

Bellefonte_05.10.19.xlsx
Summary
5/22/2019

Sources			Uses	
Equity			Development Costs	
Tax Credit Equity	-		Acquisition	30,000
SHA Equity Equity	215,000		Development Soft Costs	348,873
			Financing Costs	231,414
Debt			Construction Costs	1,921,975
VHDA 1.95%	2,400,000		Developer Fee	200,000
VHDA 2.95%	-		Relocation Costs	144,340
VHDA Taxable Bonds	5.60%	-	Infrastructure Improvement	300,000
Gap Financing				
CoA Funds		442,802		
Deferred Developer Fee	0.0%	-		
Interim Income		118,800		
Total Sources	\$	3,176,602	Total Uses	\$ 3,176,602
			Surplus/(Deficit)	-
Permanent Debt	\$	2,400,000	Total Cost / Unit	264,717
Annual Debt Service	\$	105,732	Hard Cost / Unit	160,165
Terms (Years)		30	Soft Cost / Unit	104,552
Interest Rate		1.95%		

Unit Type / Affordability Mix					
	%	No. Units		%	No. Units
Efficiency	0%	0	30% AMI	0%	0
One Bed	100%	12	40% AMI	0%	0
Two Bed	0%	0	50% AMI	0%	0
Three Bed	0%	0	60% AMI	100%	12
Four Bed	0%	0	80% AMI	0%	0
			100% AMI	0%	0
Total Units	100%	12	Total	100%	12

Project Schedule	
Development Start	06/01/19
Community Opening	12/01/19
Construction Period (Months)	6
Lease-up Period (Months)	3
Perm Loan Conversion	02/29/20

Income & Operating Expenses	
	<u>Yr 1 Stabilized</u>
<u>Revenue</u>	
Potential Gross Income	\$260,640
Less: Vacancy Allowance	10% (26,064)
Effective Gross Income	234,576
Other Income	-
Total Income	234,576
<u>Operating Expenses</u>	
Administration	31,059
Maintenance Expenses	8,954
Supplies & Services	6,682
Utilities	10,214
Taxes & Insurance	5,337
Payroll Expenses	23,388
Total Operating Expenses	85,633
Replacement Reserves	3,600
Net Operating Income	145,343
Year 1 Cash Flow	39,611
DSCR	1.37
OpEx per unit (excl RR)	\$ 7,136

5/22/2019

Vacancy Rate	10%
Rent Escalation	2%
Expense Escalation	3%

HUD AMI	117,200
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AMI Multiplier	0.7	0.8	0.9	BASE	1.08	1.16	1.24	1.32
%AMI	1	2	3	4	5	6	7	8
15%	\$ 12,306	\$ 14,064	\$ 15,822	\$ 17,580	\$ 18,986	\$ 20,393	\$ 21,799	
30%	\$ 24,612	\$ 28,128	\$ 31,644	\$ 35,160	\$ 37,973	\$ 40,786	\$ 43,598	\$ 46,411
40%	\$ 32,816	\$ 37,504	\$ 42,192	\$ 46,880	\$ 50,630	\$ 54,381	\$ 58,131	\$ 61,882
50%	\$ 41,020	\$ 46,880	\$ 52,740	\$ 58,600	\$ 63,288	\$ 67,976	\$ 72,664	\$ 77,352
60%	\$ 49,224	\$ 56,256	\$ 63,288	\$ 70,320	\$ 75,946	\$ 81,571	\$ 87,197	\$ 92,822
80%	\$ 65,632	\$ 75,008	\$ 84,384	\$ 93,760	\$ 101,261	\$ 108,762	\$ 116,262	\$ 123,763
100%	\$ 82,040	\$ 93,760	\$ 105,480	\$ 117,200	\$ 126,576	\$ 135,952	\$ 145,328	\$ 154,704
120%	\$ 98,448	\$ 112,512	\$ 126,576	\$ 140,640	\$ 151,891	\$ 163,142	\$ 174,394	\$ 185,645

