



430 East State Street, Suite 100
Eagle, ID 83616
Office: (208) 461-0022
Fax: (208) 461-3267

March 2, 2011

Mr. Jeff Britz
Executive Director
City of Lemoore Redevelopment Agency
119 Fox Street
Lemoore, CA 93245

**Re: Request for Additional Financial Assistance
Cinnamon Villas, 80-unit Senior Housing Community
Southeast corner of Fox Street and Cinnamon Drive**

Dear Jeff,

Thank you for the opportunity to speak with you and your staff regarding our request for additional financial support of our proposed affordable senior housing development in Lemoore. Please allow this correspondence to serve as a letter of request for the City of Lemoore Redevelopment Agency to make an additional loan commitment and enter into a Loan Agreement with our organization to assist in financing this 80-unit affordable senior housing community.

As you are aware, Cinnamon Villas will be the second development Pacific West Communities, Inc. (PWC) has successfully developed in the City of Lemoore and will represent a unique addition to the community's housing inventory by providing affordable homes for seniors on fixed incomes. The development proposes 68 one-bedroom and 12 two bedroom units with 10% of the units being fully accessible and the remaining 90% of the units being adaptable. The site is conveniently located near downtown and various services important to senior residents. The development includes a centrally located community building with an office, maintenance storage, laundry facilities, fitness room, computer learning center and a gathering space with a full kitchen for seniors to socialize. The site includes an extensive centrally located green space (approximately 17,000 square feet), a swimming pool, hot tub, picnic and barbecue area that will provide a peaceful outdoor setting for seniors to enjoy. Similar to PWC's other development in Lemoore, Montgomery Crossing, Cinnamon Villas will include 24-hour on-site management and will be managed by a professional and experienced firm. Within their units, residents will enjoy a full kitchen, energy efficient appliances, private patios or balconies and open floor plans. The development proposes the use of solar panels, increasing energy efficiency and helping residents decrease their utility costs while increasing their disposable income.

We are requesting an additional \$1,000,000 in RDA financing to assist in bringing this project to fruition. Currently, the project has \$1,680,000 in RDA funds committed, therefore our total request is for \$2,680,000. The terms of our requested loan are the same as those originally approved. We are requesting the Agency's support of a loan for

\$2,680,000 at a simple interest rate of 3% for a term of 30 years amortized over 55 years with payments based on 50% of the project's residual receipts. The Agency's loan will be secured by a Deed of Trust in third position behind the conventional permanent loan and the USDA Loan. We anticipate needing the Agency's loan to fund in the fall of 2011 provided we maintain our current project schedule. Repayment of the loan will be made annually and will be based on an independent audit of residual receipts (cash flow) and would begin upon the first complete year of operations after project completion.

The development's total costs are estimated at \$12,757,997. Approximately \$1,250,000 of the necessary financing would be provided by a first mortgage from a conventional lender while an additional \$1,000,000 in loan support is already committed from USDA Rural Development including rental assistance vouchers, and \$651,000 is committed from the CDBG program for required off-site public improvements. Just under \$7,000,000 will be generated from the sale of federal and state affordable housing tax credits, \$250,000 in developer fees will be deferred and the balance of \$2,680,000 will be from the RDA loan.

Nine percent low income housing tax credits are the primary source of financing for this project. Tax credits are awarded competitively based on scoring and tiebreaker ratio. In order to submit a competitive application, we must increase our tax credit tiebreaker score which is based, in part, on the amount of public funds relative to the total project development costs. The additional \$1,000,000 in RDA funds would greatly increase our chances of a tax credit award in the first round of 2011, increasing our tie breaker by 11%, from 42% without the additional funds to 53% with the full requested amount. A first round tax credit award will allow us to be under construction as early as this fall.

Due to the increasing pressure and uncertainties Redevelopment Agencies across the state are facing, we believe this loan commitment will be protected from a future "state take" if we enter into a Loan Agreement as soon as possible, which would be modeled from the agreements used for the Montgomery Crossing development. It would not bind the Agency in the event we do not obtain all other financing sources and are unable to move forward.

We appreciate your consideration of this request, and we are excited about the possibility of bringing another quality housing development to an underserved segment of Lemoore's population. Please feel free to contact me should you have any questions.

Sincerely,



Caleb Roope
President/ C.E.O.

Fox Street Villas

Lamone, California • May 22, 2009



This lot is not changed by this development, included in plans as reference for future only application



430 East State Street, Suite 100
Eagle, Idaho 83616
Ph: 208-461-0022





Fox Street Villas

VIEW LOOKING SOUTH AT COMMUNITY BUILDING



430 East State Street, Suite 100
 Eagle, Idaho 83616
 Ph: 208-461-0022



Fox Street Villas

VIEW LOOKING SOUTH FROM CINNAMON DRIVE

THE LAND GROUP, INC.
 1000 West 10th Street, Suite 100
 Boise, Idaho 83702
 Phone: 208-461-0022
 Fax: 208-461-0023
 www.thelandgroup.com



430 East State Street, Suite 100
 Eagle, Idaho 83616
 Ph: 208-461-0022



Fox Street Villas

VIEW LOOKING SOUTH TOWARDS BUILDING E


THE LAND GROUP, INC.
 • Full Service
 • Real Estate
 • Development
 • Construction
 • Management
 • Services
 • 1000 S. 10th St. Suite 100
 • Boise, ID 83725
 • Phone: 208-461-1000
 • Fax: 208-461-1001
 • www.thelandgroup.com



430 East State Street, Suite 100
 Eagle, Idaho 83616
 Ph: 208-461-0022



Fox Street Villas

VIEW LOOKING EAST FROM CORNER OF FOX ST. AND CINNAMON DR.

THE LAND GROUP, INC.
 1000 West 10th Street, Suite 100
 Boise, Idaho 83702
 Phone: 208-379-4841 Fax: 208-379-4842
 www.thelandgroup.com



430 East State Street, Suite 100
 Eagle, Idaho 83616
 Ph: 208-461-0022



Fox Street Villas

VIEW LOOKING NORTH FROM FOLLETT ST. ACCESS

THE LAND GROUP, INC.
 • Planning
 • Land Use
 • Architecture
 • Site Design
 • Construction Administration
 • Real Estate
 • 1000 E. 10th St., Suite 100
 • Boise, ID 83702
 • Phone: 208-461-0022
 • Fax: 208-461-0023
 • www.thelandgroup.com



430 East State Street, Suite 100
 Eagle, Idaho 83616
 Ph: 208-461-0022

Cinnamon Villas

A 80-Unit Senior Housing Community
Lemoore, CA

Financial Pro Forma

Rev. 3/1/11

Prepared By:

Caleb Roope
Pacific West Communities, Inc.
430 East State Street, Suite 100
Eagle, ID 83616

