

# NOFA PROJECT TRANSACTION SUMMARY SHEET

Project Name: LA ENTRADA FAMILY APARTMENTS

TRANSACTION TERM	NOFA PARAMETERS	MEETS TARGET	COMMENTS
Acquisition Costs	Purchase price not to exceed appraised value.	No	Estimated acquisition costs as of April 24, 2006 = \$8,500,000.  Estimated appraised value = \$7,983,000.
Labor Costs	Prevailing wages apply if using federal or state funds	N/A	Project is not subject to prevailing wages.
Developer Fee	Maximum fee permitted for tax credit projects that can be included in eligible basis	No	Maximum fee permitted by TCAC that can be included in eligible basis = \$1.4 million (9% Low Income Tax Credits).  Developer has assumed a Developer Fee of \$1.5 million.
Developer Fee Deferral	20-50% of fee	Yes	Developer has assumed the deferral of 33% of fee.
Rent Increases	2.5% annually	Yes	
Operating Expense Increases	3.5% annually	Yes	
Property Tax Increases	2.0% annually	Yes	
Vacancy Rates	5.0% for residential	Yes	
Operating Expenses including Property Management	Maximum property mgmt fee is \$30/unit/month	Yes	Developer operating expenses of \$3,200/unit/year are equal to the TCAC/NOFA guideline of \$3,200 per unit/year.  Property management fee is \$30/unit/month.

NOFA PROJECTS TRANSACTIONS SUMMARY SHEET (CONT'D.)  
LA ENTRADA FAMILY APARTMENTS

General Partnership Management Fees	Paid from cash flow after debt service but prior to residual receipts	Yes	General Partnership Management Fees = \$10,000 @ Year 1, escalating by 3.5% per year.
Limited Partner Asset Management Fees	Paid from cash flow after debt service but prior to residual receipts	Yes	Limited Partnership Management Fee = \$2,500 @ Year 1, escalating by 3.5% per year.
Replacement Reserves	Rehab @ \$300/unit New construction @ \$200/unit	No	Assumes new construction @ \$250/unit (per 2006 TCAC Regulations)
Operating Reserves	Include in operating expenses	N/A	
SDHC Monitoring Fee	Follow SDHC fee schedule	Yes	\$59/Unit/Year
Service Amenities	Case by case consideration	TBD	Estimated by Developer at \$20,423 per year, or \$240/unit/year
Debt Service Ratio	Minimum of 1.10	Yes	1.15
Agency Loan Interest Rate	3.0% if not federal rate	Yes	3.0% simple interest
Agency Loan Term	55 years	Yes	
Repayment of Agency Loan	50%/50% split Years 1-30 80%/20% split Years 31-55	Yes	