

# SOURCES AND USES

Dec 1, 2017

Mistletoe Station

Financing Participants	Funding Description	Construction Period		Lien Position	Permanent Period					Lien Position	
		Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate		
Debt											
TDHCA	Multifamily Direct Loan										
TDHCA	Mortgage Revenue Bond										
Perm Lender	Conventional Loan	\$6,300,000	5.35%	1st	\$ 6,300,000	5.35%	35	18		1st	
City of Fort Worth HFC	Local Government Loan	\$750,000	5.35%	2nd	\$ 750,000	2.00%	35	18		2nd	
Third Party Equity											
Equity	HTC	\$ 1,500,000.00	\$ 11,158,884		\$ 13,948,605				0.930		
Grant											
Deferred Developer Fee											
Saigebrook Development, LLC		\$ 2,408,972.34			\$ 1,175,012						
Other											
TIF Reimbursement of Costs	Local Government	\$ -			\$ 2,600,000						
Total Sources of Funds		\$ 20,617,856			\$ 24,773,617						
Total Uses of Funds					\$ 24,773,617						

# DEVELOPMENT COST SCHEDULE

**Dec 1, 2017**

**Mistletoe Station**

*This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:*

## ACQUISITION:

Site acquisition cost  
Existing building acquisition cost  
Closing costs & acq. legal fees  
Other Environmental  
Other (specify)

### Subtotal Acquisition Cost

## OFF-SITES:<sup>2</sup>

Off-site concrete  
Storm drains & devices  
Water & fire hydrants  
Off-site utilities  
Sewer lateral(s)  
Off-site paving  
Off-site electrical  
Other  
Other (Contingency & Mobilization)

### Subtotal Off-Sites Cost

## SITE WORK:<sup>3</sup>

Demolition  
Asbestos Abatement (Demo Only)  
Detention  
Rough grading  
Fine grading  
On-site concrete  
On-site electrical  
On-site paving  
On-site utilities  
Decorative masonry  
Bumper stops, striping & signs  
Other (mobilization)

### Subtotal Site Work Cost

Total Development Summary		
Total Cost	Eligible Basis	
	Acquisition	New/Rehab.
2,664,550		
100,000		
\$2,764,550	\$0	\$0

0		
0		
57,025		
2,020,233		
241,440		
140,645		
0		
0		
122,000		
\$2,581,343	\$0	\$0

0		
20,000		
0		
211,123		190,011
45,559		45,559
0		0
255,914		230,323
161,168		145,051
147,662		132,896
30,000		30,000
7,223		7,223
0		0
\$878,649	\$0	\$781,062

**SITE AMENITIES:**

Landscaping	152,500		152,500
Pool and decking	68,000		68,000
Athletic court(s), playground(s)	35,000		35,000
Fencing	60,000		60,000
Other (picnic tables/benches/grills)	20,000		20,000
<b>Subtotal Site Amenities Cost</b>	<b>\$335,500</b>	<b>\$0</b>	<b>\$335,500</b>

**BUILDING COSTS\*:**

Concrete	675,597		675,597
Masonry	544,459		544,459
Metals	308,854		308,854
Woods and Plastics	1,308,368		1,308,368
Thermal and Moisture Protection	207,049		207,049
Roof Covering	152,577		152,577
Doors and Windows	343,407		343,407
Finishes	1,262,611		1,262,611
Specialties	98,443		98,443
Equipment	210,031		210,031
Furnishings	217,500		217,500
Special Construction	174,132		174,132
Conveying Systems (Elevators)	110,000		110,000
Mechanical (HVAC; Plumbing)	1,034,800		1,034,800
Electrical	713,564		713,564
Detached Comm Facilities/Bldg	0		0
Carports and/or Garages			
Lead-Based Paint Abatement			
Asbestos Abatement (Rehab only)			
Structured Parking	1,350,000		1,350,000
Commercial Space Costs			
Other (specify)	0		0
<b>Subtotal Building Costs</b>	<b>\$8,711,393</b>	<b>\$0</b>	<b>\$8,711,393</b>