208.461.0022 x 3015

calebr@tpchousing.com

DEVELOPMENT BUDGET
Cinnamon Villas
Lemoore, CA

	Project Costs	Cost Per Unit	Cost Per Res. Sq. Ft.	Tax Credit Eligible Basis
Total Land Costs	\$ 1,105,000	\$ 13,813	\$ 18.45	XXXXXXXXXX
Total Acquisition Costs	\$ -	\$ -	\$ -	\$ -
New Construction and/or Rehabilitation				
Off-Site Work	\$ 651,000	\$ 8,138	\$ 10.87	\$ 651,000
Prevailing Wages	\$ -	\$ -	\$ -	\$ -
On Site Work	\$ 980,000	\$ 12,250	\$ 16.36	\$ 980,000
Structures	\$ 4,710,215	\$ 58,878	\$ 78.64	\$ 4,710,215
General Requirements	\$ 380,473	\$ 4,756	\$ 6.35	\$ 380,473
Contractor Overhead	\$ 126,824	\$ 1,585	\$ 2.12	\$ 126,824
Contractor Profit	\$ 380,473	\$ 4,756	\$ 6.35	\$ 380,473
Construction Contingency	\$ 450,000	\$ 5,625	\$ 7.51	\$ 450,000
Total Construction Costs	\$ 7,678,985	\$ 95,987	\$ 128.20	\$ 7,678,985
Financing Costs				
Construction Loan Interest	\$ 250,000	\$ 3,125	\$ 4.17	\$ 190,000
Construction Loan Fee	\$ 65,000	\$ 813	\$ 1.09	\$ 65,000
Construction Lender Costs (Legal, Etc.)	\$ 20,000	\$ 250	\$ 0.33	\$ 20,000
Bond Issuer & Trustee Fees	\$ -	\$ -	\$ -	\$ -
Permanent Loan Fees	\$ 25,000	\$ 313	\$ 0.42	XXXXXXXXXX
Permanent Loan Costs	\$ 25,000	\$ 313	\$ 0.42	XXXXXXXXXX
Tax Credit Fees	\$ 61,191	\$ 765	\$ 1.02	XXXXXXXXXX
Bond Counsel	\$ -	\$ -	\$ -	XXXXXXXXXX
Financial Advisor	\$ -	\$ -	\$ -	XXXXXXXXXX
Total Financing Costs	\$ 446,191	\$ 5,577	\$ 7.45	\$ 275,000
Soft Costs				
Architectural	\$ 325,000	\$ 4,063	\$ 5.43	\$ 325,000
Engineering/Surveying/Environmental	\$ 200,000	\$ 2,500	\$ 3.34	\$ 200,000
Taxes During Construction	\$ 10,000	\$ 125	\$ 0.17	\$ 10,000
Insurance	\$ 115,200	\$ 1,440	\$ 1.92	\$ 115,200
Title & Recording	\$ 40,000	\$ 500	\$ 0.67	\$ 40,000
Borrower Attorney	\$ 40,000	\$ 500	\$ 0.67	\$ 40,000
Appraisal	\$ 10,000	\$ 125	\$ 0.17	\$ 10,000
Local Tap, Building Permit, & Impact Fees	\$ 1,046,706	\$ 13,084	\$ 17.48	\$ 1,046,706
Marketing	\$ 63,926	\$ 799	\$ 1.07	XXXXXXXXXX
Relocation Costs	\$ -	\$ -	\$ -	XXXXXXXXXX
Furnishings	\$ 50,000	\$ 625	\$ 0.83	\$ 50,000
Cost Certification	\$ 10,000	\$ 125	\$ 0.17	\$ 10,000
Market Study	\$ 10,000	\$ 125	\$ 0.17	\$ 10,000
Soft Cost Contingency	\$ 100,000	\$ 1,250	\$ 1.67	\$ 100,000
Developer Overhead & Profit	\$ 1,400,000	\$ 17,500	\$ 23.37	\$ 1,400,000
Consultant Fee	\$ -	\$ -	\$ -	\$ -
Total Soft Costs	\$ 3,420,832	\$ 42,760	\$ 57.11	\$ 3,356,906
Reserves				
Rent Reserve	\$ -	\$ -	\$ -	XXXXXXXXXX
Operating Reserve	\$ 106,989	\$ 1,337	\$ 1.79	XXXXXXXXXX
Total Reserve Costs	\$ 106,989	\$ 1,337	\$ 1.79	XXXXXXXXXX
Totals	\$ 12,757,997	\$ 159,475	\$ 213.00	\$ 11,310,891

SOURCES & USES**Cinnamon Villas
Lemoore, CA****CONSTRUCTION PHASE**

Sources of Funds	
Tax Credit Financing	\$ 1,385,399
USDA 515 Loan	\$ -
Lemoore RDA	\$ 2,680,000
CDBG	\$ 651,000
Other	\$ -
Other	\$ -
Deferred Costs	\$ 106,989
Deferred Contractor Profit	\$ -
Deferred Developer Fee	\$ 1,400,000
Construction Loan	\$ 6,534,609
Total Sources of Funds	\$ 12,757,997

PERMANENT PHASE

Sources of Funds	
Total Tax Credit Financing	\$ 6,926,997
Permanent Loan	\$ 1,250,000
USDA 515 Loan	\$ 1,000,000
Lemoore RDA	\$ 2,680,000
CDBG	\$ 651,000
Other	\$ -
Deferred Developer Fee	\$ 250,000
Total Sources of Funds	\$ 12,757,997

Uses of Funds

Uses of Funds	
Total Land Costs	\$ 1,105,000
Total Acquisition Costs	\$ -
New Construction and/or Rehabilitation	\$ 7,228,985
Construction Contingency	\$ 450,000
Financing Costs	\$ 446,191
Architecture & Engineering	\$ 525,000
Other Soft Costs	\$ 1,395,832
Developer Fees	\$ 1,400,000
Soft Cost Contingency	\$ 100,000
Reserves	\$ 106,989
Total Uses of Funds	\$ 12,757,997

Uses of Funds

Uses of Funds	
Total Land Costs	\$ 1,105,000
Total Acquisition Costs	\$ -
New Construction and/or Rehabilitation	\$ 7,228,985
Construction Contingency	\$ 450,000
Financing Costs	\$ 446,191
Architecture & Engineering	\$ 525,000
Other Soft Costs	\$ 1,395,832
Developer Fees	\$ 1,400,000
Soft Cost Contingency	\$ 100,000
Reserves	\$ 106,989
Total Uses of Funds	\$ 12,757,997

OPERATING & LOAN DETAILS

Project: Cinnamon Villas

Location: Lemoore, CA Rev. 3/1/11

Type	AMI Rent Level	Number of Units	Avg. Unit Sq. Ft.	Gross Rent	Utility Allowance	Net Rent	Monthly Totals	Annual Totals
1BR/1BA	30%	6	674	317	58	259	1,554	18,648
1BR/1BA	50%	24	674	528	58	470	11,280	135,360
1BR/1BA	55%	27	674	581	58	523	14,121	169,452
1BR/1BA	60%	11	674	581	58	523	5,753	69,036
2BR/1BA	30%	2	955	380	66	314	628	7,536
2BR/1BA	50%	4	955	633	66	567	2,268	27,216
2BR/1BA	55%	5	955	697	66	631	3,155	37,860
2BR/1BA	60%	0	0	0	0	0	0	0
3BR/2BA	30%	0	0	0	0	0	0	0
3BR/2BA	50%	0	0	0	0	0	0	0
3BR/2BA	55%	0	0	0	0	0	0	0
3BR/2BA	60%	0	0	0	0	0	0	0
4BR/2BA	30%	0	0	0	0	0	0	0
4BR/2BA	50%	0	0	0	0	0	0	0
4BR/2BA	55%	0	0	0	0	0	0	0
4BR/2BA	60%	0	0	0	0	0	0	0
2BR/1BA	Manager's	1	955	0	0	0	0	0

Total Units & Sq. Ft.	80	57,292	% of Sq. Ft.	% of Units
Community Facilities		2,605	Affordable	Affordable
Total Project Sq. Ft.		59,897	100.00%	100.00%

\$ 38,759 \$ 465,108

Operating Deficit Guarantee	
10% of Perm.	\$ 125,000
Year 1 Op. Exp.	\$ 320,000
Guarantee	\$ 320,000

Total Annual Rental Income **\$ 465,108**

Other Income			
Laundry	/Unit/Year	\$ 75	\$ 6,000
Tenant Charges & Interest	/Unit/Year	\$ 25	\$ 2,000

Total Annual Other Income **\$ 8,000**

Replacement Reserves	
Standard/Unit	\$ 500
UMR Min/Unit	\$ 353
Reserve / Unit	\$ 500

Total Annual Potential Gross Income **\$ 473,108**

Vacancy & Collection Loss 5% \$ (23,655)

