



ORPE HUMAN RIGHTS ADVOCATES

THE REMODELING RESIDENTIAL, TREATMENT AND TRAINING FACILITY TO EMPOWER UNDERSERVED COMMUNITIES AND AT RISK-HOMELESSNESS

ORPE HUMAN RIGHTS ADVOCATES
6701 Baymeadow Dr. Ste B
Glen Burnie, MD 21060

Contractor Information:

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Building Remodeling Plans

Services Delivery Components:

- Communities Empowerment & Poverty Alleviation - Centered
- Income security - Centered Program
- Case Management
- Communities Collaborative
- Communities Health Teams
- Patient Centered Medical Treatment
- Supportive Services: Housing, Legal and Social Services
- Women Health Initiative
- Accountable Community for Health

Table of Contents

Executive Summary	3
Description of the Property	3
Description of the Interior Space	3
Need Statement	3
First Floor Plan	4
Project Description	5
Master Plan	6
Second Floor	7
Estimated Income for 24 Units of 1 BR	8
Estimated Expenses for 24 Units of 1 BR	9
Use of the Funds	11
Other Use of the Fund	12
Sources of the Funds	13

Executive Summary

A. Introduction

This Project Feasibility Report for property remodeling has been submitted to reflect the remodeling of the Residential, Treatment and Training Facility to empower at-risk homelessness, homeless, veterans, disconnected or unemployed young adults, pregnant and postpartum women with substance use disorders who are at risk of homelessness. In this report we document the need for a facility to accomplish the above-stated programs. This is a one-stop place where consumers would benefit from programs focused on behavioral change treatment, health care, coordinated supportive social services, and programs that empower people living in poverty to become economically self-sufficient.

Note that to comply with the dispositions of paragraph 8.12 of Federal OPIOID Standards associated with OTPs, education, and training programs, our construction team composed of architect, constructor and the members of OHRA have resolved to remodel the property and expand it to 10,600 SF. This will bring the total size of the facility to 20,600 SF.

This report also gives a description of the property to be remodeled. It describes its total size, the size of the training rooms, treatment center, offices, library, laboratories, conference rooms, and the ways these rooms will potentially be explored. Under the need statement, it discusses the reasons why this project is important in Maryland. It also provides a descriptive table that mirrors the programs and services to be implemented within the facility. It establishes details concerning parking size and the requirements associated with it. It does show the master and floor plan, and estimated renovation budgets. It gives details of footage and space management. It also provides a project schedule.

B. Description of the Property to be Remodeled.

1. Description of the Interior Space

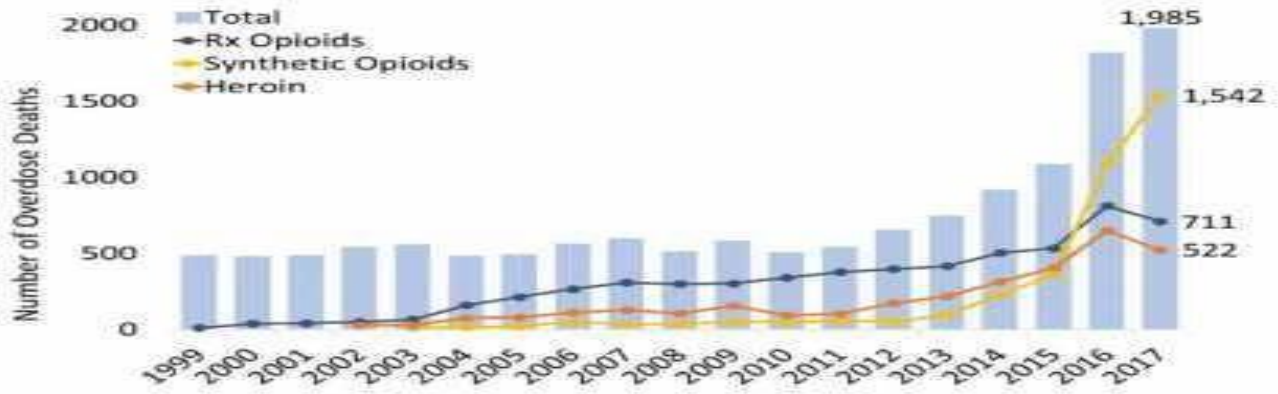
The interior space is used for operating training programs deemed to empower low-income, at-risk homelessness, young adults, veterans to become economically self-sufficient. The most significant interior spaces include classrooms, auditorium, vocational classrooms, treatment rooms, supportive services, and main entrance lobby. Supporting areas include hallways, administrative offices, restrooms and mechanical rooms. The following table generally describes the locations and typical conditions of the interior within the facility.