<u>Utility Allowance by Bedroom Size</u>		<u>OpEx (see OpEx tab)</u>	<u>Yr 1 Stabilized</u>	<u>PUPA</u>
Efficiency	\$ -	Administrative Expenses	31,059	2,588
One Bed	\$ -	Payroll Expenses	23,388	1,949
Two Bed	\$ -	Utility Expenses	10,214	851
Three Bed	\$ -	Supplies & Service Expenses	6,682	557
Four Bed	\$ -	Maintenance Expenses	8,954	746
		Taxes, Insurance, & Escrows	5,337	445
				-
		Total Annual OpEx	\$ 85,633	
		Expense/Unit (excluding RR)		\$ 7,136

Valuation:

Year	1	2	3	4	5	6	7	8	9	10	11	12
Revenue												
Rental	260,640	265,853	271,170	276,593	282,125	287,768	293,523	299,393	305,381	311,489	317,719	324,073
Vacancy	26,064	26,585	27,117	27,659	28,213	28,777	29,352	29,939	30,538	31,149	31,772	32,407
Total Revenue	234,576	239,268	244,053	248,934	253,913	258,991	264,171	269,454	274,843	280,340	285,947	291,666
Expense												
Adminstration	31,059	31,990	32,950	33,939	34,957	36,006	37,086	38,198	39,344	40,525	41,740	42,993
Maintenance Expenses	8,954	9,223	9,500	9,785	10,078	10,381	10,692	11,013	11,343	11,683	12,034	12,395
Supplies & Services	6,682	6,882	7,089	7,301	7,520	7,746	7,978	8,218	8,464	8,718	8,980	9,249
Utilities	10,214	10,520	10,836	11,161	11,496	11,841	12,196	12,562	12,939	13,327	13,727	14,138
Taxes & Insurance	5,337	5,497	5,662	5,832	6,007	6,187	6,372	6,564	6,760	6,963	7,172	7,387
Payroll Expenses	23,388	24,090	24,812	25,557	26,323	27,113	27,926	28,764	29,627	30,516	31,432	32,374
Reserve Replacements	3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697	4,838	4,983
Total Expenses	89,233	91,910	94,668	97,508	100,433	103,446	106,549	109,746	113,038	116,429	119,922	123,520
Net Operating Income	145,343	147,357	149,385	151,426	153,480	155,545	157,621	159,708	161,805	163,911	166,025	168,146
DSCR	1.37	1.39	1.41	1.43	1.45	1.47	1.49	1.51	1.53	1.55	1.57	1.59
Debt												
VHDA 1.95%	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732
VHDA 2.95%	-	-	-	-	-	-	-	-	-	-	-	-
VHDA Taxable Bonds	-	-	-	-	-	-	-	-	-	-	-	-
Gap Financing	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732
Net Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
						0%						
Reversion Cash Flow	-	-	-	-	-	-	-	-	-	-	-	-
Operating Cash Flow	39,611	41,625	43,653	45,694	47,748	49,813	51,889	53,976	56,073	58,179	60,293	62,414
Total Cash Flow	39,611	41,625	43,653	45,694	47,748	49,813	51,889	53,976	56,073	58,179	60,293	62,414

Valuation:

