit	\$22,628K
Developer Fee	\$2,560K	(50% Deferred)	Paid Year: 22
Contractor Fee	\$1,726K	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
IBC Loan	15/40	6.25%	\$4,300,000	1.09	City of San Antonio	0/0	0.00%	\$500	1.15	42 Equity Partners or other investor	\$17,300,000
<b>TOTAL DEBT (Must Pay)</b>			<b>\$4,050,000</b>		<b>CASH FLOW DEBT / GRANTS</b>			<b>\$500</b>		<b>TOTAL EQUITY SOURCES</b>	<b>\$18,577,160</b>
										<b>TOTAL DEBT SOURCES</b>	<b>\$4,050,500</b>
										<b>TOTAL CAPITALIZATION</b>	<b>\$22,627,660</b>

**NOT RECOMMENDED DUE TO THE FOLLOWING**

In response to a deficiency requesting the required vacancy rate of 7.5%, consistent utility allowance, and a term sheet committing to income averaging, the Applicant submitted an updated loan amount and interest rate in the term sheet, as well as an updated S&U and other exhibits. These non-requested items cannot be underwritten and we must rely on the financing submitted at Application.

When incorporating the 7.5% vacancy rate and higher compliant utility allowance, the Net Operating Income decreases by \$33,156 and generates a 1.09 DCR and negative 15-year cash flow of \$453,564 (while assuming the Applicant's expense and development costs).

In order to meet the minimum 1.15 DCR, a \$250k decrease to debt is assumed, thereby increasing the deferred developer fee by the same amount. The deferred fee cannot repay within 15 years as required by § 11.302(i)(2), generating a \$438,706 15-year negative cash flow.

Therefore, the Application is deemed infeasible and not recommended for a tax credit allocation.

**AREA MAP**





**DEVELOPMENT IDENTIFICATION**

TDHCA Application #: **24244**

Program(s):

**9% HTC**

**Culebra Apartments**

Address/Location:

0 Culebra Rd and Grissom

City: San Antonio

County: Bexar

Zip: 78251

Population:

Elderly Preference

Program Set-Aside:

General

Area: Urban

Activity:

New Construction

Building Type:

Elevator Served

Region: 9

Analysis Purpose:

New Application - Initial Underwriting

**ALLOCATION**

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

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Underwriter:

Georgia Simmons

Manager of Real Estate Analysis:

Gregg Kazak

Director of Real Estate Analysis:

Jeannd Adams

**UNIT MIX/RENT SCHEDULE**  
**Culebra Apartments, San Antonio, 9% HTC #24244**

LOCATION DATA	
CITY:	San Antonio
COUNTY:	Bexar
Area Median Income	\$88,600
PROGRAM REGION:	9
PROGRAM RENT YEAR:	2023

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	ARP	Match
Eff	6	6.8%	0	0	0	0
1	73	83.0%	0	0	0	0
2	9	10.2%	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>88</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	737 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average	# Units	-	10	-	41	28	-	9	-	88
Income	% Total	0.0%	11.4%	0.0%	46.6%	31.8%	0.0%	10.2%	0.0%	100.0%