A Need for more Integrated Service Delivery and Professional Skills Development

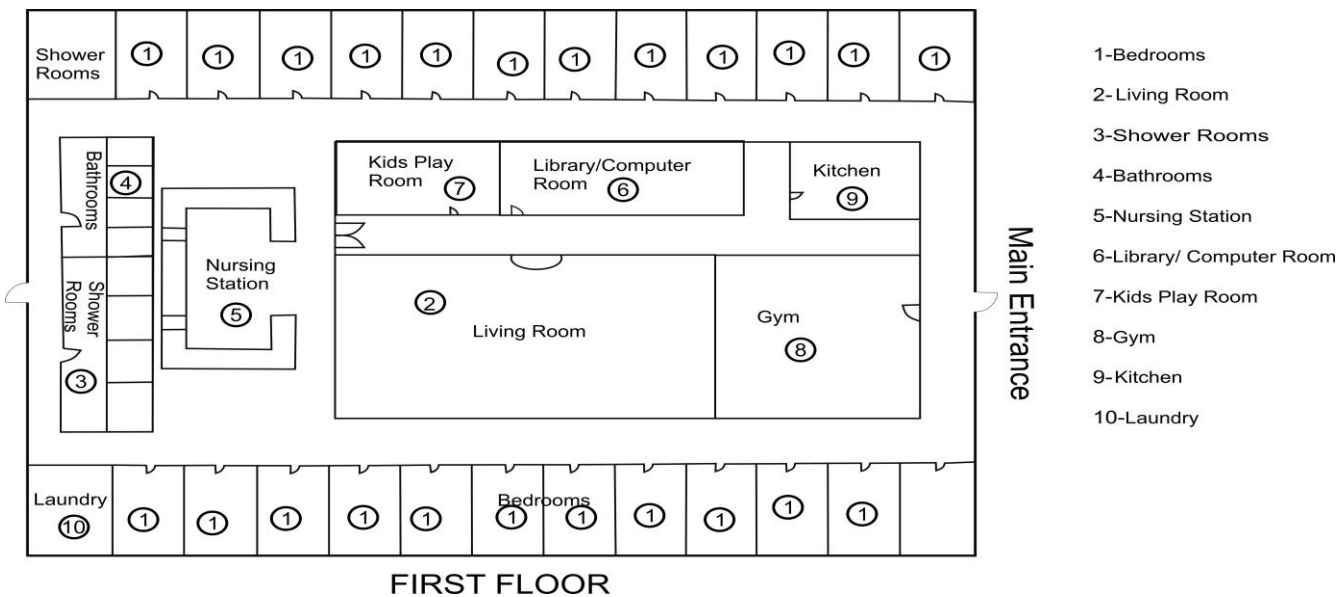
Maryland possesses significant risk factors as a region vulnerable to the higher rate of young adults and women unemployment and low-income. Few communities were untouched by unemployment and Opioid. The low-income syndrome is one of the leading causes of Opioid use and overdose deaths. According to the National Institute on Drug Abuse, in 2017, there were 1,985 overdose deaths involving opioids in Maryland—a rate of 32.2 deaths per 100,000 persons, which is twofold greater than the national rate of 14.6 deaths per 100,000 persons. The state ranks in the top 5 for opioid-related overdose death rates.

Studies reveal that economic and social inequity, and its etiology closely linked to the role of opioid as a refuge from physical and psychological trauma, concentrated disadvantage, isolation, and hopelessness is one of the causation agents of the increasing use of opioid. This demonstration clearly establishes that there is a need for integrated human service programs and coordinated supportive programs to fight and reduce the growing trend of poverty that substantially creates a burden on welfare. Integrated human service programs and coordinated supportive programs reflect exactly the paths of cutting-edged and innovative approaches the project of OHRA is going to deal with. As addressed on its website at www.orpe.org; by putting in place an integrated human services system that includes coordinated social services, programs deemed to restore human dignity, integrated behavioral health and primary care system, case

management , legal aid, career development and capacity building; OHRA will be bringing to our community a cutting-edged and innovative approach of bringing remedy to the issue of poverty, opioid dependency and at the sometime furthering for social justice.