Annual Effective Gross Income **\$ 449,453**

Project Unit Mix		
Unit Type	Number	% of Total
1 Bdrm./1 Bath.	68	85.00%
2 Bdrm./1 Bath.	12	15.00%
3 Bdrm./2 Bath.	0	0.00%
4 Bdrm./2 Bath.	0	0.00%
Totals	80	100.00%

Average Affordability			
Unit Type	Number	% of Units	Factor
30%	8	10.13%	0.03
50%	28	35.44%	0.18
55%	32	40.51%	0.22
60%	11	13.92%	0.08
Average Affordability			51.39%

OPERATING & LOAN DETAILS (continued)

ANNUAL EXPENSES

	% of Annual		Per Unit	Total
	EGI	Operating Exp.		
Real Estate Taxes & Special Assessments	0.58%	0.81%	\$ 32.00	\$ 2,600
Other Taxes	0.18%	0.25%	\$ 10.00	\$ 800
Insurance	3.56%	5.00%	\$ 200.00	\$ 16,000
Licenses	0.08%	0.11%	\$ 4.00	\$ 350
Fuel & Gas	0.18%	0.25%	\$ 10.00	\$ 800
Electricity	1.42%	2.00%	\$ 80.00	\$ 6,400
Water & Sewer	7.12%	10.00%	\$ 400.00	\$ 32,000
Trash Removal	2.85%	4.00%	\$ 160.00	\$ 12,800
Pest Control	0.29%	0.41%	\$ 16.00	\$ 1,300
Building & Maintenance Repairs	7.12%	10.00%	\$ 400.00	\$ 32,000
Building & Maintenance Supplies	4.27%	6.00%	\$ 240.00	\$ 19,200
Supportive Services	3.60%	5.06%	\$ 202.00	\$ 16,200
Annual Issuer & Trustee Fees	0.00%	0.00%	\$ -	\$ -
Gardening & Landscaping	5.70%	8.00%	\$ 320.00	\$ 25,600
Management Fee	6.00%	8.28%	\$ 331.00	\$ 26,500
On-Site Manager(s)	8.54%	12.00%	\$ 480.00	\$ 38,400
Other Payroll	2.85%	4.00%	\$ 160.00	\$ 12,800
Manager's Unit Expense	0.00%	0.00%	\$ -	\$ -
Cleaning Supplies	0.71%	1.00%	\$ 40.00	\$ 3,200
Benefits	0.44%	0.63%	\$ 25.00	\$ 2,000
Payroll Taxes & Work Comp	2.63%	3.69%	\$ 148.00	\$ 11,800
Advertising	0.71%	1.00%	\$ 40.00	\$ 3,200
Telephone	0.33%	0.47%	\$ 19.00	\$ 1,500
Legal & Accounting	1.33%	1.88%	\$ 75.00	\$ 6,000
Operating Reserves	0.00%	0.00%	\$ -	\$ -
Office Supplies & Expense	0.33%	0.47%	\$ 19.00	\$ 1,500
Miscellaneous Administrative	1.57%	2.19%	\$ 89.00	\$ 7,050
Replacement Reserves	8.90%	12.50%	\$ 500.00	\$ 40,000

Annual Expenses - Per Unit & Total **\$ 4,000 \$ 320,000**

Annual Net Operating Income - Per Unit & Total **\$ 1,618 \$ 129,453**

PERMANENT FIRST MORTGAGE ANALYSIS

	<i>LTV Restricted Loan Amounts</i>			<i>DSC Ratio Restricted Loan Amounts</i>		
	8.500%	9.000%	9.500%	**	**	<i>Fixed Loan Amount</i>
<i>Cap Rate</i>	8.500%	9.000%	9.500%	**	**	
<i>Loan-To-Value Restriction</i>	90%	90%	90%	**	**	
<i>Debt Service Coverage</i>	1.43	1.51	1.60	1.15	1.20	1.57
<i>Loan Amount</i>	\$ 1,370,679	\$ 1,294,530	\$ 1,226,397	\$ 1,704,911	\$ 1,633,873	\$ 1,250,000
<i>Constant</i>	**	**	**	0.066026	0.066026	0.066026
<i>Interest Rate</i>	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
<i>Amortization Period in Years</i>	40	40	40	40	40	40
<i>Annual Debt Service</i>	\$ 90,500	\$ 85,472	\$ 80,974	\$ 112,568	\$ 107,877	\$ 82,532
<i>Annual Cash Flow</i>	\$ 38,953	\$ 43,981	\$ 48,479	\$ 16,885	\$ 21,576	\$ 46,921
<i>Loan Selection</i>						X