<b>TOTAL BUILDING COSTS &amp; SITE WORK</b> <b>(including site amenities)</b>		<b>\$9,925,542</b>	<b>\$0</b>	<b>\$9,827,955</b>
<b>Contingency</b>	5.70%	<b>713,347</b>		<b>713,347</b>
<b>TOTAL HARD COSTS</b>		<b>\$13,220,232</b>	<b>\$0</b>	<b>\$10,541,302</b>

**OTHER CONSTRUCTION COSTS:**

General requirements (<6%)	5.71%	754,313		746,317	7.08%
Field supervision (within GR limit)					
Contractor overhead (<2%)	1.90%	251,438		248,772	2.36%
G & A Field (within overhead limit)					
Contractor profit (<6%)	5.71%	754,313		746,317	7.08%
Total Contractor Fees		1,760,064		1,741,407	
<b>TOTAL CONSTRUCTION CONTRACT</b>		<b>\$14,980,296</b>	<b>\$0</b>	<b>\$12,282,709</b>	

**SOFT COSTS<sup>3</sup>**

Architectural - Design fees	280,000		280,000
Architectural - Supervision fees	70,000		70,000
Engineering fees	405,000		405,000
Real estate attorney/other legal fees	250,000		187,500
Accounting fees	56,400		56,400
Impact Fees (Parkland)	55,000		55,000
Dry Utility Connection Cost	208,222		208,222
Appraisal	7,500		7,500
Market analysis	8,000		8,000
Environmental assessment	24,750		24,750
Soils report	24,750		24,750
Survey	25,500		25,500
Marketing	100,000		
Hazard & liability insurance	34,000		0
Real property taxes	230,487		75,487
Personal property taxes			
Other (specify)			
Other (Bldr's Risk, GL, Comp Ops Ins)	253,337		253,337
Other (Int Des, NGBS Cert, FFE)	75,000		75,000
Subtotal Soft Cost	\$2,107,947	\$0	\$1,756,447

**FINANCING:****CONSTRUCTION LOAN<sup>3</sup>**

Interest	728,063		459,935
Loan origination fees	85,125		85,125
Title & recording fees	200,000		200,000
Closing costs & legal fees	463,087		178,337
Inspection fees	85,000		85,000
Credit Report			
Discount Points			
Other - Letter of Credit	0		0
Other (specify)			

Loan origination fees  
 Title & recording fees  
 Closing costs & legal  
 Bond premium  
 Credit report  
 Discount points  
 Credit enhancement fees  
 Prepaid MIP  
 Other (specify)  
 Other (specify)

[illegible]

Interest

Loan origination fees

Title & recording fees

Closing costs & legal fees

Other (specify)

Other (specify)


Tax credit fees

Tax and/or bond counsel

Payment bonds

Performance bonds

Credit enhancement fees

Mortgage insurance premiums

Cost of underwriting & issuance

Syndication organizational cost

Tax opinion

Other (specify)

Other (specify)

Other (specify)

Other (specify)

66,400		
\$1,627,676	\$0	\$1,008,397

**DEVELOPER FEES:**<sup>3</sup>

Housing consultant fees <sup>4</sup>	250,000		250,000
General & administrative			
Profit or fee	2,408,972		2,007,133

15.00%	\$2,658,972	\$0	\$2,257,133	15.00%
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Rent-up  
Operating  
Replacement  
Escrows

147,878		
486,299		
0		
\$634,177	\$0	\$0

**TOTAL HOUSING DEVELOPMENT COSTS**

TOTAL HOUSING DEVELOPMENT COSTS	\$24,773,617	\$0	\$17,304,685
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**Mistletoe Station****15 Year Rental Housing Operating Pro Forma****Dec 1, 2017****All Programs Must Complete the following:**