OHRA intends to implement a full range of services and therapeutic program model in communities, which is a novel approach that consists of providing a full range of services and/ programs in one location. Programs and services are designed for the purpose of empowering pregnant and postpartum women with SUD, veterans, homeless, or families at risk of homelessness, and low- income families within the purpose of changing their social status from insufficient income status to the status of self -sufficient income. OHRA Model is expected of reducing by 60% the rate of dependency on OPIOID, reduce the rate of deaths, reduce the rate of NAS and days of staying in the hospital and thus high costs associated with the long staying in the hospital. OHRA Model will economically , socially , and morally benefit the State of Maryland . The Model is expected to present itself as a pilot model and can easily be adopted by other nonprofits, or government task forces at local, regional, and national level.



A. Current OHRA Operations

The Orpe Human Rights Advocates programs and activities currently operates in a rented facility owned by Summit Ministry Center. We will be providing comprehensive and supportive services surrounding around four pillars: advocacy; crisis intervention and prevention (services for homeless, suicide prevention ...); empowerment and training (create opportunity for self- sufficient income); and comprehensive supportive services . 1) In the area of advocacy, we advocate and defend the interests of individuals and families who cannot assert their own fundamental rights; 2) we promote programs that empower mentally distressed peoples and peoples living in hardship become financially self - sufficient; and 3) providing comprehensive and coordinated services delivery within the community and encourages the elimination of social injustice.

Our ministry of “Restoring human Dignity” has already impacted the life of several families and individuals who sought relief through prayers and our services. We provide families and individuals with the ability to realize their true potential. We pretend also to impact the life of volunteers, social workers, and advocates, giving them a meaningful outreach right in their own communities. With the construction of new facilities, OHRA will be extending its programs and services and get more positive outcomes.

With the new facility, we’ll be providing more positive response to the question of self-sufficient income, which is one of the serious causes that drive women, pregnant and postpartum women in the path of dependency in the use of substance. Insufficient income is also the cause number one that drives families’ individuals in the state of homelessness. To constraint this infernal circle, with the new facility, OHRA will be offering training programs involving personal development, spiritual development, career development, vocational education, professional development, entrepreneurship, and executive and leadership development. Program also connects treatment to social services.

Our goal is to provide a one-stop safe place where patients with SUD would find responses and remedies to all of the issues that had caused them to get involved in substance abuse dependency. And for low-income client, to be a one-stop safe place where client would find response to legal, financial, psychological, health, spiritual, and professional hindrances that hold her/him back from making a move from the status of insufficient income to the status of sufficient income. To make it easy to understand our mission, we have developed websites in a logical format that explain what we do and the ways we operate in order to accomplish our mission. We invite you to explore the level of services and programs we provide in our websites www.orpe.org

III. Project Description

The project includes 24 units to benefit homeless / or at-risk homelessness, administrative space, integrated behavioral modification program, security operations and holding, and building support space, self - sufficient income programs, training space, hospitality, coordinated supportive services, and legal services. Site support will include the surface of approximately 40 cars parking for staff and visitors. The proposed building will be approximately 10,600 Gross Square Feet.

