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Construction Total \$18,458,138 \$200,632 1800 Developer Fee 2,464,410 \$22,464,410 Calculated						00/	8% of Hard Costs			
1800 Developer Fee 2,464,410 \$2,464,410 \$26,787 Calculated	1100			\$1,307,269		8%				
	_									
GRAND TOTAL (TDC) \$30,644,539 \$21,663,542 \$333,093	1800 D	eveloper Fee	2,464,410	\$2,464,410	\$26,787		Calculated			
	GRAN		\$30,644 539	\$21 662 542	\$333 003					
			¥88,077,000	¥21,000,042	<i></i>					

	St. James Financial Projections Financing Plan								**Must Enter all yellow shaded areas**			
AHC INC.				i manonig i lan					**Should Confirm green shaded areas**			
Financing				Amount	Interest Rate	Term	Payment/ Year	Minimum DSCR	DSCR Base Year	Loan Type		
Predevelopment Financing:												
Senior Predevelopment (AHC Inc	.)			\$1,800,000	6.00%	2.14	\$108,000			Int. Only		
Bridge Debt/2nd Trust	,			\$0	0.00%	2.14	\$0			Int. Only		
Tax Credit Equity				\$0								
City of Alexandria Loan				\$0	2.00%	2.14	\$0					
AHC Funds	(interest is AFR or	other stated rate)	\$0	0.00%	2.14						
City of Alexandria Land Note				\$0	0.00%							
Total Predevelopment Sources				\$1,800,000	-							
Total Predevelopment Uses				\$1,780,000								
Acquisition Financing Excess / (G	iap)			\$20,000	-							
Acquisition/Construction Finar	ncina:	LTV (max.)						50% Test		1		
Sr Construction	lonig.		3,500,000	\$13,739,351	3.75%	2.14	Eligib		d \$25,364,244			
Subordinate Debt		10%	\$0	ψ10,700,001	0.00%	2.14		Bond Proportion				
Tax Credit Equity	(proportion paid du		90%	\$13,498,650	0.0070	2.14	-		00.2270			
City of Alexandria Loan	Alexandria	ining constr.)	30 %	\$4,000,000	2.00%	2.14				1		
Bridge Debt/Tax Credit Equity	Alczanana			\$0 \$0	0.00%	2.14						
Proceeds from TH Outsale				\$0 \$0	0.0070							
Proceeds from Market Rate Outs	ماد			\$1,000,000								
Tax Credit Equity used to pay do		eht		(\$4,000,000)								
Construction Period Funds used to				(\$1,800,000)								
Development Account Balance at		Volopinoni Loun		(\$196,539)								
AHC Inc. Partnership Loan	Conversion			(¢100,000) \$0	2.00%	2.14						
Acquisition Financing Excess				\$20,000	2.00%	2.14						
Total Acquisition/Construction So	UICOS			\$26,261,462								
Total Acquisition/Construction Us				\$ 26,261,461								
Construction Financing Excess /				\$0	-							
					•							
Permanent Financing: Senior Debt	cummulative fundi	ngacq. & constr	:	\$8,000,000	6.45%	30	\$603,632	1.15	1.1592	Hard Pay		
Subordinate Debt				\$0,000,000 \$ 0	5.00%	30	\$003,632	1.15	1.1392	Hard Pay		
Tax Credit Equity			l	\$14,998,500		_	φU 	_	_	n/a		
Proceeds from TH Outsale				\$14,998,300	-		-	-	-	Iva		
Proceeds from Market Rate Outs				\$0 \$1,000,000								
Interim Income	ale			\$1,000,000 \$0						n/a		
Deferred Developer Fee			50%	\$1,231,954	2.00%	15	\$95,133			Cashflov		
Partnership Loan	AHC		30%	\$1,231,954 \$0	2.00%	35	\$95,133 \$0			Cashflov		
County/Local Loan	Alexandria	\$43,478 per u	mit	\$4,000,000	2.00%	35	\$159,006			Cashflov		
City of Alexandria Land Note	AIGAAIIUIIA	φ 4 0,470 pert	<i>и</i> п.	\$4,000,000	3.32%	0	\$159,008			Cashillov		
Total Permanent Sources				\$29,230,454	5.5270		φ 0					
Total Uses				\$30,644,539								
Permanent Financing Excess / (G	an)			(\$1,414,085)	-							
	ap)			(\$1,414,000)	-							