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

<b>INCOME</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 15</b>
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$1,150,814	\$1,173,831	\$1,197,307	\$1,221,253	\$1,245,679	\$1,375,330	\$1,518,475
Secondary Income	\$ 18,000	\$ 18,360	\$ 18,727	\$ 19,102	\$ 19,484	\$ 21,512	\$ 23,751
POTENTIAL GROSS ANNUAL INCOME	\$1,168,814	\$1,192,191	\$1,216,035	\$1,240,355	\$1,265,162	\$1,396,841	\$1,542,226
Provision for Vacancy & Collection Loss	(\$70,129)	(\$71,531)	(\$72,962)	(\$74,421)	(\$75,910)	(\$83,810)	(\$92,534)
Rental Concessions	\$0						
EFFECTIVE GROSS ANNUAL INCOME	\$1,098,686	\$1,120,659	\$1,143,072	\$1,165,934	\$1,189,253	\$1,313,031	\$1,449,692
<b>EXPENSES</b>							
General & Administrative Expenses	\$ 42,000.00	\$43,260	\$44,558	\$45,895	\$47,271	\$54,800	\$63,529
Management Fee	\$ 54,934	\$ 56,033	\$ 57,154	\$ 58,297	\$ 59,463	\$ 65,652	\$ 72,485
Payroll, Payroll Tax & Employee Benefits	\$ 139,520	\$ 143,706	\$ 148,017	\$ 152,457	\$ 157,031	\$ 182,042	\$ 211,037
Repairs & Maintenance	\$ 66,500	\$ 68,495	\$ 70,550	\$ 72,666	\$ 74,846	\$ 86,767	\$ 100,587
Electric & Gas Utilities	\$ 12,500	\$ 12,875	\$ 13,261	\$ 13,659	\$ 14,069	\$ 16,310	\$ 18,907
Water, Sewer & Trash Utilities	\$ 41,600	\$ 42,848	\$ 44,133	\$ 45,457	\$ 46,821	\$ 54,279	\$ 62,924
Annual Property Insurance Premiums	\$ 34,000	\$ 35,020	\$ 36,071	\$ 37,153	\$ 38,267	\$ 44,362	\$ 51,428
Property Tax	\$ 155,000	\$ 159,650	\$ 164,440	\$ 169,373	\$ 174,454	\$ 202,240	\$ 234,451
Reserve for Replacements	\$ 25,000	\$ 25,750	\$ 26,523	\$ 27,318	\$ 28,138	\$ 32,619	\$ 37,815
Other Expenses	\$ 2,960	\$ 3,049	\$ 3,140	\$ 3,234	\$ 3,332	\$ 3,862	\$ 4,477
TOTAL ANNUAL EXPENSES	\$574,014	\$590,685	\$607,846	\$625,509	\$643,692	\$742,933	\$857,640
NET OPERATING INCOME	\$524,671	\$529,974	\$535,227	\$540,424	\$545,561	\$570,098	\$592,053
<b>DEBT SERVICE</b>							
First Deed of Trust Annual Loan Payment	\$398,583	\$398,583	\$398,583	\$398,583	\$398,583	\$398,583	\$398,583
Second Deed of Trust Annual Loan Payment	29,814	29,814	29,814	29,814	29,814	29,814	29,814
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
<b>NET CASH FLOW</b>	\$96,274	\$101,577	\$106,830	\$112,028	\$117,164	\$141,701	\$163,656
<b>CUMULATIVE NET CASH FLOW</b>	\$96,274	\$197,851	\$304,681	\$416,709	\$533,873	\$1,492,282	\$2,416,952
Debt Coverage Ratio	1.22	1.24	1.25	1.26	1.27	1.33	1.38

## RENT SCHEDULE

Dec 1, 2017

Mistletoe Station

Total	100		87,576		95,901
Non Rental Income	\$15.00	per unit/month for:	other income		1,500
Non Rental Income	0.00	per unit/month for:			
Non Rental Income	0.00	per unit/month for:			
Total Non-Rental Income	\$15.00	per unit/month			1,500
Potential Gross Monthly Income					97,401
Provision for Vacancy & Collection Loss			% of Potential Gross Income:	6.00%	5,844
Rental Concessions (enter as negative number)					-
Effective Gross Monthly Income					91,557
x12 Effective Gross Annual Income					1,098,686