	Year	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Revenue															
Rental		330,555	337,166	343,909	350,787	357,803	364,959	372,258	379,703	387,297	395,043	402,944	411,003	419,223	427,608
Vacancy		33,055	33,717	34,391	35,079	35,780	36,496	37,226	37,970	38,730	39,504	40,294	41,100	41,922	42,761
Total Revenue		297,499	303,449	309,518	315,708	322,023	328,463	335,032	341,733	348,568	355,539	362,650	369,903	377,301	384,847
Expense															
Adminstration		44,282	45,611	46,979	48,388	49,840	51,335	52,875	54,462	56,096	57,778	59,512	61,297	63,136	65,030
Maintenance Expenses		12,767	13,150	13,544	13,951	14,369	14,800	15,244	15,702	16,173	16,658	17,158	17,672	18,202	18,749
Supplies & Services		9,526	9,812	10,107	10,410	10,722	11,044	11,375	11,716	12,068	12,430	12,803	13,187	13,582	13,990
Utilities		14,563	15,000	15,450	15,913	16,390	16,882	17,389	17,910	18,448	19,001	19,571	20,158	20,763	21,386
Taxes & Insurance		7,609	7,837	8,072	8,315	8,564	8,821	9,086	9,358	9,639	9,928	10,226	10,533	10,849	11,174
Payroll Expenses		33,346	34,346	35,376	36,438	37,531	38,657	39,817	41,011	42,241	43,509	44,814	46,158	47,543	48,969
Reserve Replacements		5,133	5,287	5,445	5,609	5,777	5,950	6,129	6,313	6,502	6,697	6,898	7,105	7,318	7,538
Total Expenses		127,226	131,042	134,974	139,023	143,194	147,489	151,914	156,471	161,166	166,001	170,981	176,110	181,393	186,835
Net Operating Income		170,273	172,407	174,544	176,686	178,829	180,974	183,118	185,262	187,402	189,538	191,669	193,793	195,908	198,012
DSCR		1.61	1.63	1.65	1.67	1.69	1.71	1.73	1.75	1.77	1.79	1.81	1.83	1.85	1.87
Debt															
VHDA 1.95%		105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732
VHDA 2.95%		-	-	-	-	-	-	-	-	-	-	-	-	-	-
VHDA Taxable Bonds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gap Financing		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt		105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732	105,732
Net Sale Proceeds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reversion Cash Flow		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Cash Flow		64,542	66,675	68,813	70,954	73,097	75,242	77,387	79,530	81,670	83,807	85,937	88,061	90,176	92,280
Total Cash Flow		64,542	66,675	68,813	70,954	73,097	75,242	77,387	79,530	81,670	83,807	85,937	88,061	90,176	92,280

Valuation:

	Year	27	28	29	30	31	32	33	34	35	36	37	38	39	40
Revenue															
Rental		436,160	444,883	453,781	462,856	472,113	481,556	491,187	501,010	511,031	521,251	531,676	542,310	553,156	564,219
Vacancy		43,616	44,488	45,378	46,286	47,211	48,156	49,119	50,101	51,103	52,125	53,168	54,231	55,316	56,422
Total Revenue		392,544	400,395	408,402	416,571	424,902	433,400	442,068	450,909	459,928	469,126	478,509	488,079	497,840	507,797
Expense															
Adminstration		66,981	68,990	71,060	73,192	75,388	77,649	79,979	82,378	84,849	87,395	90,017	92,717	95,499	98,364
Maintenance Expenses		19,311	19,890	20,487	21,102	21,735	22,387	23,058	23,750	24,463	25,196	25,952	26,731	27,533	28,359
Supplies & Services		14,409	14,842	15,287	15,746	16,218	16,705	17,206	17,722	18,253	18,801	19,365	19,946	20,544	21,161
Utilities		22,027	22,688	23,369	24,070	24,792	25,536	26,302	27,091	27,904	28,741	29,603	30,491	31,406	32,348
Taxes & Insurance		11,509	11,855	12,210	12,577	12,954	13,342	13,743	14,155	14,580	15,017	15,468	15,932	16,410	16,902
Payroll Expenses		50,438	51,952	53,510	55,115	56,769	58,472	60,226	62,033	63,894	65,811	67,785	69,818	71,913	74,070
Reserve Replacements		7,764	7,997	8,237	8,484	8,738	9,000	9,270	9,548	9,835	10,130	10,434	10,747	11,069	11,401
Total Expenses		192,440	198,213	204,160	210,285	216,593	223,091	229,784	236,677	243,777	251,091	258,623	266,382	274,374	282,605
Net Operating Income		200,104	202,181	204,243	206,286	208,309	210,309	212,284	214,232	216,150	218,035	219,885	221,697	223,467	225,192
DSCR		1.89	1.91	1.93	1.95	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt															
VHDA 1.95%		105,732	105,732	105,732	105,732	-	-	-	-	-	-	-	-	-	-
VHDA 2.95%		-	-	-	-	-	-	-	-	-	-	-	-	-	-
VHDA Taxable Bonds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gap Financing		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt		105,732	105,732	105,732	105,732	-	-	-	-	-	-	-	-	-	-
Net Sale Proceeds		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reversion Cash Flow		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Cash Flow		94,372	96,450	98,511	100,554	102,577	104,577	106,553	108,501	110,418	218,035	219,885	221,697	223,467	225,192
Total Cash Flow		94,372	96,450	98,511	100,554	102,577	104,577	106,553	108,501	110,418	218,035	219,885	221,697	223,467	225,192