Cinnamon Villas Lemoore, CA
Multi-Year Stabilized Operating Pro-Forma

Rev. 3/1/11

RENTAL INCOME	% AMI	Net Rent / Unit - Year 1	No. of Units	Annual Increase	Year 1	Year 2	Year 3	Year 4	Year 5
1BR/1BA	30%	259	6	2.5%	18,648	19,114	19,592	20,082	20,584
1BR/1BA	50%	470	24	2.5%	135,360	138,744	142,213	145,768	149,412
1BR/1BA	55%	523	27	2.5%	169,452	173,688	178,031	182,481	187,043
1BR/1BA	60%	523	11	2.5%	69,036	70,762	72,531	74,344	76,203
2BR/1BA	30%	314	2	2.5%	7,536	7,724	7,918	8,115	8,318
2BR/1BA	50%	567	4	2.5%	27,216	27,896	28,594	29,309	30,041
2BR/1BA	55%	631	5	2.5%	37,860	38,807	39,777	40,771	41,790
2BR/1BA	60%	0	0	2.5%	-	-	-	-	-
3BR/2BA	30%	0	0	2.5%	-	-	-	-	-
3BR/2BA	50%	0	0	2.5%	-	-	-	-	-
3BR/2BA	55%	0	0	2.5%	-	-	-	-	-
3BR/2BA	60%	0	0	2.5%	-	-	-	-	-
4BR/2BA	30%	0	0	2.5%	-	-	-	-	-
4BR/2BA	50%	0	0	2.5%	-	-	-	-	-
4BR/2BA	55%	0	0	2.5%	-	-	-	-	-
4BR/2BA	60%	0	0	2.5%	-	-	-	-	-
2BR/1BA	Manager's	0	1	2.5%	-	-	-	-	-
TOTAL RENTAL INCOME			80		465,108	476,736	488,654	500,870	513,392
OTHER INCOME			Units	Incr./Yr.	Year-1	Year-2	Year-3	Year-4	Year-5
Laundry			80	2.5%	6,000	6,150	6,304	6,461	6,623
Tenant Charges & Interest			80	2.5%	2,000	2,050	2,101	2,154	2,208
TOTAL OTHER INCOME					8,000	8,200	8,405	8,615	8,831
TOTAL INCOME					473,108	484,936	497,059	509,486	522,223
Less Vacancy Allowance				5%	(23,655)	(24,247)	(24,853)	(25,474)	(26,111)
GROSS INCOME					449,453	460,689	472,206	484,012	496,112
OPERATING EXPENSES	Per Unit - Yr. 1	%EGI	Incr./Yr.	Year-1	Year-2	Year-3	Year-4	Year-5	
Real Estate Taxes & Special Assessments	\$ 32	0.6%	2.0%	2,600	2,652	2,705	2,759	2,814	
Other Taxes	\$ 10	0.2%	3.0%	800	824	849	874	900	
Insurance	\$ 200	3.6%	3.0%	16,000	16,480	16,974	17,484	18,008	
Licenses	\$ 4	0.1%	3.0%	350	361	371	382	394	
Fuel & Gas	\$ 10	0.2%	3.0%	800	824	849	874	900	
Electricity	\$ 80	1.4%	3.0%	6,400	6,592	6,790	6,993	7,203	
Water & Sewer	\$ 400	7.1%	3.0%	32,000	32,960	33,949	34,967	36,016	
Trash Removal	\$ 160	2.8%	3.0%	12,800	13,184	13,580	13,987	14,407	
Pest Control	\$ 16	0.3%	3.0%	1,300	1,339	1,379	1,421	1,463	
Building & Maintenance Repairs	\$ 400	7.1%	3.0%	32,000	32,960	33,949	34,967	36,016	
Building & Maintenance Supplies	\$ 240	4.3%	3.0%	19,200	19,776	20,369	20,980	21,610	
Supportive Services	\$ 202	3.6%	3.0%	16,200	16,686	17,187	17,702	18,233	
Annual Issuer & Trustee Fees	\$ -	0.0%	3.0%	-	-	-	-	-	
Gardening & Landscaping	\$ 320	5.7%	3.0%	25,600	26,368	27,159	27,974	28,813	
Management Fee	\$ 331	5.9%	3.0%	26,500	27,295	28,114	28,957	29,826	
On-Site Manager(s)	\$ 480	8.5%	3.0%	38,400	39,552	40,739	41,961	43,220	
Other Payroll	\$ 160	2.8%	3.0%	12,800	13,184	13,580	13,987	14,407	
Manager's Unit Expense	\$ -	0.0%	3.0%	-	-	-	-	-	
Cleaning Supplies	\$ 40	0.7%	3.0%	3,200	3,296	3,395	3,497	3,602	
Benefits	\$ 25	0.4%	3.0%	2,000	2,060	2,122	2,185	2,251	
Payroll Taxes & Work Comp	\$ 148	2.6%	3.0%	11,800	12,154	12,519	12,894	13,281	
Advertising	\$ 40	0.7%	3.0%	3,200	3,296	3,395	3,497	3,602	
Telephone	\$ 19	0.3%	3.0%	1,500	1,545	1,591	1,639	1,688	
Legal & Accounting	\$ 75	1.3%	3.0%	6,000	6,180	6,365	6,556	6,753	
Office Supplies & Expense	\$ 19	0.3%	3.0%	1,500	1,545	1,591	1,639	1,688	
Miscellaneous Administrative	\$ 89	1.6%	3.0%	7,050	7,262	7,479	7,704	7,935	
TOTAL OPERATING EXPENSES	\$ 3,500			280,000	288,374	296,999	305,882	315,030	
Replacement Reserves	\$ 500		0.0%	40,000	40,000	40,000	40,000	40,000	
Operating Reserves	\$ -		0.0%	-	-	-	-	-	
TOTAL EXPENSES & RESERVES	\$ 4,000			320,000	328,374	336,999	345,882	355,030	
CASH FLOW AVAILABLE FOR DEBT SERVICE				129,453	132,315	135,207	138,130	141,081	
DEBT SERVICE & OTHER DISTRIBUTIONS	Loan Amount			Year-1	Year-2	Year-3	Year-4	Year-5	
Permanent Loan	Hard \$ 1,250,000			82,532	82,532	82,532	82,532	82,532	
USDA 515 Loan	Hard \$ 1,000,000			25,423	25,423	25,423	25,423	25,423	
Asset Management Fees	Soft \$ 13,000			13,000	13,000	13,000	13,000	13,000	
Deferred Developer Fee	Soft \$ 250,000			4,249	5,680	7,126	8,587	10,063	
Other	NA \$ -			-	-	-	-	-	
Lemoore RDA	Soft \$ 2,680,000			4,249	5,680	7,126	8,587	10,063	
CDBG	Grant \$ -			-	-	-	-	-	
Other	Soft \$ -			-	-	-	-	-	
ANNUAL NET CASH FLOW				-	-	-	-	-	
Deferred Dev. Fee Balance	Interest Rate: 0.00%			245,751	240,071	232,945	224,358	214,295	
Debt Service Coverage Ratio on Hard Debt				1.20	1.23	1.25	1.28	1.31	

Cinnamon Villas Lemoore, CA
Multi-Year Stabilized Operating Pro-Forma

RENTAL INCOME	% AMI	Net Rent / Unit - Year 1	No. of Units	Annual Increase	Year 6	Year 7	Year 8	Year 9	Year 10
1BR/1BA	30%	259	6	2.5%	21,099	21,626	22,167	22,721	23,289
1BR/1BA	50%	470	24	2.5%	153,147	156,976	160,901	164,923	169,046
1BR/1BA	55%	523	27	2.5%	191,719	196,512	201,425	206,461	211,622
1BR/1BA	60%	523	11	2.5%	78,108	80,061	82,062	84,114	86,217
2BR/1BA	30%	314	2	2.5%	8,526	8,739	8,958	9,182	9,411
2BR/1BA	50%	567	4	2.5%	30,792	31,562	32,351	33,160	33,989
2BR/1BA	55%	631	5	2.5%	42,835	43,906	45,004	46,129	47,282
2BR/1BA	60%	0	0	2.5%	-	-	-	-	-
3BR/2BA	30%	0	0	2.5%	-	-	-	-	-
3BR/2BA	50%	0	0	2.5%	-	-	-	-	-
3BR/2BA	55%	0	0	2.5%	-	-	-	-	-
3BR/2BA	60%	0	0	2.5%	-	-	-	-	-
4BR/2BA	30%	0	0	2.5%	-	-	-	-	-
4BR/2BA	50%	0	0	2.5%	-	-	-	-	-
4BR/2BA	55%	0	0	2.5%	-	-	-	-	-
4BR/2BA	60%	0	0	2.5%	-	-	-	-	-
2BR/1BA	Manager's	0	1	2.5%	-	-	-	-	-
TOTAL RENTAL INCOME			80		526,227	539,383	552,867	566,689	580,856
OTHER INCOME			Units	Incr./Yr.	Year-6	Year-7	Year-8	Year-9	Year-10
Laundry			80	2.5%	6,788	6,958	7,132	7,310	7,493
Tenant Charges & Interest			80	2.5%	2,263	2,319	2,377	2,437	2,498
TOTAL OTHER INCOME					9,051	9,278	9,509	9,747	9,991
TOTAL INCOME					535,278	548,660	562,377	576,436	590,847
Less Vacancy Allowance				5%	(26,764)	(27,433)	(28,119)	(28,822)	(29,542)
GROSS INCOME					508,514	521,227	534,258	547,614	561,305
OPERATING EXPENSES	Per Unit - Yr. 1	%EGl	Incr./Yr.	Year-6	Year-7	Year-8	Year-9	Year-10	
Real Estate Taxes & Special Assessments	\$ 32	0.6%	2.0%	2,871	2,928	2,987	3,046	3,107	
Other Taxes	\$ 10	0.2%	3.0%	927	955	984	1,013	1,044	
Insurance	\$ 200	3.6%	3.0%	18,548	19,105	19,678	20,268	20,876	
Licenses	\$ 4	0.1%	3.0%	406	418	430	443	457	
Fuel & Gas	\$ 10	0.2%	3.0%	927	955	984	1,013	1,044	
Electricity	\$ 80	1.4%	3.0%	7,419	7,642	7,871	8,107	8,351	
Water & Sewer	\$ 400	7.1%	3.0%	37,097	38,210	39,356	40,537	41,753	
Trash Removal	\$ 160	2.8%	3.0%	14,839	15,284	15,742	16,215	16,701	
Pest Control	\$ 16	0.3%	3.0%	1,507	1,552	1,599	1,647	1,696	
Building & Maintenance Repairs	\$ 400	7.1%	3.0%	37,097	38,210	39,356	40,537	41,753	
Building & Maintenance Supplies	\$ 240	4.3%	3.0%	22,258	22,926	23,614	24,322	25,052	
Supportive Services	\$ 202	3.6%	3.0%	18,780	19,344	19,924	20,522	21,137	
Annual Issuer & Trustee Fees	\$ -	0.0%	3.0%	-	-	-	-	-	
Gardening & Landscaping	\$ 320	5.7%	3.0%	29,677	30,568	31,485	32,429	33,402	
Management Fee	\$ 331	5.9%	3.0%	30,721	31,642	32,592	33,569	34,576	
On-Site Manager(s)	\$ 480	8.5%	3.0%	44,516	45,852	47,227	48,644	50,103	
Other Payroll	\$ 160	2.8%	3.0%	14,839	15,284	15,742	16,215	16,701	
Manager's Unit Expense	\$ -	0.0%	3.0%	-	-	-	-	-	
Cleaning Supplies	\$ 40	0.7%	3.0%	3,710	3,821	3,936	4,054	4,175	
Benefits	\$ 25	0.4%	3.0%	2,319	2,388	2,460	2,534	2,610	
Payroll Taxes & Work Comp	\$ 148	2.6%	3.0%	13,679	14,090	14,513	14,948	15,396	
Advertising	\$ 40	0.7%	3.0%	3,710	3,821	3,936	4,054	4,175	
Telephone	\$ 19	0.3%	3.0%	1,739	1,791	1,845	1,900	1,957	
Legal & Accounting	\$ 75	1.3%	3.0%	6,956	7,164	7,379	7,601	7,829	
Office Supplies & Expense	\$ 19	0.3%	3.0%	1,739	1,791	1,845	1,900	1,957	
Miscellaneous Administrative	\$ 89	1.6%	3.0%	8,173	8,418	8,671	8,931	9,199	
TOTAL OPERATING EXPENSES	\$ 3,500			324,453	334,158	344,154	354,448	365,051	
Replacement Reserves	\$ 500		0.0%	40,000	40,000	40,000	40,000	40,000	
Operating Reserves	\$ -		0.0%	-	-	-	-	-	
TOTAL EXPENSES & RESERVES	\$ 4,000			364,453	374,158	384,154	394,448	405,051	
CASH FLOW AVAILABLE FOR DEBT SERVICE				144,061	147,069	150,104	153,166	156,254	
DEBT SERVICE & OTHER DISTRIBUTIONS	Loan Amount			Year-6	Year-7	Year-8	Year-9	Year-10	
Permanent Loan	Hard \$ 1,250,000			82,532	82,532	82,532	82,532	82,532	
USDA 515 Loan	Hard \$ 1,000,000			25,423	25,423	25,423	25,423	25,423	
Asset Management Fees	Soft \$ 13,000			13,000	13,000	13,000	13,000	13,000	
Deferred Developer Fee	Soft \$ 250,000			11,553	13,057	14,575	16,105	17,649	
Other	NA \$ -			-	-	-	-	-	
Lemoore RDA	Soft \$ 2,680,000			11,553	13,057	14,575	16,105	17,649	
CDBG	Grant \$ -			-	-	-	-	-	
Other	Soft \$ -			-	-	-	-	-	
ANNUAL NET CASH FLOW				-	-	-	-	-	
Deferred Dev. Fee Balance	Interest Rate:	0.00%		202,742	189,685	175,110	159,005	141,356	
Debt Service Coverage Ratio on Hard Debt				1.33	1.36	1.39	1.42	1.45	