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%	\$461	1	0	1	540	\$461	\$79	\$382	\$0	\$0.71	\$382	\$382	\$382	\$382	\$0.71	\$0	\$1,325	\$2.45	\$1,325
TC 50%	\$768	3	0	1	540	\$768	\$79	\$689	\$0	\$1.28	\$689	\$2,067	\$2,067	\$689	\$1.28	\$0	\$1,325	\$2.45	\$1,325
TC 60%	\$922	1	0	1	540	\$922	\$79	\$843	\$0	\$1.56	\$843	\$843	\$843	\$843	\$1.56	\$0	\$1,325	\$2.45	\$1,325
TC 80%	\$1,230	1	0	1	540	\$1,230	\$79	\$1,151	\$0	\$2.13	\$1,151	\$1,151	\$1,151	\$1,151	\$2.13	\$0	\$1,325	\$2.45	\$1,325
TC 30%	\$494	8	1	1	720	\$494	\$99	\$395	\$0	\$0.55	\$395	\$3,160	\$3,160	\$395	\$0.55	\$0	\$1,600	\$2.22	\$1,600
TC 50%	\$823	4	1	1	720	\$823	\$99	\$724	\$0	\$1.01	\$724	\$2,896	\$2,896	\$724	\$1.01	\$0	\$1,600	\$2.22	\$1,600
TC 50%	\$823	19	1	1	730	\$823	\$99	\$724	\$0	\$0.99	\$724	\$13,756	\$13,756	\$724	\$0.99	\$0	\$1,600	\$2.19	\$1,600
TC 50%	\$823	10	1	1	708	\$823	\$99	\$724	\$0	\$1.02	\$724	\$7,240	\$7,240	\$724	\$1.02	\$0	\$1,600	\$2.26	\$1,600
TC 60%	\$988	25	1	1	708	\$988	\$99	\$889	\$0	\$1.26	\$889	\$22,225	\$22,225	\$889	\$1.26	\$0	\$1,600	\$2.26	\$1,600
TC 80%	\$1,318	6	1	1	708	\$1,318	\$99	\$1,219	\$0	\$1.72	\$1,219	\$7,314	\$7,314	\$1,219	\$1.72	\$0	\$1,600	\$2.26	\$1,600
TC 80%	\$1,318	1	1	1	730	\$1,318	\$99	\$1,219	\$0	\$1.67	\$1,219	\$1,219	\$1,219	\$1,219	\$1.67	\$0	\$1,600	\$2.19	\$1,600
TC 30%	\$593	1	2	2	1,038	\$593	\$133	\$460	\$0	\$0.44	\$460	\$460	\$460	\$460	\$0.44	\$0	\$1,800	\$1.73	\$1,800
TC 50%	\$988	5	2	2	1,038	\$988	\$133	\$855	\$0	\$0.82	\$855	\$4,275	\$4,275	\$855	\$0.82	\$0	\$1,800	\$1.73	\$1,800
TC 60%	\$1,186	2	2	2	1,038	\$1,186	\$133	\$1,053	\$0	\$1.01	\$1,053	\$2,106	\$2,106	\$1,053	\$1.01	\$0	\$1,800	\$1.73	\$1,800
TC 80%	\$1,582	1	2	2	1,038	\$1,582	\$133	\$1,449	\$0	\$1.40	\$1,449	\$1,449	\$1,449	\$1,449	\$1.40	\$0	\$1,800	\$1.73	\$1,800
<b>TOTALS/AVERAGES:</b>		<b>88</b>			<b>64,850</b>				<b>\$0</b>	<b>\$1.09</b>	<b>\$802</b>	<b>\$70,543</b>	<b>\$70,543</b>	<b>\$802</b>	<b>\$1.09</b>	<b>\$0</b>	<b>\$1,602</b>	<b>\$2.17</b>	<b>\$1,602</b>

<b>ANNUAL POTENTIAL GROSS RENT:</b>		<b>\$846,516</b>	<b>\$846,516</b>
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\*MFDL units float among Unit Types

## STABILIZED PRO FORMA

*Culebra Apartments, San Antonio, 9% HTC #24244*

STABILIZED FIRST YEAR PRO FORMA												
COMPARABLES			APPLICANT				TDHCA			VARIANCE		
Database	Other		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
<b>POTENTIAL GROSS RENT</b>				\$1.09	\$802	\$846,516	\$846,516	\$802	\$1.09		0.0%	\$0
Late Feed and damages and MSF					\$10.00	\$10,560						
Pet rent and vending					\$10.00	\$10,560						
0					\$10.00	\$10,560						
Total Secondary Income					\$30.00		\$31,680	\$30.00			0.0%	\$0
<b>POTENTIAL GROSS INCOME</b>						\$878,196	\$878,196				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(65,865)	(65,865)	7.5% PGI			0.0%	-
<b>EFFECTIVE GROSS INCOME</b>						\$812,331	\$812,331				0.0%	\$0

