10 Sunnyside Avenue, Arlington	No. of Units	43
USES		
Acquisition		
Acquisition: Land		
Acquisition: Building Acquisition: Closing costs		\$3,677,156.25
Acquisition Subtotal		\$3,677,156.25
Hard Costs		
Direct Construction Budget		\$14,861,050.00
Construction Contingency Subtotal: Construction		\$743,052.50 \$15,604,102.50
		,,
Soft Costs Architecture & Engineering		\$1,183,625.00
Survey and Permits		\$60,000.00
Clerk of the Works		\$100,000.00
Environmental Engineer Bond Premium		\$5,000.00
Legal		\$190,000.00
Title and Recording		\$50,000.00
Accounting & Cost Cert. Marketing and Rent Up		\$85,000.00 \$30,000.00
Real Estate Taxes		\$20,178.00
Insurance Solar Panels		\$85,000.00 \$350,000.00
Appraisal		\$12,000.00
Security		\$25,000.00
Construction Loan Interest Inspecting Engineer		\$700,000.00 \$50,000.00
Fees to:	DHCD	\$7,000.00
Fees to:	Syndicator	\$85,000.00
Market Study Credit Enhancement Fees		\$16,000.00 \$50,000.00
Commissioning Fees		\$200,000.00
Other Financing Fees		\$200,000.00
Development Consultant Other:	Construction Testing/ Utilities/ PH Cert	\$85,000.00 \$180,000.00
Other: FFE	<i>a</i>	\$50,000.00
Soft Cost Contingency		\$150,863.88
Subtotal: Gen. Dev.		\$3,969,666.88
Subtotal: Acquis., Const., and Gen. Dev.		\$23,250,925.63
Capitalized Reserves		\$78,568.76
Developer Overhead		\$611,003.00
Developer Fee		\$611,003.00
Total Development Cost		\$24,551,500.39
Total Development Cost TDC, Net Residential TDC per unit		
TDC, Net		
TDC, Net Residential TDC per unit SOURCES		
TDC, Net Residential TDC per unit SOURCES Private Equity:		
TDC, Net <u>Residential TDC per unit</u> SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount)		\$570,965.13
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's PeeOverhead, Contributed or Loaned		\$570,965.13
TDC, Net <u>Residential TDC per unit</u> SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount)		\$570,965.13 \$9,750,000.00 \$2,905,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's PeeOverhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity:		\$570,965.13 \$9,750,000.00 \$2,905,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's FeeOverhead, Contributed or Loaned Other Source: State Tax Credit Equity		\$570,965.13 \$9,750,000.00 \$2,905,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's FeeOverhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant:	Arlington CPA (Sponsor Loan)	\$570,965.13 \$9,750,000.00 \$2,905,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's Cash Equity (net amount) Developer's Feel Overhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant:		\$\$70,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's FeeOverhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant:	Arlington CPA (Sponsor Loan) North Suburban Consortium Passive House Incentives	\$570,965.13 \$9,750,000.00 \$12,655,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Power State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant:	North Suburban Consortium	\$570,965.13 \$9,750,000.00 \$12,655,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$132,500.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Tax Credit Equity, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Total Public Equity	North Suburban Consortium	\$570,965.13 \$9,750,000.00 \$12,655,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$132,500.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's Per Overhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Total Public Equity Subordinate Debt: Home Funds-DHCD, as Subordinate Debt	North Suburban Consortium Passive House Incentives	\$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$132,500.00 \$1,520,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's CeeOverhead, Conributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Gra	North Suburban Consortium	\$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$132,500.00 \$1,520,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's ReeOverhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Total Public Equity Subordinate Debt: Home Funds-DMCD, as Subordinate Debt Source: Elend of HIF, HSF, AHTF, etc. Mass Housing Subsidy	North Suburban Consortium Passive House Incentives	\$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$132,500.00 \$1,520,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's CeeOverhead, Conributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Otal Public Equity Subordinate Debt: Home Funds-DHCD, as Subordinate Debt Source: Blend of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt	North Suburban Consortium Passive House Incentives	\$\$70,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$1,520,000.00 \$1,520,000.00 \$4,300,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's FeeOverhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Grant: Grant: Home Funds-DMCD, as Subordinate Debt Source: Blend of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt Source: FILB of Boston	North Suburban Consortium Passive House Incentives	\$\$70,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$1,520,000.00 \$1,520,000.00 \$4,300,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's CeeOverhead, Conributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Otal Public Equity Subordinate Debt: Home Funds-DHCD, as Subordinate Debt Source: Blend of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt	North Suburban Consortium Passive House Incentives	\$\$70,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$1,520,000.00 \$1,520,000.00 \$4,300,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's FeeOverhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Grant: HOME Funds: Bub Grant Source: Blend of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt Source: FILB of Boston Subordinate Debt Source: Subordinate Debt	North Suburban Consortium Passive House Incentives	\$\$70,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$637,500.00 \$1,520,000.00 \$1,520,000.00 \$4,300,000.