

**9% Tax Credit Development
Senior - 4 story urban Prototype
Dallas MSA- City of McKinney**

Total Pkg	148.8	
Free Parking	93	1080
Gar/CP	55.8	720
Provided	60	248

Annual Revenue Inflation	2.00%
Annual Expense Inflation	3.00%
Stabilized Occupancy	92.5%

0.0592686

Total Units 124
Net Rentable Area 97,650

PROJECTED OPERATIONS

	Lease-Up		Stabilization											
	Year 1	Year 2	Per unit	Per s.f.	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
REVENUES														
Rental Income	\$ 909,750	\$ 1,074,372	\$ 722	\$ 0.92	\$ 1,095,859	\$ 1,117,777	\$ 1,140,132	\$ 1,162,935	\$ 1,186,194	\$ 1,209,917	\$ 1,234,116	\$ 1,258,798		
Other Income														
Interest on DSR Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Garage Income # of units at \$/mo.	24 \$ 45 \$ 8,231	\$ 12,960	\$ 9	\$ 0.01	\$ 13,219	\$ 13,484	\$ 13,753	\$ 14,028	\$ 14,309	\$ 14,595	\$ 14,887	\$ 15,185		
Carport Income # of units at \$/mo.	36 \$ 20 \$ 6,097	\$ 8,640	\$ 6	\$ 0.01	\$ 8,813	\$ 8,989	\$ 9,169	\$ 9,352	\$ 9,539	\$ 9,730	\$ 9,925	\$ 10,123		
Miscellaneous Income	124 \$ 2.00 \$ 2,520	\$ 2,976	\$ 2	\$ 0.00	\$ 3,036	\$ 3,096	\$ 3,158	\$ 3,221	\$ 3,286	\$ 3,351	\$ 3,418	\$ 3,487		
Total Other Income	\$ 16,847	\$ 24,576	\$ 17	\$ 0.02	\$ 25,068	\$ 25,569	\$ 26,080	\$ 26,602	\$ 27,134	\$ 27,677	\$ 28,230	\$ 28,795		
Total Revenues	\$ 926,598	\$ 1,098,948	\$ 739	\$ 0.94	\$ 1,120,927	\$ 1,143,345	\$ 1,166,212	\$ 1,189,537	\$ 1,213,327	\$ 1,237,594	\$ 1,262,346	\$ 1,287,593		
Less: Vacancies/Allowances	7.50%	\$ (82,421)	\$ (55)	\$ (0.07)	\$ (84,070)	\$ (85,751)	\$ (87,466)	\$ (89,215)	\$ (91,000)	\$ (92,820)	\$ (94,676)	\$ (96,569)		
Effective Gross Income	\$ 926,598	\$ 1,016,527	\$ 683	\$ 0.87	\$ 1,036,857	\$ 1,057,595	\$ 1,078,746	\$ 1,100,321	\$ 1,122,328	\$ 1,144,774	\$ 1,167,670	\$ 1,191,023		
EXPENSES														
Taxes and Insurance	8.5% Cap Rate \$ 51,852	\$ 79,975	\$ 645	\$ 0.82	\$ 82,374	\$ 84,845	\$ 87,391	\$ 90,013	\$ 92,713	\$ 95,494	\$ 98,359	\$ 101,310		
Administrative & Advertising	\$ 400.00 \$ 327,531	\$ 49,600	\$ 400	\$ 0.51	\$ 51,088	\$ 52,621	\$ 54,199	\$ 55,825	\$ 57,500	\$ 59,225	\$ 61,002	\$ 62,832		
Management Fees (min/mo)	3,000 \$ 5.00 \$ 65,254	\$ 50,826	\$ 410	\$ 0.52	\$ 51,843	\$ 52,880	\$ 53,937	\$ 55,016	\$ 56,116	\$ 57,239	\$ 58,383	\$ 59,551		
