DEVELOPMENT BUDGET

(1). Enter information in all white cells.

PRO FORMA

(1). Enter information in all white cells.
(2). Enter the Real Estate Property Tax amounts (in blue) in E99 – R99.
(3). Enter “other income” enter in D35 & enter the assumption for the % increase in K27.
(4). Enter HOME loan, any Deferred Loans, Amortizing Loans and Developer Loans (in blue) beginning in D110-R110, D111-R111, D112-R112, D114-R114, D115-R115, & D116-R116, as applicable.

SOURCES OF FUNDS

LIHTC ASSUMPTIONS
(1). Enter Project Type in E11.
(2). Enter LIHTC Occupancy Percentage in E12.
(3). Enter 1 in E13 ONLY if Bldg. Acquisition Eligible.

INVESTMENT ASSUMPTIONS
(1). Enter Basis for Equity in E18 as a 1.
   • Enter LIHTC Sale Rate in E19.
   • Enter Equity Investment Committed in E21.

HISTORIC REHAB. ASSUMPTIONS
(1). Enter 1 if a Historic Rehabilitation development; otherwise 0 in J4.
(2). Enter the RTC Equity Value in J5 if 1 was entered in J4.

LIHTC BONUS AREA
(1). Enter 1 in J13 if development is in a Disaster Area, Difficult Development Area or Qualified Census Tract.

DEBT ATTRACTION CALCULATION
(1). Enter Debt Coverage Ratio of at least 1.25 in E25.
(2). Enter a Loan to Value Ratio in E26.
(3). Enter Loan Amount Basis in E30.
   • If 1 was entered in E30, enter Bank Loan Committed in E31.
   • If no bank loan, still enter a 1 in E30 and a 0 in E31.

PROPOSED PERMANENT FINANCING
(1). Enter Amounts, Rates, Amortization, and Terms for Sources of Permanent Financing (white cells only).
(1). Enter RTC amount for housing only in C8.