Cinnamon Villas Lemoore, CA
Multi-Year Stabilized Operating Pro-Forma

RENTAL INCOME	% AMI	Net Rent / Unit - Year 1	No. of Units	Annual Increase	Year 11	Year 12	Year 13	Year 14	Year 15
1BR/IBA	30%	259	6	2.5%	23,871	24,468	25,079	25,706	26,349
1BR/IBA	50%	470	24	2.5%	173,272	177,604	182,044	186,595	191,260
1BR/IBA	55%	523	27	2.5%	216,913	222,336	227,894	233,591	239,431
1BR/IBA	60%	523	11	2.5%	88,372	90,581	92,846	95,167	97,546
2BR/IBA	30%	314	2	2.5%	9,647	9,888	10,135	10,388	10,648
2BR/IBA	50%	567	4	2.5%	34,839	35,710	36,602	37,518	38,455
2BR/IBA	55%	631	5	2.5%	48,464	49,676	50,917	52,190	53,495
2BR/IBA	60%	0	0	2.5%	-	-	-	-	-
3BR/2BA	30%	0	0	2.5%	-	-	-	-	-
3BR/2BA	50%	0	0	2.5%	-	-	-	-	-
3BR/2BA	55%	0	0	2.5%	-	-	-	-	-
3BR/2BA	60%	0	0	2.5%	-	-	-	-	-
4BR/2BA	30%	0	0	2.5%	-	-	-	-	-
4BR/2BA	50%	0	0	2.5%	-	-	-	-	-
4BR/2BA	55%	0	0	2.5%	-	-	-	-	-
4BR/2BA	60%	0	0	2.5%	-	-	-	-	-
2BR/1BA	Manager's	0	1	2.5%	-	-	-	-	-
TOTAL RENTAL INCOME			80		595,378	610,262	625,519	641,157	657,185
OTHER INCOME			Units	Incr./Yr.	Year-11	Year-12	Year-13	Year-14	Year-15
Laundry			80	2.5%	7,681	7,873	8,069	8,271	8,478
Tenant Charges & Interest			80	2.5%	2,560	2,624	2,690	2,757	2,826
TOTAL OTHER INCOME					10,241	10,497	10,759	11,028	11,304
TOTAL INCOME					605,618	620,759	636,278	652,185	668,489
Less Vacancy Allowance				5%	(30,281)	(31,038)	(31,814)	(32,609)	(33,424)
GROSS INCOME					575,337	589,721	604,464	619,576	635,065
OPERATING EXPENSES	Per Unit - Yr. 1	%EGI	Incr./Yr.	Year-11	Year-12	Year-13	Year-14	Year-15	
Real Estate Taxes & Special Assessments	\$ 32	0.6%	2.0%	3,169	3,233	3,297	3,363	3,431	
Other Taxes	\$ 10	0.2%	3.0%	1,075	1,107	1,141	1,175	1,210	
Insurance	\$ 200	3.6%	3.0%	21,503	22,148	22,812	23,497	24,201	
Licenses	\$ 4	0.1%	3.0%	470	484	499	514	529	
Fuel & Gas	\$ 10	0.2%	3.0%	1,075	1,107	1,141	1,175	1,210	
Electricity	\$ 80	1.4%	3.0%	8,601	8,859	9,125	9,399	9,681	
Water & Sewer	\$ 400	7.1%	3.0%	43,005	44,295	45,624	46,993	48,403	
Trash Removal	\$ 160	2.8%	3.0%	17,202	17,718	18,250	18,797	19,361	
Pest Control	\$ 16	0.3%	3.0%	1,747	1,800	1,853	1,909	1,966	
Building & Maintenance Repairs	\$ 400	7.1%	3.0%	43,005	44,295	45,624	46,993	48,403	
Building & Maintenance Supplies	\$ 240	4.3%	3.0%	25,803	26,577	27,375	28,196	29,042	
Supportive Services	\$ 202	3.6%	3.0%	21,771	22,425	23,097	23,790	24,504	
Annual Issuer & Trustee Fees	\$ -	0.0%	3.0%	-	-	-	-	-	
Gardening & Landscaping	\$ 320	5.7%	3.0%	34,404	35,436	36,499	37,594	38,722	
Management Fee	\$ 331	5.9%	3.0%	35,614	36,682	37,783	38,916	40,084	
On-Site Manager(s)	\$ 480	8.5%	3.0%	51,606	53,155	54,749	56,392	58,083	
Other Payroll	\$ 160	2.8%	3.0%	17,202	17,718	18,250	18,797	19,361	
Manager's Unit Expense	\$ -	0.0%	3.0%	-	-	-	-	-	
Cleaning Supplies	\$ 40	0.7%	3.0%	4,301	4,430	4,562	4,699	4,840	
Benefits	\$ 25	0.4%	3.0%	2,688	2,768	2,852	2,937	3,025	
Payroll Taxes & Work Comp	\$ 148	2.6%	3.0%	15,858	16,334	16,824	17,329	17,849	
Advertising	\$ 40	0.7%	3.0%	4,301	4,430	4,562	4,699	4,840	
Telephone	\$ 19	0.3%	3.0%	2,016	2,076	2,139	2,203	2,269	
Legal & Accounting	\$ 75	1.3%	3.0%	8,063	8,305	8,555	8,811	9,076	
Office Supplies & Expense	\$ 19	0.3%	3.0%	2,016	2,076	2,139	2,203	2,269	
Miscellaneous Administrative	\$ 89	1.6%	3.0%	9,475	9,759	10,052	10,353	10,664	
TOTAL OPERATING EXPENSES	\$ 3,500			375,972	387,219	398,803	410,735	423,023	
Replacement Reserves	\$ 500		0.0%	40,000	40,000	40,000	40,000	40,000	
Operating Reserves	\$ -		0.0%	-	-	-	-	-	
TOTAL EXPENSES & RESERVES	\$ 4,000			415,972	427,219	438,803	450,735	463,023	
CASH FLOW AVAILABLE FOR DEBT SERVICE				159,365	162,501	165,660	168,841	172,042	
DEBT SERVICE & OTHER DISTRIBUTIONS	Loan Amount			Year-11	Year-12	Year-13	Year-14	Year-15	
Permanent Loan	Hard \$ 1,250,000			82,532	82,532	82,532	82,532	82,532	
USDA 515 Loan	Hard \$ 1,000,000			25,423	25,423	25,423	25,423	25,423	
Asset Management Fees	Soft \$ 13,000			13,000	13,000	13,000	13,000	13,000	
Deferred Developer Fee	Soft \$ 250,000			19,205	20,773	22,353	23,943	25,544	
Other	NA \$ -			-	-	-	-	-	
Lemoore RDA	Soft \$ 2,680,000			19,205	20,773	22,353	23,943	25,544	
CDBG	Grant \$ -			-	-	-	-	-	
Other	Soft \$ -			-	-	-	-	-	
ANNUAL NET CASH FLOW				-	-	-	-	-	
Deferred Dev. Fee Balance	Interest Rate: 0.00%			122,151	101,378	79,025	55,082	29,538	
Debt Service Coverage Ratio on Hard Debt				1.48	1.51	1.54	1.56	1.59	