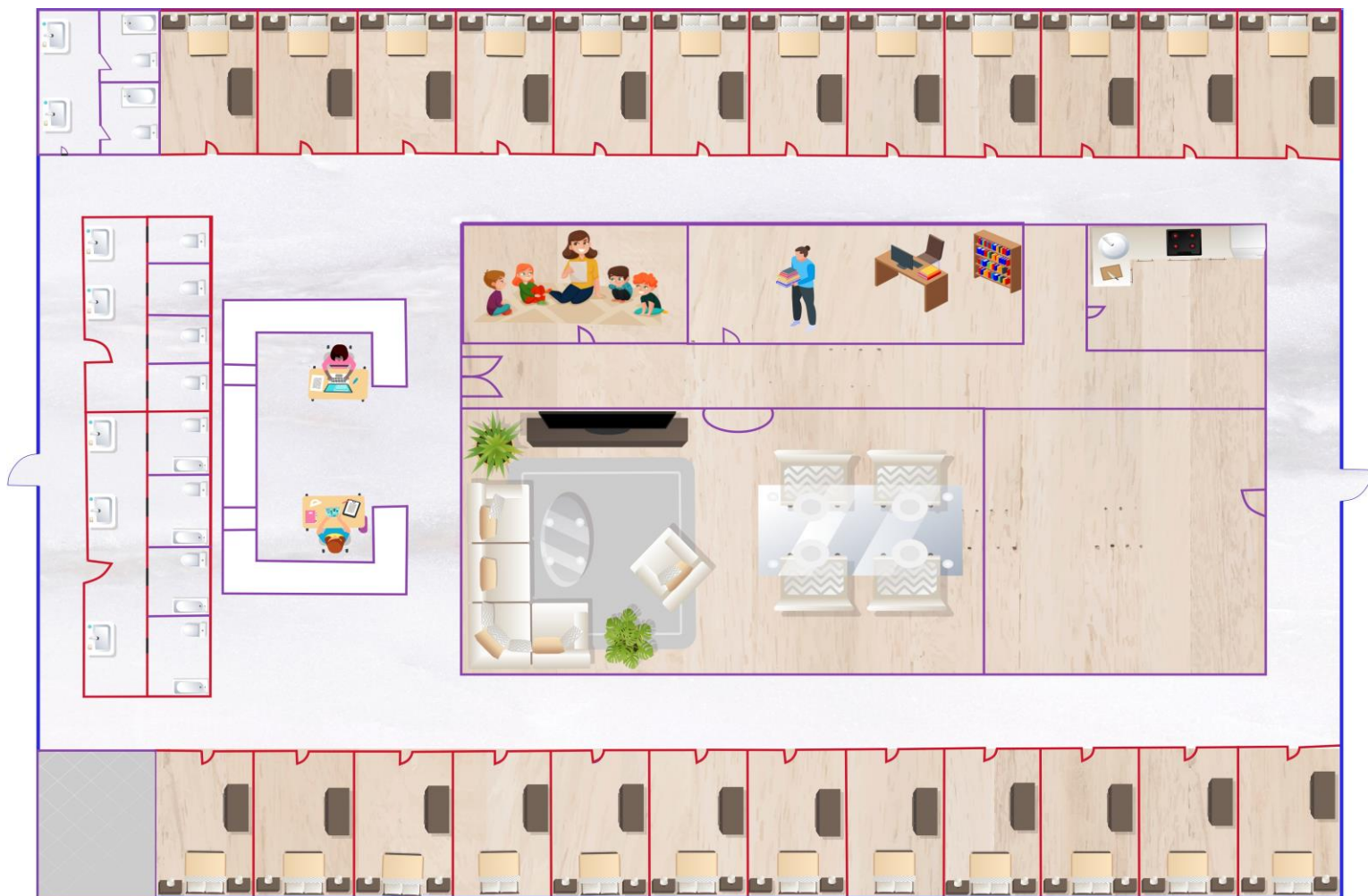
Attached to the large main residence is a nearly 1,500 SF glass -roofed atrium that will be adapted to accommodate professional skills development training programs and conference rooms for psychological and spiritual therapies. The facility will be remodeled

to offer a total of 6 training rooms, 4 large rooms will serve for integrated behavioral health and health care services. 1 auditorium, 1 conference room, 2 offices for case managers and social works. The 2445 SF down level with restrooms and large commercial kitchen will be adapted. 1,200 SF will be adapted for the front desk and registration services: waiting room (800 SF). 800 SF will be converted to administrative offices, which adjoins the atrium. 6000 SF will be remodeled to classes, conference, and meetings The circular drive and large parking lot offers more than 120 parking spots, with overflow parking available on the street and on the grassed yard .

MASTER PLAN

The Facilities Master Plan prepared for Residential Treatment and Respite Facility, built upon the Task Force finding. The goal of the master plan was to develop a practical, cost- effective, a framework for phased facility improvements to meet anticipated operational and service needs

. The master plan presented the facilities options and made recommendations.



**Residential Facility
First Floor**



SECOND FLOOR

Note: For the purpose of licensing, there are requirements to be observed. The plant must address some important patterns related to the purpose for which the project intends to address. We therefore suggest the following items to be incorporated in the second floor.

- 01 Rest Rooms
- 02 Waiting/Multipurpose
- 03 Reception / Front Desk
- 04 Nursing Station
- 05 Consultation/Examination
- 06 Treatment/Dressing/Injection
- 07 Cafeteria
- 08 Kitchen
- 09 Staff Lounge
- 10 Physician Offices
- 11 Social Works/Case Management
- 12 Training Rooms
- 14 Conference Room
- 15 Administrative
- 16 IT (Technology)
- 17 Lab
- 18 Supply/Storage
- 19 Human Resource

Estimated Income for the 24 Units of 1BR Project to Benefit Homeless /or At Risk-Homelessness Pregnant, or Women with SUD and their Infants.