General & Administrative	\$45,212	\$514/Unit	\$53,309	\$606	6.00%	\$0.75	\$554	\$48,750	\$45,212	\$514	\$0.70	5.57%	7.8%	3,538
Management	\$35,964	3.6% EGI	\$40,987	\$466	3.95%	\$0.49	\$365	\$32,089	\$32,493	\$369	\$0.50	4.00%	-1.2%	(404)
Payroll & Payroll Tax	\$121,305	\$1,378/Unit	\$117,633	\$1,337	15.08%	\$1.89	\$1,392	\$122,500	\$122,500	\$1,392	\$1.89	15.08%	0.0%	-
Repairs & Maintenance	\$70,255	\$798/Unit	\$81,594	\$927	8.62%	\$1.08	\$795	\$70,000	\$57,200	\$650	\$0.88	7.04%	22.4%	12,800
Electric/Gas	\$22,679	\$258/Unit	\$22,848	\$260	1.48%	\$0.19	\$136	\$12,000	\$22,848	\$260	\$0.35	2.81%	-47.5%	(10,848)
Water, Sewer, & Trash	\$64,576	\$734/Unit	\$41,214	\$468	4.59%	\$0.58	\$424	\$37,320	\$41,214	\$468	\$0.64	5.07%	-9.4%	(3,894)
Property Insurance	\$57,645	\$0.89 /sf	\$58,600	\$666	7.58%	\$0.95	\$700	\$61,600	\$58,600	\$666	\$0.90	7.21%	5.1%	3,000
Property Tax (@ 100%) 2.296674	\$64,712	\$735/Unit	\$77,299	\$878	8.67%	\$1.09	\$800	\$70,400	\$75,520	\$858	\$1.16	9.30%	-6.8%	(5,120)
Reserve for Replacements					2.71%	\$0.34	\$250	\$22,000	\$22,000	\$250	\$0.34	2.71%	0.0%	-
Cable TV					0.30%	\$0.04	\$27	\$2,400	\$2,400	\$27	\$0.04	0.30%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.39%	\$0.05	\$36	\$3,200	\$3,520	\$40	\$0.05	0.43%	-9.1%	(320)
<b>TOTAL EXPENSES</b>					<b>59.37%</b>	<b>\$7.44</b>	<b>\$5,480</b>	<b>\$482,259</b>	<b>\$483,508</b>	<b>\$5,494</b>	<b>\$7.46</b>	<b>59.52%</b>	<b>-0.3%</b>	<b>\$ (1,249)</b>
<b>NET OPERATING INCOME ("NOI")</b>					<b>40.63%</b>	<b>\$5.09</b>	<b>\$3,751</b>	<b>\$330,072</b>	<b>\$328,824</b>	<b>\$3,737</b>	<b>\$5.07</b>	<b>40.48%</b>	<b>0.4%</b>	<b>\$ 1,249</b>

<b>CONTROLLABLE EXPENSES</b>							\$3,302/Unit				\$3,284/Unit			
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**CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS**

*Culebra Apartments, San Antonio, 9% HTC #24244*

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
IBC Loan	0.25%	1.08	1.09	303,983	6.25%	40	15	\$4,300,000	\$4,300,000	15	40	6.25%	\$303,704	1.09	19.0%	
Adjustment to Debt Per §11.302(c)(2)	0.25%								(\$250,000)	15	40	6.25%	(\$17,657)	1.15	-1.1%	
<b>CASH FLOW DEBT / GRANTS</b>																
City of San Antonio		1.08	1.09		0.00%	0	0	\$500	\$500	0	0	0.00%		1.15	0.0%	
				\$303,983				\$4,300,500	\$4,050,500				\$286,046	1.15	17.9%	
<b>NET CASH FLOW</b>		\$24,841	\$26,089					<b>APPLICANT NET OPERATING INCOME</b>	\$330,072	\$44,026	<b>NET CASH FLOW</b>					

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
42 Equity Partners or other investor	LIHTC Equity	76.5%	\$2,000,000	\$0.87	\$17,300,000	\$17,300,000	\$0.87	\$2,000,000	76.5%	\$22,727	Applicant Request	
RRC Development DDF Note	Deferred Developer Fees	4.5%	(40% Deferred)		\$1,027,160	\$1,277,160	(50% Deferred)		5.6%		Total Developer Fee: \$2,559,880	
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%			
<b>TOTAL EQUITY SOURCES</b>		81.0%			\$18,327,160	\$18,577,160			82.1%			
<b>TOTAL CAPITALIZATION</b>						\$22,627,660	\$22,627,660	<b>15-Yr Cash Flow after Deferred Fee:</b>				(\$438,706)