Cinnamon Villas Lemoore, CA
Multi-Year Stabilized Operating Pro-Forma

RENTAL INCOME	% AMI	Net Rent / Unit - Year 1	No. of Units	Annual Increase	Year 16	Year 17	Year 18	Year 19	Year 20
1BR/1BA	30%	259	6	2.5%	27,008	27,683	28,375	29,085	29,812
1BR/1BA	50%	470	24	2.5%	196,042	200,943	205,966	211,115	216,393
1BR/1BA	55%	523	27	2.5%	245,417	251,552	257,841	264,287	270,894
1BR/1BA	60%	523	11	2.5%	99,985	102,484	105,046	107,673	110,364
2BR/1BA	30%	314	2	2.5%	10,914	11,187	11,467	11,754	12,047
2BR/1BA	50%	567	4	2.5%	39,417	40,402	41,412	42,448	43,509
2BR/1BA	55%	631	5	2.5%	54,833	56,203	57,608	59,049	60,525
2BR/1BA	60%	0	0	2.5%	-	-	-	-	-
3BR/2BA	30%	0	0	2.5%	-	-	-	-	-
3BR/2BA	50%	0	0	2.5%	-	-	-	-	-
3BR/2BA	55%	0	0	2.5%	-	-	-	-	-
3BR/2BA	60%	0	0	2.5%	-	-	-	-	-
4BR/2BA	30%	0	0	2.5%	-	-	-	-	-
4BR/2BA	50%	0	0	2.5%	-	-	-	-	-
4BR/2BA	55%	0	0	2.5%	-	-	-	-	-
4BR/2BA	60%	0	0	2.5%	-	-	-	-	-
2BR/1BA	Manager's	0	1	2.5%	-	-	-	-	-
TOTAL RENTAL INCOME			80		673,615	690,455	707,717	725,410	743,545
OTHER INCOME			Units	Incr./Yr.	Year-16	Year-17	Year-18	Year-19	Year-20
Laundry			80	2.5%	8,690	8,907	9,130	9,358	9,592
Tenant Charges & Interest			80	2.5%	2,897	2,969	3,043	3,119	3,197
TOTAL OTHER INCOME					11,586	11,876	12,173	12,477	12,789
TOTAL INCOME					685,201	702,331	719,890	737,887	756,334
Less Vacancy Allowance				5%	(34,260)	(35,117)	(35,994)	(36,894)	(37,817)
GROSS INCOME					650,941	667,214	683,896	700,993	718,517
OPERATING EXPENSES	Per Unit - Yr. 1	%EGI	Incr./Yr.	Year-16	Year-17	Year-18	Year-19	Year-20	
Real Estate Taxes & Special Assessments	\$ 32	0.6%	2.0%	3,499	3,569	3,641	3,713	3,788	
Other Taxes	\$ 10	0.2%	3.0%	1,246	1,284	1,322	1,362	1,403	
Insurance	\$ 200	3.6%	3.0%	24,927	25,675	26,446	27,239	28,056	
Licenses	\$ 4	0.1%	3.0%	545	562	578	596	614	
Fuel & Gas	\$ 10	0.2%	3.0%	1,246	1,284	1,322	1,362	1,403	
Electricity	\$ 80	1.4%	3.0%	9,971	10,270	10,578	10,896	11,222	
Water & Sewer	\$ 400	7.1%	3.0%	49,855	51,351	52,891	54,478	56,112	
Trash Removal	\$ 160	2.8%	3.0%	19,942	20,540	21,156	21,791	22,445	
Pest Control	\$ 16	0.3%	3.0%	2,025	2,086	2,149	2,213	2,280	
Building & Maintenance Repairs	\$ 400	7.1%	3.0%	49,855	51,351	52,891	54,478	56,112	
Building & Maintenance Supplies	\$ 240	4.3%	3.0%	29,913	30,810	31,735	32,687	33,667	
Supportive Services	\$ 202	3.6%	3.0%	25,239	25,996	26,776	27,579	28,407	
Annual Issuer & Trustee Fees	\$ -	0.0%	3.0%	-	-	-	-	-	
Gardening & Landscaping	\$ 320	5.7%	3.0%	39,884	41,080	42,313	43,582	44,890	
Management Fee	\$ 331	5.9%	3.0%	41,286	42,525	43,800	45,114	46,468	
On-Site Manager(s)	\$ 480	8.5%	3.0%	59,826	61,621	63,469	65,373	67,335	
Other Payroll	\$ 160	2.8%	3.0%	19,942	20,540	21,156	21,791	22,445	
Manager's Unit Expense	\$ -	0.0%	3.0%	-	-	-	-	-	
Cleaning Supplies	\$ 40	0.7%	3.0%	4,985	5,135	5,289	5,448	5,611	
Benefits	\$ 25	0.4%	3.0%	3,116	3,209	3,306	3,405	3,507	
Payroll Taxes & Work Comp	\$ 148	2.6%	3.0%	18,384	18,936	19,504	20,089	20,691	
Advertising	\$ 40	0.7%	3.0%	4,985	5,135	5,289	5,448	5,611	
Telephone	\$ 19	0.3%	3.0%	2,337	2,407	2,479	2,554	2,630	
Legal & Accounting	\$ 75	1.3%	3.0%	9,348	9,628	9,917	10,215	10,521	
Office Supplies & Expense	\$ 19	0.3%	3.0%	2,337	2,407	2,479	2,554	2,630	
Miscellaneous Administrative	\$ 89	1.6%	3.0%	10,984	11,313	11,653	12,002	12,362	
TOTAL OPERATING EXPENSES	\$ 3,500			435,679	448,715	462,141	475,968	490,210	
Replacement Reserves	\$ 500		0.0%	40,000	40,000	40,000	40,000	40,000	
Operating Reserves	\$ -		0.0%	-	-	-	-	-	
TOTAL EXPENSES & RESERVES	\$ 4,000			475,679	488,715	502,141	515,968	530,210	
CASH FLOW AVAILABLE FOR DEBT SERVICE				175,262	178,500	181,755	185,025	188,307	
DEBT SERVICE & OTHER DISTRIBUTIONS	Loan Amount			Year-16	Year-17	Year-18	Year-19	Year-20	
Permanent Loan	Hard \$ 1,250,000			82,532	82,532	82,532	82,532	82,532	
USDA 515 Loan	Hard \$ 1,000,000			25,423	25,423	25,423	25,423	25,423	
Asset Management Fees	Soft \$ 13,000			8,000	8,000	8,000	8,000	8,000	
Deferred Developer Fee	Soft \$ 250,000			29,538	-	-	-	-	
Other	NA \$ -			-	-	-	-	-	
Lemoore RDA	Soft \$ 2,680,000			29,653	31,272	32,900	34,535	36,176	
CDBG	Grant \$ -			-	-	-	-	-	
Other	Soft \$ -			-	-	-	-	-	
ANNUAL NET CASH FLOW				115	31,272	32,900	34,535	36,176	
Deferred Dev. Fee Balance	Interest Rate: 0.00%			-	-	-	-	-	
Debt Service Coverage Ratio on Hard Debt				1.62	1.65	1.68	1.71	1.74	