❖ RESIDENTIAL RENTAL INCOME

♦ Low Income Units

Median Income	# Units	#Bed rooms	#Bath rooms	Sq Ft (net leasable)	Tenant Utilities	Contract Rent	Rent Subsidy	Monthly Income	Total Monthly Income	Total Annual Income
<=30% AMI	24	1 BR	1.0	300	\$0	\$500	\$500	\$1,000	\$24,000	\$288,000
Total :	24			7,200					\$24,000	\$288,000

Vacancy Allowance (Total Annual Income x Vacancy Rate) 0.00 % \$0
Effective Gross Income/Low Income Units (Total Annual Income - Vacancy Allowance) \$288,000

♦ Tenant Paid Utilities : Gas Electric Heat Water Other

♦ Market Rate Units

# Units	#Bed rooms	#Bath rooms	Sq Ft (net leasable)	Contract Rent	Total Monthly Income	Total Annual Income
Total :						

Vacancy Allowance (Total Annual Income x Vacancy Rate) 0.00 % \$0
Effective Gross Income/Market Rate Units (Total Annual Income - Vacancy Allowance) \$0

❖ NONRESIDENTIAL SPACE

Type	Description	Square Footage	Number	Monthly Income	Total Monthly Income	Total Annual Income
Total Square Footage:				Total Annual Income :		

Vacancy Allowance (Total Annual Income x Vacancy Rate) 0.00 % \$0
Effective Gross Income/Nonresidential Income Units (Total Annual Income - Vacancy Allowance) \$0

❖ OTHER INCOME SOURCES

Type	Write in type / description	Total Monthly Income	Total Annual Income
		Total Annual Income :	

Total Effective Gross Income \$288

Estimated Expenses for the 24 Units of 1BR to Benefit Homeless /or At-Risk Homelessness - Pregnant, or Women with SUD and their Infants.

♦ Administrative	Annual Amount	Per Unit
Advertising and Marketing	\$6,000	\$250
Office Salaries	\$180,000	\$7,500
Office Supplies	\$8,000	\$333
Office or Model Apartment Rent		
Management Fee	\$24,000	\$1,000
Manager or Superintendent Rent Fee Unit	\$100	\$4
Legal Expenses	\$2,000	\$83
Auditing Expenses	\$6,000	\$250
Bookkeeping Fees and Accounting Services	\$6,000	\$250
Transportation/Service Coordinator	\$8,000	\$333
High Speed Internet Service	\$8,000	\$333
Bad Debts	\$6,000	\$250
Annual Tax Credit Monitoring Fee	\$14,000	\$583
Other		
Total Administrative	\$268,100	\$11,171

♦ Utility	Annual Amount	Per Unit
Fuel Oil		
Electricity		
Gas		
Water		
Sewer		
Other		
Total Utility	\$0	\$0

♦ Operating and Maintenance	Annual Amount	Per Unit
Janitor and Cleaning Payroll		
Janitor and Cleaning Supplies		
Janitor and Cleaning Contract		
Exterminating Payroll or Contract		
Exterminating Supplies		
Garbage and Trash Removal		
Security Payroll or Contract		
Grounds Payroll		
Grounds Supplies		
Grounds Contract		
Repairs Payroll		
Repairs Material		
Repairs Contract		
Elevator Maintenance or Contract		
Heating and Air Conditioning Maintenance or Contract		
Swimming Pool Maintenance or Contract		
Snow Removal		
Decorating Payroll or Contract		

Decorating Supplies		
Other		
Total Operating and Maintenance	\$0	\$0

♦ Taxes and Insurance	Annual Amount	Per Unit
Real Estate Taxes		
Payment in Lieu of Taxes		
Payroll Taxes (FICA)		
Property and Liability Insurance (hazard)		
Fidelity Bond Insurance		
Workmen's Compensation		
Health Insurance and Other Employee Benefits		
Miscellaneous Taxes, Licenses, and Permits		
Other		
Total Taxes and Insurance	\$0	\$0

♦ Reserve for Replacement	Annual Amount	Per Unit
Reserve for Replacement		
Total Reserve for Replacement	\$0	\$0

❖ Total Operating Expenses	\$268,100	\$11,171
❖ Net Operating Income (Effective Gross Income - Total Operating Expenses)	\$19,900	