Repair/Maintenance/Cleaning/Decorating	\$ 650.00 \$ 134,333	\$ 80,600	\$ 650	\$ 0.83	\$ 83,018	\$ 85,509	\$ 88,074	\$ 90,716	\$ 93,437	\$ 96,241	\$ 99,128	\$ 102,102		
Utilities & Trash	\$ 825.00 \$ 106,563	\$ 102,300	\$ 825	\$ 1.05	\$ 105,369	\$ 108,530	\$ 111,786	\$ 115,140	\$ 118,594	\$ 122,152	\$ 125,816	\$ 129,591		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Payroll & Payroll Taxes	\$ 1,750.00 \$ 578,333	\$ 217,000	\$ 1,750	\$ 2.22	\$ 223,510	\$ 230,215	\$ 237,122	\$ 244,235	\$ 251,562	\$ 259,109	\$ 266,883	\$ 274,889		
Reserve for Replacement	\$ 250.00 \$ -	\$ 31,000	\$ 250	\$ 0.32	\$ 31,930	\$ 32,888	\$ 33,875	\$ 34,891	\$ 35,937	\$ 37,016	\$ 38,126	\$ 39,270		
Other Expenses (i.e. Compliance fee, supportive)	\$ 385.32 \$ 67,688	\$ 47,780	\$ 385	\$ 0.49	\$ 49,213	\$ 50,690	\$ 52,210	\$ 53,777	\$ 55,390	\$ 57,052	\$ 58,763	\$ 60,526		
Total Expenses	\$ 1,389,421	\$ 659,081	\$ 5,315	\$ 6.75	\$ 678,346	\$ 698,177	\$ 718,594	\$ 739,612	\$ 761,251	\$ 783,527	\$ 806,460	\$ 830,070		
		64.84%												
NET OPERATING INCOME	\$ (462,823)	\$ 357,446	\$ 2,883	\$ 3.66	\$ 358,512	\$ 359,417	\$ 360,152	\$ 360,709	\$ 361,077	\$ 361,247	\$ 361,209	\$ 360,953		
DEBT SERVICE														
Debt Service Constant	7.783% \$0	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146		
Other DEBT SERVICE COVERAGE	#DIV/0!	1.7009	1.71	1.71	1.71	1.72	1.72	1.72	1.72	1.72	1.72	1.72		
2nd Deed of Trust - HOME Loan	0.000% \$77,193	\$ 77,193	\$ 77,193	\$ 77,193	\$ 77,193	\$ 77,193	\$ 77,193	\$ 77,193	\$ 77,193	\$ 77,193	\$ 77,193	\$ 77,193		
Other Annual Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Debt Service	\$ 77,193	\$ 287,339.27	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339		
Debt Service Coverage	(5.996)	1.244	1.248	1.251	1.253	1.255	1.257	1.257	1.257	1.257	1.257	1.256		
CASH FLOW	\$ (540,016)	\$ 70,106	\$ 71,173	\$ 72,078	\$ 72,813	\$ 73,370	\$ 73,738	\$ 73,908	\$ 73,870	\$ 73,614	\$ 73,614	\$ 73,614		
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Cash Flow Remaining After All Debt Service		\$ 70,106	\$ 71,173	\$ 72,078	\$ 72,813	\$ 73,370	\$ 73,738	\$ 73,908	\$ 73,870	\$ 73,614	\$ 73,614	\$ 73,614		