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Total Public Equity Subordinate Debt: Home Funds-DHCD, as Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source:	North Suburban Consortium Passive House Incentives	\$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$132,500.00 \$1,520,000.00 \$1,520,000.00 \$4,300,000.00 \$1,114,173.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (number of the second	North Suburban Consortium Passive House Incentives	\$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$132,500.00 \$1,520,000.00 \$1,520,000.00 \$4,300,000.00 \$1,114,173.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's FeeOverhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Total Public Equity Subordinate Debt: Home Funds-DHCD, as Subordinate Debt Source: FHLB of Boston Source: Subordinate Debt Source: Subordinate Debt Source: Total Subordinate Debt Source: Source: Source: Source: Source: Source: Source: Source: Source: So	North Suburban Consortium Passive House Incentives	\$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$132,500.00 \$1,520,000.00 \$1,520,000.00 \$4,300,000.00 \$1,114,173.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (number of the second	North Suburban Consortium Passive House Incentives	\$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$750,000.00 \$132,500.00 \$1,520,000.00 \$1,520,000.00 \$4,300,000.00 \$1,114,173.00
TDC, Net Residential TDC per unit SOURCES SOURCES Private Equity: Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Public Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Grant: Otal Public Equity Subordinate Debt: Source: Blend of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt Source: Subordinate Debt Source: Total Subordinate Debt Source: Mass Housing MHF Am Mith Fund Permanent Loan	North Suburban Consortium Passive House Incentives	\$\$70,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$132,500.00 \$1,520,000.00 \$1,520,000.00 \$1,520,000.00 \$1,114,173.00 \$5,414,173.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's PeeOverhead, Conributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Grant: Grant: Grant: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Total Subordinate Debt Source: Total Subordinate Debt Source: Total Subordinate Debt Source: Mass Housing MiHF A MiHF Fund Permanent Loan Other Permanent Senior Mortgage	North Suburban Consortium Passive House Incentives	\$\$70,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$132,500.00 \$1,520,000.00 \$1,520,000.00 \$1,520,000.00 \$1,114,173.00 \$5,414,173.00
TDC, Net Residential TDC per unit SOURCES SOURCES Private Equity: Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Tax Credit Equity (Interim Income Public Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Grant: Otal Public Equity Subordinate Debt: Source: Blend of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt Source: Subordinate Debt Source: Total Subordinate Debt Source: Mass Housing MHF Am Mith Fund Permanent Loan	North Suburban Consortium Passive House Incentives	\$\$70,965.13 \$9,750,000.00 \$12,655,000.00 \$12,655,000.00 \$132,500.00 \$1,520,000.00 \$1,520,000.00 \$1,520,000.00 \$1,114,173.00 \$5,414,173.00
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's CeeOverhead, Conributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Otal Public Equity Subordinate Debt: Home Funds-DHCD, as Subordinate Debt Source: Filles of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt Source: Subordinate Debt Source: Total Subordinate Debt Permanent Debt (Senior): Mass Housing MHFA MHF Amoung Subiely Source: S	North Suburban Consortium Passive House Incentives	\$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$132,500.00 \$132,500.00 \$1,520,000.00 \$4,300,000.00 \$1,114,173.00 \$5,414,173.00 \$4,962,327.39
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's Fee/Overhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Pablic Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Grant: Total Public Equity Subordinate Debt Home Funds-DHCD, as Subordinate Debt Source: Blend of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt Source: Total Subordinate Debt Source: Source: Total Permanent Senior Mortgage Source: Total Permanent Senior Mortgage Source:	North Suburban Consortium Passive House Incentives	\$570,965,13 \$9,750,000,00 \$2,905,000,00 \$12,655,000,00 \$132,500,00 \$1,520,000,00 \$1,520,000,00 \$4,300,000,00 \$1,114,173,00 \$5,414,173,00 \$4,962,327,39 \$4,962,327,39
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's Ree/Overhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Public Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Total Public Equity Subordinate Debt: Mource: Ellend of IIIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt Source: Subordinate Debt Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Source: Subordinate Debt Subordinate Debt S	North Suburban Consortium Passive House Incentives	\$24,551,500.39 \$570,965.13 \$9,750,000.00 \$2,905,000.00 \$12,655,000.00 \$132,655,000.00 \$132,500.00 \$132,500.00 \$132,500.00 \$1,520,000.00 \$1,520,000.00 \$1,114,173.00 \$1,114,173.00 \$4,300,000.00 \$4,400,000.00 \$4,500,0000 \$4,500
TDC, Net Residential TDC per unit SOURCES Private Equity: Developer's Cash Equity / Interim Income Tax Credit Equity (net amount) Developer's Fee/Overhead, Contributed or Loaned Other Source: State Tax Credit Equity Total Private Equity: Pablic Equity: HOME Funds, as Grant Grant: Grant: Grant: Grant: Grant: Grant: Total Public Equity Subordinate Debt Home Funds-DHCD, as Subordinate Debt Source: Blend of HIF, HSF, AHTF, etc. Mass Housing Subsidy Source: Subordinate Debt Source: Total Subordinate Debt Source: Source: Total Permanent Senior Mortgage Source: Total Permanent Senior Mortgage Source:	North Suburban Consortium Passive House Incentives	\$570,965,13 \$9,750,000,00 \$2,905,000,00 \$12,655,000,00 \$132,500,00 \$1,520,000,00 \$1,520,000,00 \$4,300,000,00 \$1,114,173,00 \$5,414,173,00 \$4,962,327,39 \$4,962,327,39