Cinnamon Villas Lemoore, CA
Multi-Year Stabilized Operating Pro-Forma

RENTAL INCOME	% AMI	Net Rent / Unit - Year 1	No. of Units	Annual Increase	Year 21	Year 22	Year 23	Year 24	Year 25
1BR/IBA	30%	259	6	2.5%	30,557	31,321	32,104	32,906	33,729
1BR/IBA	50%	470	24	2.5%	221,803	227,348	233,032	238,858	244,829
1BR/IBA	55%	523	27	2.5%	277,667	284,609	291,724	299,017	306,492
1BR/IBA	60%	523	11	2.5%	113,124	115,952	118,850	121,822	124,867
2BR/IBA	30%	314	2	2.5%	12,349	12,657	12,974	13,298	13,631
2BR/IBA	50%	567	4	2.5%	44,597	45,711	46,854	48,026	49,226
2BR/IBA	55%	631	5	2.5%	62,038	63,589	65,179	66,808	68,478
2BR/IBA	60%	0	0	2.5%	-	-	-	-	-
3BR/2BA	30%	0	0	2.5%	-	-	-	-	-
3BR/2BA	50%	0	0	2.5%	-	-	-	-	-
3BR/2BA	55%	0	0	2.5%	-	-	-	-	-
3BR/2BA	60%	0	0	2.5%	-	-	-	-	-
4BR/2BA	30%	0	0	2.5%	-	-	-	-	-
4BR/2BA	50%	0	0	2.5%	-	-	-	-	-
4BR/2BA	55%	0	0	2.5%	-	-	-	-	-
4BR/2BA	60%	0	0	2.5%	-	-	-	-	-
2BR/1BA	Manager's	0	1	2.5%	-	-	-	-	-
TOTAL RENTAL INCOME			80		762,134	781,187	800,717	820,735	841,253
OTHER INCOME			Units	Incr./Yr.	Year-21	Year-22	Year-23	Year-24	Year-25
Laundry			80	2.5%	9,832	10,077	10,329	10,588	10,852
Tenant Charges & Interest			80	2.5%	3,277	3,359	3,443	3,529	3,617
TOTAL OTHER INCOME					13,109	13,437	13,773	14,117	14,470
TOTAL INCOME					775,243	794,624	814,489	834,851	855,723
Less Vacancy Allowance				5%	(38,762)	(39,731)	(40,724)	(41,743)	(42,786)
GROSS INCOME					736,481	754,893	773,765	793,108	812,937
OPERATING EXPENSES	Pcr Unit - Yr. 1	%EGI	Incr./Yr.	Year-21	Year-22	Year-23	Year-24	Year-25	
Real Estate Taxes & Special Assessments	\$ 32	0.6%	2.0%	3,863	3,941	4,020	4,100	4,182	
Other Taxes	\$ 10	0.2%	3.0%	1,445	1,488	1,533	1,579	1,626	
Insurance	\$ 200	3.6%	3.0%	28,898	29,765	30,658	31,577	32,525	
Licenses	\$ 4	0.1%	3.0%	632	651	671	691	711	
Fuel & Gas	\$ 10	0.2%	3.0%	1,445	1,488	1,533	1,579	1,626	
Electricity	\$ 80	1.4%	3.0%	11,559	11,906	12,263	12,631	13,010	
Water & Sewer	\$ 400	7.1%	3.0%	57,796	59,529	61,315	63,155	65,049	
Trash Removal	\$ 160	2.8%	3.0%	23,118	23,812	24,526	25,262	26,020	
Pest Control	\$ 16	0.3%	3.0%	2,348	2,418	2,491	2,566	2,643	
Building & Maintenance Repairs	\$ 400	7.1%	3.0%	57,796	59,529	61,315	63,155	65,049	
Building & Maintenance Supplies	\$ 240	4.3%	3.0%	34,677	35,718	36,789	37,893	39,030	
Supportive Services	\$ 202	3.6%	3.0%	29,259	30,137	31,041	31,972	32,931	
Annual Issuer & Trustee Fees	\$ -	0.0%	3.0%	-	-	-	-	-	
Gardening & Landscaping	\$ 320	5.7%	3.0%	46,236	47,624	49,052	50,524	52,040	
Management Fee	\$ 331	5.9%	3.0%	47,862	49,298	50,777	52,300	53,869	
On-Site Manager(s)	\$ 480	8.5%	3.0%	69,355	71,435	73,578	75,786	78,059	
Other Payroll	\$ 160	2.8%	3.0%	23,118	23,812	24,526	25,262	26,020	
Manager's Unit Expense	\$ -	0.0%	3.0%	-	-	-	-	-	
Cleaning Supplies	\$ 40	0.7%	3.0%	5,780	5,953	6,132	6,315	6,505	
Benefits	\$ 25	0.4%	3.0%	3,612	3,721	3,832	3,947	4,066	
Payroll Taxes & Work Comp	\$ 148	2.6%	3.0%	21,312	21,951	22,610	23,288	23,987	
Advertising	\$ 40	0.7%	3.0%	5,780	5,953	6,132	6,315	6,505	
Telephone	\$ 19	0.3%	3.0%	2,709	2,790	2,874	2,960	3,049	
Legal & Accounting	\$ 75	1.3%	3.0%	10,837	11,162	11,497	11,842	12,197	
Office Supplies & Expense	\$ 19	0.3%	3.0%	2,709	2,790	2,874	2,960	3,049	
Miscellaneous Administrative	\$ 89	1.6%	3.0%	12,733	13,115	13,509	13,914	14,331	
TOTAL OPERATING EXPENSES	\$ 3,500			504,879	519,986	535,547	551,573	568,079	
Replacement Reserves	\$ 500		0.0%	40,000	40,000	40,000	40,000	40,000	
Operating Reserves	\$ -		0.0%	-	-	-	-	-	
TOTAL EXPENSES & RESERVES	\$ 4,000			544,879	559,986	575,547	591,573	608,079	
CASH FLOW AVAILABLE FOR DEBT SERVICE				191,602	194,906	198,219	201,536	204,858	
DEBT SERVICE & OTHER DISTRIBUTIONS	Loan Amount			Year-21	Year-22	Year-23	Year-24	Year-25	
Permanent Loan	Hard \$ 1,250,000			82,532	82,532	82,532	82,532	82,532	
USDA 515 Loan	Hard \$ 1,000,000			25,423	25,423	25,423	25,423	25,423	
Asset Management Fees	Soft \$ 13,000			8,000	8,000	8,000	8,000	8,000	
Deferred Developer Fee	Soft \$ 250,000			-	-	-	-	-	
Other	NA \$ -			-	-	-	-	-	
Lemoore RDA	Soft \$ 2,680,000			37,823	39,476	41,132	42,790	44,451	
CDBG	Grant \$ -			-	-	-	-	-	
Other	Soft \$ -			-	-	-	-	-	
ANNUAL NET CASH FLOW				37,823	39,476	41,132	42,790	44,451	
Deferred Dev. Fee Balance	Interest Rate: 0.00%			-	-	-	-	-	
Debt Service Coverage Ratio on Hard Debt				1.78	1.81	1.84	1.87	1.90	