USES OF FUNDS

♦ **TOTAL DEVELOPMENT COSTS**

Construction or Rehabilitation Costs

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
1 Total Construction Costs	\$1,058,858			\$1,058,858
2 Construction Contingency	\$19,000			\$19,000
3 Other				
4 Other				
Total Construction or Rehabilitation Costs	\$1,077,858	\$0	\$0	\$1,077,858

Fees Related to Construction or Rehabilitation

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
5 Architect's Design Fee	\$14,900			\$14,900
6 Architect's Supervision Fee	\$12,000			\$12,000
7 Architect Reimbursable Additional Design Fee	\$2,462			\$2,462
8 Real Estate Attorney	\$3,179			\$3,179
9 Marketing				
10 Surveys				
11 Soil Borings	\$5,400			\$5,400
12 Appraisal	\$3,000			\$3,000
13 Market Study				
14 Environmental Report	\$174			\$174
15 Permits & Fees	\$4,700			\$4,700
16 Other				
17 Other				
Total Fees Related to Construction or Rehabilitation	\$37,815	\$0	\$0	\$37,815

Financing Fees and Charges

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
18 Construction Interest				
19 Real Estate Taxes				
20 Insurance Premium				
21 Mortgage Insurance Premium				
22 Title and Recording				
23 Financing (soft cost) Contingency				
24 CDA Administrative Fee				
25 CDA Loan Reservation Fee				
26 CDA Closing Fee				
27 Other Lenders' Origination Fees (non-syndication only)				
28 Other Lenders' Legal Fees (non-syndication only)				
29 Bond Issuance Costs				
30 Other				
31 Other				
Total Financing Fees and Charges	\$0	\$0	\$0	\$0

Acquisition Costs

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
32 Building Acquisition	\$823,000			\$823,000
33 Land Acquisition	\$0			\$0
34 Special Assessment	\$2,500			\$2,500
35 Carrying Charges	\$10,000			\$10,000
36 Relocation Costs				
37 Off-Site Improvements	\$8,000			\$8,000
38 Other Escrow	\$15,000			\$15,000
39 Other	\$5,000			\$5,000
Total Acquisition Costs	\$740,080	\$0	\$0	\$740,080

♦ **TOTAL OF Total Development Costs** **\$1,860,753** **\$0** **\$0** **\$1,860,753**

♦ **OTHER USES OF FUNDS**

Developer's Fee

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
40 Fee on Non-Acquisition Costs	\$74,060			\$74,060
41 Fee on Acquisition Costs	\$10,087			\$10,087
42 Other				
Total Developer's Fee	\$84,147	\$0	\$0	\$84,147

Syndication Related Costs

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
43 Syndication Fee				
44 Legal (syndication only)	\$1,000			\$1,000
45 Bridge Loan Fees				
46 Bridge Loan Interest				
47 Organizational Costs				
48 Tax Credit Application Fee				
49 Tax Credit Allocation Fee				
50 Accounting and Auditing Fee	\$6,200			\$6,200
51 Partnership Management Fee				
52 Other				
53 Other				
Total Syndication Related Costs	\$7,200	\$0	\$0	\$7,200

Guarantees and Reserves (funded amounts only)

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
54 Construction Guarantee	\$25,000			\$25,000
55 Operating Reserve	\$10,000			\$10,000
56 Rent-up Reserve				
57 Negative Arbitrage				
58 Tenant/Supportive Services				
59 Reserve for Replacement				
60 Project Reserve Fund	\$16,000			\$16,000

61 Property/Liability Insurance	\$900			\$900
62 Residual Receipts				
63 Rental Subsidy Reserve Fund				
64 Mortgage Insurance Premium				
65 Real Estate Taxes	\$6,000			\$6,000
66 Other 1				
67 Other 2				
Total Guarantees and Reserves (funded amounts only)	\$57,900	\$0	\$0	\$57,900