DEVELOPMENT COST / ITEMIZED BASIS											
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs		Total Costs	Eligible Basis					
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition				%
Land Acquisition			\$22,727 / Unit	\$2,000,000	\$2,000,000	\$22,727 / Unit				0.0%	\$0
Off-Sites		\$0	\$ / Unit	\$0	\$0	\$ / Unit	\$0			0.0%	\$0
Site Work		\$1,760,000	\$20,000 / Unit	\$1,760,000	\$1,760,000	\$20,000 / Unit	\$1,760,000			0.0%	\$0
Site Amenities		\$600,000	\$6,818 / Unit	\$600,000	\$600,000	\$6,818 / Unit	\$600,000			0.0%	\$0
Building Cost		\$9,380,000	\$144.64 /sf	\$106,591/Unit	\$9,380,000	\$9,605,969	\$109,159/Unit	\$148.13 /sf	\$9,380,000	-2.4%	(\$225,969)
Contingency		\$587,000	5.00%	5.00%	\$587,000	\$587,000	4.91%	5.00%	\$587,000	0.0%	\$0
Contractor Fees		\$1,725,780	14.00%	14.00%	\$1,725,780	\$1,725,780	13.75%	14.00%	\$1,725,780	0.0%	\$0
Soft Costs	\$0	\$1,505,000	\$17,955 / Unit	\$1,580,000	\$1,580,000	\$17,955 / Unit	\$1,505,000	\$0	\$0	0.0%	\$0
Financing	\$0	\$1,519,000	\$24,602 / Unit	\$2,165,000	\$2,165,000	\$24,602 / Unit	\$1,129,000	\$0	\$0	0.0%	\$0
Developer Fee	\$0	\$2,559,880	14.99%	14.99%	\$2,559,880	\$2,536,912	15.00%	15.00%	\$2,503,017	0.9%	\$22,968
Reserves			4 Months	\$270,000	\$270,000	4 Months				0.0%	\$0
<b>TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)</b>	<b>\$0</b>	<b>\$19,636,660</b>	<b>\$257,133 / Unit</b>	<b>\$22,627,660</b>	<b>\$22,830,662</b>	<b>\$259,439 / Unit</b>	<b>\$19,189,797</b>	<b>\$0</b>	<b>\$0</b>	<b>-0.9%</b>	<b>(\$203,002)</b>
Acquisition Cost	\$0			\$0							
Contingency		\$0		\$0							
Contractor's Fee		\$0		\$0							
Financing Cost		(\$390,000)									
Developer Fee	\$0	(\$56,863)	15.00%	\$0							
Reserves				\$0							
<b>ADJUSTED BASIS / COST</b>	<b>\$0</b>	<b>\$19,189,797</b>	<b>\$257,133/unit</b>	<b>\$22,627,660</b>	<b>\$22,830,662</b>	<b>\$259,439/unit</b>	<b>\$19,189,797</b>	<b>\$0</b>	<b>\$0</b>	<b>-0.9%</b>	<b>(\$203,002)</b>
<b>TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):</b>					<b>\$22,627,660</b>						

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

*Culebra Apartments, San Antonio, 9% HTC #24244*

**CREDIT CALCULATION ON QUALIFIED BASIS**

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	<b>ADJUSTED BASIS</b>	\$0	\$19,189,797	\$0
Deduction of Federal Grants	\$0	\$0	\$0	\$0
<b>TOTAL ELIGIBLE BASIS</b>	\$0	\$19,189,797	\$0	\$19,189,797
High Cost Area Adjustment		130%		130%
<b>TOTAL ADJUSTED BASIS</b>	\$0	\$24,946,736	\$0	\$24,946,736
Applicable Fraction	100.00%	100.00%	100%	100%
<b>TOTAL QUALIFIED BASIS</b>	\$0	\$24,946,736	\$0	\$24,946,736
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
<b>ANNUAL CREDIT ON BASIS</b>	\$0	\$2,245,206	\$0	\$2,245,206
<b>CREDITS ON QUALIFIED BASIS</b>	\$2,245,206		\$2,245,206	

**ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS**

Method	Annual Credits	Proceeds	FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price	Variance to Request	
			\$0.8650	Credits	Proceeds
<b>Eligible Basis</b>	\$2,245,206	\$19,421,034	----	----	----
<b>Needed to Fill Gap</b>	\$2,147,649	\$18,577,160	----	----	----
<b>Applicant Request</b>	\$2,000,000	\$17,300,000	<b>\$2,000,000</b>	<b>\$0</b>	<b>\$0</b>