Cinnamon Villas Lemoore, CA
Multi-Year Stabilized Operating Pro-Forma

RENTAL INCOME	% AMI	Net Rent / Unit - Year 1	No. of Units	Annual Increase	Year 26	Year 27	Year 28	Year 29	Year 30
1BR/1BA	30%	259	6	2.5%	34,572	35,437	36,323	37,231	38,161
1BR/1BA	50%	470	24	2.5%	250,950	257,224	263,654	270,246	277,002
1BR/1BA	55%	523	27	2.5%	314,155	322,008	330,059	338,310	346,768
1BR/1BA	60%	523	11	2.5%	127,989	131,189	134,468	137,830	141,276
2BR/1BA	30%	314	2	2.5%	13,971	14,321	14,679	15,046	15,422
2BR/1BA	50%	567	4	2.5%	50,457	51,718	53,011	54,337	55,695
2BR/1BA	55%	631	5	2.5%	70,190	71,945	73,744	75,587	77,477
2BR/1BA	60%	0	0	2.5%	-	-	-	-	-
3BR/2BA	30%	0	0	2.5%	-	-	-	-	-
3BR/2BA	50%	0	0	2.5%	-	-	-	-	-
3BR/2BA	55%	0	0	2.5%	-	-	-	-	-
3BR/2BA	60%	0	0	2.5%	-	-	-	-	-
4BR/2BA	30%	0	0	2.5%	-	-	-	-	-
4BR/2BA	50%	0	0	2.5%	-	-	-	-	-
4BR/2BA	55%	0	0	2.5%	-	-	-	-	-
4BR/2BA	60%	0	0	2.5%	-	-	-	-	-
2BR/1BA	Manager's	0	1	2.5%	-	-	-	-	-
TOTAL RENTAL INCOME			80		862,284	883,841	905,937	928,586	951,800
OTHER INCOME			Units	Incr./Yr.	Year-26	Year-27	Year-28	Year-29	Year-30
Laundry			80	2.5%	11,124	11,402	11,687	11,979	12,278
Tenant Charges & Interest			80	2.5%	3,708	3,801	3,896	3,993	4,093
TOTAL OTHER INCOME					14,832	15,202	15,582	15,972	16,371
TOTAL INCOME					877,116	899,044	921,520	944,558	968,172
Less Vacancy Allowance				5%	(43,856)	(44,952)	(46,076)	(47,228)	(48,409)
GROSS INCOME					833,260	854,092	875,444	897,330	919,763
OPERATING EXPENSES	Per Unit - Yr. 1	%EGI	Incr./Yr.	Year-26	Year-27	Year-28	Year-29	Year-30	
Real Estate Taxes & Special Assessments	\$ 32	0.6%	2.0%	4,266	4,351	4,438	4,527	4,617	
Other Taxes	\$ 10	0.2%	3.0%	1,675	1,725	1,777	1,830	1,885	
Insurance	\$ 200	3.6%	3.0%	33,500	34,505	35,541	36,607	37,705	
Licenses	\$ 4	0.1%	3.0%	733	755	777	801	825	
Fuel & Gas	\$ 10	0.2%	3.0%	1,675	1,725	1,777	1,830	1,885	
Electricity	\$ 80	1.4%	3.0%	13,400	13,802	14,216	14,643	15,082	
Water & Sewer	\$ 400	7.1%	3.0%	67,001	69,011	71,081	73,214	75,410	
Trash Removal	\$ 160	2.8%	3.0%	26,800	27,604	28,432	29,285	30,164	
Pest Control	\$ 16	0.3%	3.0%	2,722	2,804	2,888	2,974	3,064	
Building & Maintenance Repairs	\$ 400	7.1%	3.0%	67,001	69,011	71,081	73,214	75,410	
Building & Maintenance Supplies	\$ 240	4.3%	3.0%	40,201	41,407	42,649	43,928	45,246	
Supportive Services	\$ 202	3.6%	3.0%	33,919	34,937	35,985	37,064	38,176	
Annual Issuer & Trustee Fees	\$ -	0.0%	3.0%	-	-	-	-	-	
Gardening & Landscaping	\$ 320	5.7%	3.0%	53,601	55,209	56,865	58,571	60,328	
Management Fee	\$ 331	5.9%	3.0%	55,485	57,150	58,864	60,630	62,449	
On-Site Manager(s)	\$ 480	8.5%	3.0%	80,401	82,813	85,297	87,856	90,492	
Other Payroll	\$ 160	2.8%	3.0%	26,800	27,604	28,432	29,285	30,164	
Manager's Unit Expense	\$ -	0.0%	3.0%	-	-	-	-	-	
Cleaning Supplies	\$ 40	0.7%	3.0%	6,700	6,901	7,108	7,321	7,541	
Benefits	\$ 25	0.4%	3.0%	4,188	4,313	4,443	4,576	4,713	
Payroll Taxes & Work Comp	\$ 148	2.6%	3.0%	24,707	25,448	26,211	26,998	27,807	
Advertising	\$ 40	0.7%	3.0%	6,700	6,901	7,108	7,321	7,541	
Telephone	\$ 19	0.3%	3.0%	3,141	3,235	3,332	3,432	3,535	
Legal & Accounting	\$ 75	1.3%	3.0%	12,563	12,940	13,328	13,728	14,139	
Office Supplies & Expense	\$ 19	0.3%	3.0%	3,141	3,235	3,332	3,432	3,535	
Miscellaneous Administrative	\$ 89	1.6%	3.0%	14,761	15,204	15,660	16,130	16,614	
TOTAL OPERATING EXPENSES	\$ 3,500			585,080	602,589	620,623	639,198	658,328	
Replacement Reserves	\$ 500		0.0%	40,000	40,000	40,000	40,000	40,000	
Operating Reserves	\$ -		0.0%	-	-	-	-	-	
TOTAL EXPENSES & RESERVES	\$ 4,000			625,080	642,589	660,623	679,198	698,328	
CASH FLOW AVAILABLE FOR DEBT SERVICE				208,180	211,502	214,820	218,132	221,434	
DEBT SERVICE & OTHER DISTRIBUTIONS	Loan Amount			Year-26	Year-27	Year-28	Year-29	Year-30	
Permanent Loan <i>Hard</i>	\$ 1,250,000			82,532	82,532	82,532	82,532	82,532	
USDA 515 Loan <i>Hard</i>	\$ 1,000,000			25,423	25,423	25,423	25,423	25,423	
Asset Management Fees <i>Soft</i>	\$ 13,000			8,000	8,000	8,000	8,000	8,000	
Deferred Developer Fee <i>Soft</i>	\$ 250,000			-	-	-	-	-	
Other <i>NA</i>	\$ -			-	-	-	-	-	
Lemoore RDA <i>Soft</i>	\$ 2,680,000			46,113	47,774	49,433	51,088	52,740	
CDBG <i>Grant</i>	\$ -			-	-	-	-	-	
Other <i>Soft</i>	\$ -			-	-	-	-	-	
ANNUAL NET CASH FLOW				46,113	47,774	49,433	51,088	52,740	
Deferred Dev. Fee Balance	Interest Rate:	0.00%		-	-	-	-	-	
Debt Service Coverage Ratio on Hard Debt				1.93	1.96	1.99	2.02	2.05	