

Sources	Total	Yaquina	Southfair
LIHTC Equity	4,853,077	2,360,820	2,492,256
Historic Tax Credit Equity	1,447,162	1,447,162	-
Permanent Loan	3,019,144	972,791	2,046,353
Seller Note	940,966	-	940,966
OHCS GHAP	400,000	-	400,000
Sponsor Loan	500,000	-	500,000
City of Salem CDBG	750,000	750,000	-
OHCS MHMF	3,600,000	3,600,000	-
Other: Existing Reserves	50,000	-	50,000
Other: NOI During Construction	120,000	-	120,000
Deferred Developer Fee	586,393	300,000	286,393
<b>TOTAL SOURCES</b>	<b>16,266,741</b>	<b>9,430,773</b>	<b>6,835,968</b>

Uses	Total	Yaquina	Southfair
Acquisition	2,722,280	522,280	2,200,000
Construction	8,475,771	5,898,048	2,577,723
Soft Costs	1,244,327	848,424	395,903
Financing Costs	1,089,500	650,292	439,207
Contingencies	964,268	664,741	299,528
Reserves	370,595	146,988	223,607
Developer Fee	1,400,000	700,000	700,000
<b>TOTAL USES</b>	<b>16,266,741</b>	<b>9,430,773</b>	<b>6,835,968</b>

surplus / (gap):

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Metrics	Total	Yaquina	Southfair
Units		50	42
Cost per unit		188,615	162,761
Total Building sf	65,000	34,500	30,500
Cost per sf	250	273	224
Developer Fee (Res per OHCS calcs)	9.4%	8.0%	11.4%
Cash Developer Fee	5.5%	4.6%	6.7%

**NOFA sources requested:**

LIHTC Equity	4,853,077
OHCS MHMF	3,600,000
OAHTC Requested	838,379
<b>Total</b>	<b>9,291,455</b>
	0.50%
	<b>46,457.28</b>