**BUILDING COST ESTIMATE**

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	64,850 SF	\$97.16	6,300,783
Adjustments				
Exterior Wall Finish	2.40%		2.33	\$151,219
Elderly	9.00%		8.74	567,070
9-Ft. Ceilings	3.30%		3.21	207,926
Roof Adjustment(s)			(0.25)	(16,213)
Subfloor			(0.21)	(13,835)
Floor Cover			4.39	284,918
Breezeways	\$39.95	13,821	8.51	552,149
Balconies	\$39.54	9,693	5.91	383,310
Plumbing Fixtures	\$1,420	27	0.59	38,340
Rough-ins	\$700	176	1.90	123,200
Built-In Appliances	\$2,280	88	3.09	200,640
Exterior Stairs	\$3,550	24	1.31	85,200
Heating/Cooling			3.12	202,332
Storage Space	\$39.95	0	0.00	0
Carports	\$16.05	15,120	3.74	242,676
Garages	\$30.00	0	0.00	0
Common/Support Area	\$119.16	3,402	6.25	405,331
Elevators	\$315,000	4	19.43	1,260,000
<b>Other:</b>			0.00	0
Fire Sprinklers	\$3.65	82,073	4.62	299,565
<b>SUBTOTAL</b>			<b>173.86</b>	<b>11,274,612</b>
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
<b>TOTAL BUILDING COSTS</b>			<b>173.86</b>	<b>\$11,274,612</b>
Plans, specs, survey, bldg permits	3.30%		(5.74)	(\$372,062)
Contractor's OH & Profit	11.50%		(19.99)	(1,296,580)
<b>NET BUILDING COSTS</b>		\$109.159/unit	\$148.13/sf	\$9,605,969

## Long-Term Pro Forma

*Culebra Apartments, San Antonio, 9% HTC #24244*

	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%	\$812,331	\$828,578	\$845,149	\$862,052	\$879,294	\$970,811	\$1,071,854	\$1,183,413	\$1,306,584	\$1,442,574	\$1,592,719	\$1,758,490
TOTAL EXPENSES	3.00%	\$482,259	\$496,406	\$510,971	\$525,966	\$541,404	\$625,719	\$723,263	\$836,123	\$966,716	\$1,117,840	\$1,292,738	\$1,495,165
<b>NET OPERATING INCOME ("NOI")</b>		<b>\$330,072</b>	<b>\$332,172</b>	<b>\$334,179</b>	<b>\$336,086</b>	<b>\$337,889</b>	<b>\$345,092</b>	<b>\$348,591</b>	<b>\$347,290</b>	<b>\$339,868</b>	<b>\$324,734</b>	<b>\$299,981</b>	<b>\$263,325</b>
EXPENSE/INCOME RATIO		59.4%	59.9%	60.5%	61.0%	61.6%	64.5%	67.5%	70.7%	74.0%	77.5%	81.2%	85.0%
<b>MUST -PAY DEBT SERVICE</b>													
IBC Loan		\$303,704	\$303,641	\$303,575	\$303,505	\$303,429	\$302,975	\$302,355	\$301,507	\$300,350	\$298,769	\$296,610	\$293,662
Adjustment to Debt Per §11.302(c)(2)		(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)	(\$17,657)
TOTAL DEBT SERVICE		\$286,046	\$285,984	\$285,918	\$285,847	\$285,772	\$285,318	\$284,697	\$283,850	\$282,693	\$281,112	\$278,953	\$276,005
DEBT COVERAGE RATIO		1.15	1.16	1.17	1.18	1.18	1.21	1.22	1.22	1.20	1.16	1.08	0.95
<b>ANNUAL CASH FLOW</b>		<b>\$44,026</b>	<b>\$46,188</b>	<b>\$48,261</b>	<b>\$50,239</b>	<b>\$52,117</b>	<b>\$59,774</b>	<b>\$63,893</b>	<b>\$63,440</b>	<b>\$57,175</b>	<b>\$43,622</b>	<b>\$21,028</b>	<b>(\$12,680)</b>
Deferred Developer Fee Balance		\$1,233,134	\$1,186,946	\$1,138,685	\$1,088,446	\$1,036,330	\$751,542	\$438,706	\$118,539	\$0	\$0	\$0	\$0
<b>CUMULATIVE NET CASH FLOW</b>		<b>\$0</b>	<b>\$182,468</b>	<b>\$430,930</b>	<b>\$585,263</b>	<b>\$594,182</b>							