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PROJECTED OPERATIONS

		Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 25	Year 30
REVENUES													
Rental Income		\$ 1,283,974	\$ 1,309,653	\$ 1,335,847	\$ 1,362,563	\$ 1,389,815	\$ 1,417,611	\$ 1,445,963	\$ 1,474,883	\$ 1,504,380	\$ 1,534,468	\$ 1,694,176	\$ 1,870,508
Other Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest on DSR Deposit		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Income # of units at \$/mo.	24 \$ 45	\$ 15,488	\$ 15,798	\$ 16,114	\$ 16,436	\$ 16,765	\$ 17,100	\$ 17,442	\$ 17,791	\$ 18,147	\$ 18,510	\$ 20,437	22,563.67
Carport Income # of units at \$/mo.	36 \$ 20	\$ 10,326	\$ 10,532	\$ 10,743	\$ 10,958	\$ 11,177	\$ 11,400	\$ 11,628	\$ 11,861	\$ 12,098	\$ 12,340	\$ 13,624	15,042.45
Miscellaneous Income	124 \$ 2.00	\$ 3,557	\$ 3,628	\$ 3,700	\$ 3,774	\$ 3,850	\$ 3,927	\$ 4,005	\$ 4,085	\$ 4,167	\$ 4,250	\$ 4,693	\$ 5,181
Total Other Income		\$ 29,371	\$ 29,958	\$ 30,557	\$ 31,168	\$ 31,792	\$ 32,428	\$ 33,076	\$ 33,738	\$ 34,412	\$ 35,101	\$ 38,754	\$ 42,787
Total Revenues		\$ 1,313,345	\$ 1,339,611	\$ 1,366,404	\$ 1,393,732	\$ 1,421,606	\$ 1,450,039	\$ 1,479,039	\$ 1,508,620	\$ 1,538,793	\$ 1,569,568	\$ 1,732,930	\$ 1,913,295
Less: Vacancies/Allowances	7.50%	\$ (98,501)	\$ (100,471)	\$ (102,480)	\$ (104,530)	\$ (106,620)	\$ (108,753)	\$ (110,928)	\$ (113,147)	\$ (115,409)	\$ (117,718)	\$ (129,970)	\$ (143,497)
Effective Gross Income		\$ 1,214,844	\$ 1,239,141	\$ 1,263,923	\$ 1,289,202	\$ 1,314,986	\$ 1,341,286	\$ 1,368,111	\$ 1,395,474	\$ 1,423,383	\$ 1,451,851	\$ 1,602,961	\$ 1,769,798
EXPENSES													
Taxes and Insurance	8.5% Cap Rate	\$ 104,349	\$ 107,480	\$ 110,704	\$ 114,025	\$ 117,446	\$ 120,969	\$ 124,598	\$ 128,336	\$ 132,186	\$ 136,152	\$ 157,838	\$ 182,977
Administrative & Advertising	\$ 400.00	\$ 64,717	\$ 66,658	\$ 68,658	\$ 70,718	\$ 72,839	\$ 75,024	\$ 77,275	\$ 79,593	\$ 81,981	\$ 84,441	\$ 97,890	\$ 113,481
Management Fees (min/mo)	3,000 5.0%	\$ 60,742	\$ 61,957	\$ 63,196	\$ 64,460	\$ 65,749	\$ 67,064	\$ 68,406	\$ 69,774	\$ 71,169	\$ 72,593	\$ 80,148	\$ 88,490
Repair/Maintenance/Cleaning/Decorating	\$ 650.00	\$ 105,165	\$ 108,320	\$ 111,569	\$ 114,916	\$ 118,364	\$ 121,915	\$ 125,572	\$ 129,339	\$ 133,220	\$ 137,216	\$ 159,071	\$ 184,407
Utilities & Trash	\$ 825.00	\$ 133,478	\$ 137,483	\$ 141,607	\$ 145,855	\$ 150,231	\$ 154,738	\$ 159,380	\$ 164,161	\$ 169,086	\$ 174,159	\$ 201,898	\$ 234,055
Payroll & Payroll Taxes	\$ 1,750.00	\$ 283,136	\$ 291,630	\$ 300,379	\$ 309,390	\$ 318,672	\$ 328,232	\$ 338,079	\$ 348,221	\$ 358,668	\$ 369,428	\$ 428,268	\$ 496,480
Reserve for Replacement	\$ 250.00	\$ 40,448	\$ 41,661	\$ 42,911	\$ 44,199	\$ 45,525	\$ 46,890	\$ 48,297	\$ 49,746	\$ 51,238	\$ 52,775	\$ 61,181	\$ 70,926
Other Expenses (i.e. Compliance fee, supportive)	\$ 385.32	\$ 62,342	\$ 64,212	\$ 66,139	\$ 68,123	\$ 70,167	\$ 72,272	\$ 74,440	\$ 76,673	\$ 78,973	\$ 81,342	\$ 94,298	\$ 109,317
Total Expenses		\$ 854,377	\$ 879,401	\$ 905,163	\$ 931,686	\$ 958,992	\$ 987,105	\$ 1,016,047	\$ 1,045,844	\$ 1,076,522	\$ 1,108,106	\$ 1,280,592	1,480,133.35
NET OPERATING INCOME		\$ 360,467	\$ 359,740	\$ 358,760	\$ 357,516	\$ 355,994	\$ 354,181	\$ 352,064	\$ 349,629	\$ 346,861	\$ 343,745	\$ 322,369	289,664.59
DEBT SERVICE		0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Constant	7.783%	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	\$210,146	210,146	\$210,146
Other DEBT SERVICE COVERAGE		1.72	1.71	1.71	1.70	1.69	1.69	1.68	1.66	1.65	1.64	1.53	1.38
2nd Deed of Trust - HOME Loan	0.000%	\$77,193	\$77,193	\$77,193	\$77,193	\$77,193	\$77,193	\$77,193	\$77,193	\$77,193	\$77,193	\$77,193	\$77,193
Other Annual Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service		\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339	\$ 287,339
Debt Service Coverage		1.254	1.252	1.249	1.244	1.239	1.233	1.225	1.217	1.207	1.196	1.122	1.008
CASH FLOW													
		\$ 73,127	\$ 72,400	\$ 71,421	\$ 70,176	\$ 68,654	\$ 66,842	\$ 64,725	\$ 62,290	\$ 59,522	\$ 56,406	\$ 35,029	\$ 2,325
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Flow Remaining After All Debt Service		\$ 73,127	\$ 72,400	\$ 71,421	\$ 70,176	\$ 68,654	\$ 66,842	\$ 64,725	\$ 62,290	\$ 59,522	\$ 56,406	\$ 35,029	\$ 2,325