

CLI Elbert - Summary Sources and Uses - A

Permanent Sources

	Sources	Per Unit
Tax Credit Equity	\$27,123,178	\$298,057
Federal LIHTC	\$18,796,660	\$206,557
State LIHTC	\$8,249,175	\$90,650
Other Tax Credits	\$77,343	\$850
First Mortgage	\$11,695,000	\$128,516
VHTF+NHTF Loans	\$2,100,000	\$23,077
Alexandria Loan	\$3,450,000	\$37,912
Amazon Loan Soft		\$0
Seller Loan	\$4,115,000	\$45,220
Amazon Loan Hard		\$0
HUD CDS Funds	\$1,500,000	\$16,484
HIEE		\$0
Deferred Developer Fee	\$1,466,077	\$16,111
Total Permanent	\$51,449,255	\$565,376

Summarized Uses

	Uses	Per Unit
Acquisition Costs	\$5,435,409	\$59,730
Construction Costs	\$31,347,000	\$344,473
Architecture and Engineering	\$1,999,151	\$21,969
Owner's Construction Costs	\$3,691,527	\$40,566
Professional Services	\$603,750	\$6,635
Financing Costs	\$3,792,715	\$41,678
Partnership Costs	\$105,000	\$1,154
Operating and Carrying Costs	\$157,500	\$1,731
Reserves and Escrows	\$1,187,972	\$13,055
Developer's Fee	\$3,000,000	\$32,967
Total Uses	\$51,320,024	\$563,956

Excess (GAP) Permanent **\$129,231** **\$1,420**