♦ **TOTAL OF Other Uses of Funds** \$149,247 \$0 \$0 \$149,247

USES OF OTHER FUNDS \$2,000,000 \$0 \$0 \$2,000,000

❖ **MAXIMUM DEVELOPER'S FEE CALCULATION**

	Fee on Costs Over \$10 Million	Fee on Costs \$10 Million or Less	
♦ Fee on Non-Acquisition Costs			
Total Development Costs	\$1,850,753		
Less Acquisition Costs	(\$735,080)		
Less Construction Contingency	(\$19,000)		
Less Financing (Soft Cost) Contingency			
Non-acquisition Costs	\$1,096,673		
Lesser of \$10,000,000 or Non-acquisition Costs	\$1,096,673	\$1,096,673	
Non-acquisition Fee Basis		\$1,096,673	
Fee Percentage	10%	15%	
Fee on Non-acquisition Costs		\$164,501	Total= \$164,501
♦ Fee on Acquisition Costs			
Acquisition Costs	\$735,080		
Lesser of \$10,000,000 or Acquisition Costs	\$735,080	\$735,080	
Acquisition Fee Basis		\$735,080	
Fee Percentage	5%	10%	
Fee On Acquisition Costs		\$73,508	Total= \$73,508
TOTAL DEVELOPER'S FEE			\$238,009

SOURCES OF FUNDS

♦ **Debt Service Financing**

Types of Funds	Source of Funds	DSCR	Amortization Term	Interest Rate	Loan Term	Annual Payment	Loan Amount
MHRP-MF	DHCD-MF	0.00	0				\$2,000,000.00
Total Debt Service Financing						\$0.00	\$2,000,000.00

♦ **Cash Flow Financing and Grants**

Types of Funds	Source of Funds	Interest Rate	Loan Term	Annual Payment	Loan/ Grant Amount
Total Cash Flow Financing					

♦ **Total Debt** *(Debt Service + Cash Flow Financing)* **\$0.00** **\$2,000,000.00**

♦ **Equity**

Types of Equity	Source of Equity	Annual Tax Credit Amount	Amount of Equity
Total Equity			

❖ **Total Sources of Funds** *(Total Debt + Equity)* **\$2,000,000.00**

LOW-INCOME HOUSING TAX CREDIT

❖ SYNDICATION INFORMATION

♦ **Name of Syndicator** _____

Contact _____

Phone _____

♦ **Schedule for Funds to be Paid**

Percent Paid	Amount Paid	Date Paid	Condition
%			
%			

❖ ELECTIONS

♦ **Minimum Set-aside Election**

20% of the units will be occupied by households with income below 50% of the area median

40% of the units will be occupied by households with income below 60% of the area median

♦ **Rent Floor Election**

The rent floor for the project will be established as of

Date of allocation

Date the project is placed in service

❖ CALCULATION OF TAX CREDIT AMOUNT

♦ **Maximum Housing Low-Income Tax Credit Based on Eligible Costs**

Acquisition Basis

Construction Basis

Total Uses of Funds		
Federal Grants Financing Qualifying Costs		
Other Non-Qualifying Financing		
Value of Commercial Space		
Non-Qualifying Units of Higher Quality		
Federal Historic Tax Credit		
Adjusted Project Costs		
Adjustment for Qualified Census Tract		
Eligible Basis		
Applicable Fraction		
Qualified Basis		
Applicable Percentage		
Low Income Housing Tax Credit Eligible		

♦ **Estimated Low-Income Housing Tax Credit Syndication Proceeds**

Amount

Combined Low Income Housing Tax Credit	
Tax Credit Period	
Total Tax Credit Received Over Period	
Investor Limited Partner's Ownership Share	
Raise Ratio From Syndicator's Proposal	
Gross Proceeds from Low Income Housing Tax Credit	
Gross Proceeds from Historic Tax Credit	
Total Equity from Syndication Proceeds	

◆ **Maximum Low-Income Housing Tax Credit Based on Proceeds Needed**

Amount

Proceeds Needed	
Gross Proceeds From Historic Tax Credit	
Low Income Housing Tax Credit Syndication Proceeds	
Investor Limited Partner's Ownership Share	
Raise Ratio From Syndicator's Proposal	
Total Tax Credit Received Over Period	
Tax Credit Period (10 years)	
Maximum Low-Income Housing Tax Credit	

◆ **Applicable Fraction**

Percent of Units :

Low Income Units _____
 Total Units _____
 Unit Percentage _____

Percent of Square Footage :

Low Income Sq. Ft. _____
 Total Sq. Ft. _____
 Sq. Ft. Percentage _____

Project Applicable Fraction _____

Project Applicable Fraction Type _____

◆ **Sources of Federal Financing**

Show all direct and indirect federal funds financing qualified costs below

Funds	Acquisition Basis	Construction Basis
DHCD-MF	\$0.00	\$0.00
Total Federal Funds	\$0.00	\$0.00

PROJECT SUMMARY INFORMATION

❖ GENERAL INFORMATION

◆ Project Information

Project Name	COMDEV-ORPE-1		
Address	6701 Baymeadow Dr. Ste B		
City	Glen Burnie	County	Anne Arundel
Sponsor	Orpe Human Rights Advocates		

◆ Funding Applied For

Maryland Housing Rehabilitation Program \$2,000,000

◆ Occupancy Restrictions

Units at <=30% AMI	24
Units at 31-40% AMI	0
Units at 41-50% AMI	0
Units at 51-60% AMI	0
Units at 61-85% AMI	0
Units that will be unrestricted	0
Total Units	24

❖ PROJECT INCOME

Income Type	Total Units	Effective Gross Income	Years Until Sustaining Occupancy	Annual Trending	Trended Effective Gross Income
Low Income	24	\$288,000.00	0	0.00%	\$288,000.00
Total		\$288,000.00			\$288,000.00

❖ PROJECT EXPENSES

Expense Categories	Annual Expense	Years Until Sustaining Occupancy	Annual Trending	Trended Expense
Administrative	\$268,100.00	0	0.00%	\$268,100.00
Operating and Maintenance	\$0.00	0	0.00%	\$0.00
Reserve for Replacement	\$0.00	0	0.00%	\$0.00
Taxes and Insurance	\$0.00	0	0.00%	\$0.00
Utility	\$0.00	0	0.00%	\$0.00
Total	\$268,100.00			\$268,100.00

◆ Trended Net Operating Income	<i>(Total Trended EGI - Total Trended Expense):</i>	\$19,900.00
◆ Annual Debt Service Financing Payments:		\$0.00
◆ Cash Flow Financing Payments:		\$0.00
◆ Remaining Cash Flow	<i>(Trended NOI - Debt Service Financing Payments):</i>	\$19,900.00

SOURCES OF FUNDS

❖ SOURCES OF FUNDS

◆ Debt Service Financing

Types of Funds	Source Of Funds	DSCR	Amortization Term	Interest Rate	Loan Term	Annual Payment	Loan Amount
MHRP-MF	DHCD-MF	0.00	0				\$2,000,000.00
Total Debt Service Financing						\$0.00	\$2,000,000.00

◆ Cash Flow Financing and Grants

Types of Funds	Source Of Funds	Interest Rate	Loan Term	Annual Payment	Loan/Grant Amount
Total Cash Flow Financing					

◆ Equity

Types of Equity	Source Of Equity	Annual Tax Credit Amount	Amount of Equity
Total Equity			

◆ **Total Sources of Funds** *(Total Debt + Equity)* **\$2,000,000.00**

❖ USES OF FUNDS

Types of Uses	Amount
Construction or Rehabilitation Costs	\$1,077,858.00
Fees Related to Construction or Rehabilitation	\$37,815.00
Financing Fees and Charges	\$0.00
Acquisition Costs	\$735,080.00
Developer's Fee	\$84,147.00
Syndication Related Costs	\$7,200.00
Guarantees and Reserves (funded amounts only)	\$57,900.00
Total Uses of Funds	\$2,000,000.00

❖ PROJECT DESCRIPTION

❖ Existing Buildings

# Buildings	# Units	Square Footage	Building Type	Building Use	Anticipated PIS Date	Building Address	Last PIS Date	Construction Year
Subtotal	Suite B	10,600 SF		Education & Training				

❖ New Buildings

# Buildings	# Units	Square Footage	Building Type	Building Use	Anticipated PIS Date	Building Address
Subtotal						

❖ Total of all Buildings

# Buildings	# Units	Square Footage

❖ 20-YEAR OPERATING PRO FORMA

Income

	Vacancy Rate	Annual Trending	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Low Income	0.00%	0.00%	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Gross Potential Income			\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Vacancy Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income			\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000

Expenses

Operating and Maintenance	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacement	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	0.00%	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Administrative	0.00%	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100
Total Expenses		\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100
Net Operating Income		\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900

Debt Service Financing

MHRP-MF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow Financing

Total Cash Flow												
Cash Flow	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Income

	Vacancy Rate	Annual Trending	Year 11	Year12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Low Income	0.00%	0.00%	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Gross Potential Income			\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Vacancy Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income			\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000

Expenses

Operating and Maintenance	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacement	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	0.00%	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Administrative	0.00%	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100
Total Expenses		\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100
Net Operating Income		\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900

Debt Service Financing

MHRP-MF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow Financing

Total Cash Flow												
Cash Flow	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

