**Memorandum**

**To:** **Mayor and Council**

**From:** **Tom Baker, Tim Cain, Lyle Layton**

**Date:** **April 15, 2014**

**Re:** **CRHD Pro Forma Presentation**

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**Purpose:** The purpose of this item is to hear a presentation from Al Gold and Carly Johansson regarding their progress with the Senior Housing project on Castle Valley Blvd (Town-Owned parcel - received from Warrior).

**Background and Discussion:** As you know, over the past year the Town and Community Resource and Housing Development Corp (CRHD) have had discussions regarding a partnership for a low income senior housing project. Last fall, Bob Gordon and Tim Cain participated in a design Charrette that CRHD and Housing Now sponsored in order to plan and design the project. Since that time CRHD has worked on understanding project costs and also on securing funding.

At tonight's meeting Al Gold and Carly Johansson will describe the project and explain the costs and funding. They will take us through the pro forma as it exists today.

Council reviewed the first draft of the pro forma in March and this 2nd draft has several changes:

- The Town contribution is reduced from $147k to $25k;
- GFMLD Funding is eliminated (originally $500k)
- This pro forma has a $576k funding gap
- This pro forma is still considering a lease rate of $1,200/year;
- It appears that all the housing (37 units) are 50% AMI (10 units) and 60% AMI (27 units), but this needs to be confirmed.

After Mr. Gold and Ms. Johansson present the pro forma, Council, staff and CRHD can have a discussion about next steps. Staff has an executive session at the end of tonight's agenda for Council to direct negotiators. Lyle has not yet had time to review this document and will provide his observations at the meeting.

## HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:**

**PAGE #1**
**Development Costs**
**APPLICANTS MUST COMPLETE FORM**
(RENTAL AND HOMEOWNERSHIP PROJECTS)

| Development Costs by Line Item | | Total Cost | Cost/Unit | Cost/Sq Ft | | |
|---|---|---|---|---|---|---|
| **ACQUISITION COSTS** | | | | | | |
| Land | | 0 | 0 | 0.00 | | |
| Existing Structures * | | 0 | 0 | 0.00 | | |
| **SUBTOTAL** | | **0** | **0** | **0.00** | | |
| **SITE IMPROVEMENTS** | | | | | | |
| Off Site Infrastructure * | | 0 | 0 | 0.00 | | |
| On Site Infrastructu | *Included in Site Work* | 0 | 0 | 0.00 | | |
| Demolition* | | 0 | 0 | 0.00 | | |
| **SUBTOTAL** | | **0** | **0** | **0.00** | | |
| **CONSTRUCTION** | | | | | | |
| Building Permit Fees * | | *10,340* | 279 | 0.35 | | |
| Equipment | | 6,000 | | | | |
| Construction / Rehabilitation * | | 3,825,173 | 103,383 | 120.00 | | |
| Solar/covered parking | | 0 | | | | |
| Covered Parking | | 0 | | 35.00 | | |
| Site Work | | 827,509 | | | | |
| Hardscape | Asphalt | | | | 6.5" Asphalt | |
| Hardscape | Concrete | | | | | |
| Landscaping * | | 0 | 0 | 0.00 | | |
| Contingency * | | 191,259 | 5,169 | 6.48 | 4.59% | % of construction |
| Cold Storage | | 0 | 0 | 90.00 | | |
| Other (contractor pr | *Club House* | 337,260 | 9,115 | 11.42 | | |
| Davis Bacon | | 149,698 | | | | |
| **SUBTOTAL** | | **5,197,541** | **117,947** | **263.25** | | |
| **PROFESSIONAL FEES** | | | | | | |
| Architect Fees | | 275,000 | 7,432 | 9.32 | 5.29% | |
| Engineering Fees | | 0 | 0 | 0.00 | Included in Arch fee | |
| Real Estate Attorney Fees | | 5,000 | 135 | 0.17 | | |
| Soils Tests | | 3,500 | 95 | 0.12 | | |
| Surveys | | 2,500 | 68 | 0.08 | | |
| Green Planning and Design Fees | | 0 | 0 | 0.00 | Included in Arch Fee | |
| Other (material testing) | | 4,500 | 122 | 0.15 | | |
| **SUBTOTAL** | | **290,500** | **7,851** | **9.84** | | |
| **CONSTRUCTION FINANCE** | | | | | | |
| Construction Insurance | | | 0 | 0.00 | | |
| Construction Loan Orig. Fee | | 45,000 | 1,216 | 1.52 | 1% of conts. Loan | |
| Construction Interest | | 135,000 | 3,649 | 4.57 | $ 270,000.00 | CHIF Colorado Housin |
| Attorney Fees | | 25,000 | 676 | 0.85 | $ 135,000.00 | |
| Title and Recording | | 15,000 | 405 | 0.51 | | |
| Other (please specify) | | | 0 | 0.00 | | |
| **SUBTOTAL** | | **220,000** | **5,946** | **7.45** | | |
| **PERMANENT FINANCE AND SYNDICATION** | | | | | | |
| Loan Fees & Expenses | | 22,000 | 595 | 0.75 | RD 538 | |
| LIHTC Fees | | 30,000 | 811 | 1.02 | | |
| Cost Cert | | 5,000 | | | | |
| Attorney Fees | | 25,000 | 676 | 0.85 | | |
| Title and Recording | | 15,000 | 405 | 0.51 | | |
| Other (placement fees, 1.5%) | | | 0 | 0.00 | | |
| **SUBTOTAL** | | **97,000** | **2,486** | **3.12** | | |
| **SOFT COSTS** | | | | | | |
| Appraisals & Market Study | | 6,000 | 162 | 0.20 | | |
| Environmental Reports | | 3,200 | 86 | 0.11 | | |
| Plan Review Fee | | *6,721* | | | maybe wave? | |
| Recreation devel fee | | *18,500* | | | maybe wave? | |
| Use Tax on Materials | | 0 | | | 2% of materials | Mr.T's local lumber yard. |
| SUP fee or PUD fe site specific zoning plan, | | *1* | | | | |
| Capital Needs Assessment | | 0 | 0 | 0.00 | | |
| Temporary Relocation | | 0 | 0 | 0.00 | | |
| Permanent Relocation | | 0 | 0 | 0.00 | | |
| Taxes During Construction | | 800 | 22 | 0.03 | Land Taxes | |
| Marketing | | 0 | 0 | 0.00 | Included in operating Budget | |
| Soft Cost Contingency | | 15,000 | 405 | 0.51 | | |
| Tap Fees * | | *292,800* | | | | |
| Utility hook up charge | | *0* | | | | |
| Other (accounting/organization) | | | 0 | 0.00 | | |
| **SUBTOTAL** | | **343,022** | **676** | **0.85** | | |
| **DEVELOPER FEE / PROFIT** | | | | | | |
| Developer's Fee | | 900,000 | 24,324 | 30.49 | | |
| Consultants | | 7,500 | 203 | 0.25 | | |
| Admininstration Fee | | | 0 | 0.00 | | |
| **SUBTOTAL (ie - maximum developer fee)** | | **907,500** | **24,527** | **30.74** | 14.8% | % of Total (less Dev. Fee, reserves and acquisition) |
| **RESERVES** | | | | | | |
| Operating Reserve | | 115,000 | 3,108 | 3.90 | | |
| Debt Service Reserve | | | 0 | 0.00 | | |
| Lease-up Reserve | | 25,000 | 676 | 0.85 | | |
| Replacement Reserve | | | 0 | 0.00 | | |
| Other (Working capital) | | | 0 | 0.00 | | |
| **SUBTOTAL** | | **140,000** | **3,784** | **4.74** | | |
| **TOTAL DEVELOPMENT EXPENSES** | | **$7,195,563** | **$163,217** | **$320.00** | | |

| | |
|---|---|
| **Total Square Feet in Units** | 23,220 |
| **Non Living Square Footage** | 6,300 |
| **Total Project Square Feet** | 29,520 |
| **Number of Units** | 37 |

**Site SF** 122000

| | |
|---|---|
| **Hard Cost Per Unit** | $140,474.07 |
| **Land Cost Per Unit** | $0.00 |
| **Soft Cost Per Unit** | $54,000.59 |
| **Hard Cost Per Square Foot** | $176.07 |
| **Soft Cost Per Square Foot** | $67.68 |

*costs included in hard cost evaluation.

# HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:** 0

eadsheet directions are to the right --->

**PAGE #2**
**Operating Proforma**
**APPLICANTS MUST COMPLETE FORM**
(RENTAL PROJECTS ONLY)

| STABILIZED FIRST YEAR INCOME | | | | | |
|---|---|---|---|---|---|
| Bd/Bath | % AMI | #of units | Sq. Ft. | Monthly Rent | Total Annual Rent |
| 1bd/1ba | 50% | 10 | 600 | 583 | 69,960 |
| 1bd/1ba | 60% | 21 | 600 | 650 | 163,800 |
| | | | | | 0 |
| 2bd/1ba | 60% | 6 | 770 | 850 | 61,200 |
| Mang Unit | | 0 | 770 | 0 | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | Total units | 37 | | Total Rent Income | 294,960 |
| Total rental sq ft | | 23,220 | | | |
| | | | | Parking Income | 0 |
| | | | | Laundry Income | 3,000 |
| | | | | Other Income (fees) | 1,000 |
| | | | | Total Income | 298,960 |
| | Vac. Rate | 5% | | Less Vacancy | -14,948 |
| | | | | **Effective Gross Income** | 284,012 |
| | | | | | |
| | | | | **DEBT SERVICE** | |
| | | | | 1st Mortgage | (133,086) |
| | | | | 2nd Mortgage | 0 |
| | | | | 3rd Mortgage | 0 |
| | | | | **TOTAL DEBT SERVICE** | (133,086) |
| | BEP | 89.08% | | Poss D/S @ 1.15 DCR | 134,223 |
| | | | | Project Debt Coverage Ratio | 1.160 |

BEP = Break Even Point
Poss D/S @ 1.15 DCR = Possible Debt Service at a 1.15 Debt Coverage Ratio

| EXPENSES | | | | |
|---|---|---|---|---|
| **Administrative Expenses** | | | | |
| Management Fee | 19,881 | 7.00% | | |
| Salaries and Benefits | 15,000 | Shared | | |
| Legal & Accounting | | | | |
| Advertising | 2,000 | | | |
| Office Supplies | 1,575 | | | |
| Telephone/ Internet | 3,200 | Shared | | |
| Audit | 7,000 | | | |
| Other (travel, training) | 1,000 | | | |
| **Total Administrative** | **49,656** | 16.83% | | |
| **Operating Expenses** | | | | |
| Utilities | 21,000 | PUPM | 175 | |
| Trash Removal | 1,800 | | | |
| Other (please specify) | | | 4725 | |
| **Total Operating** | **22,800** | | 56700 | |
| **Maintenance Expenses** | | | | |
| Maintenance Personnel | 15,000 | | | |
| Maintenance Supplies | 5,000 | $6,000 for start up sup | | |
| Repairs | 2,000 | | | |
| Extermination | 1,200 | | | |
| Grounds (inc. snow removal) | 1,000 | | | |
| Other (elevator) | | | | |
| **Total Maintenance** | **24,200** | | | |
| **Other Expenses** | | | | |
| Real Estate Taxes | 11,000 | | | |
| Property Insurance | 11,000 | | | |
| Replacement Reserve | 11,000 | unit avg.= | 297.2973 | |
| Other (please specify) | | | | |
| **Total Other** | **33,000** | | | |
| **TOTAL ANNUAL EXPENSES** | **129,656** | | | |
| **NET OPERATING INCOME** | **154,356** | | | 42786.43 |
| **P.U.P.A. Expenses *** | **3,504** | $292.02 | | 50607.15 |

* P.U.P.A = Per Unit Per Annum Expenses

**Utilities included in rent? Y/N Y- for 50% AMI units only**
If yes, what utilities included in rent?
Gas, Elect., Water and Sewer

# HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:** 0

Spreadsheet directions are to the right ----->

**Page #3**
**Permanent Financing Sources**
**APPLICANTS MUST COMPLETE FORM**
(RENTAL AND HOMEOWNERSHIP PROJECTS)

**TOTAL DEVELOPMENT COSTS:** $7,195,563

| | | | | |
|---|---|---|---|---|
| | **SOURCES OF FUNDS** | | | |
| HARD DEBT | **FIRST MORTGAGE** | | | |
| | | Lender | Bonneville | RD 538 |
| | | Type of Loan | F | |
| | | Principal | 2,300,000 | |
| | | Interest Rate | 5.000% | |
| | | Term (years) | 40 | |
| | | Annual Payment | -133,086 | 1.16 DCR |
| | **SECOND MORTGAGE** | | | |
| | | Lender | CLEER | For solar |
| | | Type of Loan | | |
| | | Principal | | up to $25,000 |
| | | Interest Rate | | 3.75% to 8.5% |
| | | Term (years) | | |
| | | Annual Payment | 0 | 1.16 DCR |
| | **THIRD MORTGAGE** | | | |
| | | Lender | | |
| | | Type of Loan | | |
| | | Principal | | |
| | | Interest Rate | | |
| | | Term (years) | | |
| | | Annual Payment | 0 | 1.16 DCR |
| TC EQUITY | **TAX CREDIT EQUITY** | | | |
| | | 9% LIHTC Proceeds | | |
| | | 4% LIHTC Proceeds | 2,603,115 | |
| | | Solar TC Equity | 0 | federal sub |
| GRANTS & SOFT DEBT | **GOVERNMENT GRANTS AND SOFT DEBT** | | | |
| | Source | | | |
| | **CDOH** | Amount | 370,000 | 10,000 per unit |
| | **RD Community** | Amount | 303,534 | for community building |
| | **Enterprise** | Amount | 50,000 | |
| | **Neighborworks** | Amount | 259,000 | 7000 per unit |
| | **OTHER GRANTS (NON-GOVERNMENTAL)** | | | |
| | Source | | | |
| | Federal Home Loar | Amount | 370,000 | 10,000 per unit |
| | Rebate for Solar | Amount | | CLEER $1.25 per watt Metcalf 970-704-9200 **Will we get this if we leas** |
| | Town Controbution | Amount | 25,221 | for Plan Revew Fee and Recreational Development Fee |
| | Energy and Minera | Amount | | pending? on loan? |
| | | Amount | | |
| OWNER | **OWNER EQUITY** | | | |
| | Source | | | |
| | Deferred Dev. Fee | Amount | 337,914 | 562,086 kept |
| | Owner Equity | Amount | | |
| | | Amount | | |
| | | Amount | | |
| | **TOTAL SOURCES** | | **6,618,784** | |
| | **GAP (SURPLUS)** | | 576,779 | |

910014.3975 37.13%

**Types of Loans:**
C = Conventional
T = Tax-Exempt
F = Federal Financing

| Financing Sources: | Total | % of Total |
|---|---|---|
| Conventional | 0 | 0% |
| Tax Exempt | 0 | 0% |
| Federal Financing | 0 | 0% |
| Tax Credits | 2,603,115 | 36% |
| Government Grants | 982,534 | 14% |
| Other Grants | 370,000 | 5% |
| Owner Equity | 337,914 | 5% |
| GAP | 576,779 | 8% |
| **TOTAL SOURCES** | 4,870,342 | 68% |

| Quick Calculation of Mortgage Principal | |
|---|---|
| NOI | $154,356 |
| Cap Rate | |
| Value at Cap Rate | #DIV/0! |
| LVR | |
| **Maximum Loan Amount** | **#DIV/0!** |
| Appraised Value | |
| LVR | |
| **Maximum Loan Amount** | **$0** |

| | | | |
|---|---|---|---|
| BEP | 0.89 | Poss D/S @ 1.15 DCR | 134,223 |
| DCR | 1.160 | Cap Rate | 0.000 |

BEP = Break Even Point
DCR = Debt Coverage Ratio

Poss D/S @ 1.15 DCR = Possible Debt Service at a 1.15 Debt Coverage Ratio
Cap Rate = Capitalization Rate

# HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:** 0

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**Page #5**
**15-Year Operating Proforma**
**APPLICANTS MUST COMPLETE FORM**
(RENTAL PROJECTS ONLY)

| | | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 | YEAR 6 | YEAR 7 | YEAR 8 | YEAR 9 | YEAR 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Rent Income - increasing by | 2.00% | $294,960 | $300,859 | $306,876 | $313,014 | $319,274 | $325,660 | $332,173 | $338,816 | $345,593 | $352,505 |
| Less Vacancy | 5% | ($14,948) | ($15,043) | ($15,344) | ($15,651) | ($15,964) | ($16,283) | ($16,609) | ($16,941) | ($17,280) | ($17,625) |
| Other Income - increasing by | 2.00% | $4,000 | $4,080 | $4,162 | $4,245 | $4,330 | $4,416 | $4,505 | $4,595 | $4,687 | $4,780 |
| Eff. Gross Income | | $284,012 | $289,896 | $295,694 | $301,608 | $307,640 | $313,793 | $320,069 | $326,470 | $333,000 | $339,660 |
| Total Annual Expenses - inc. by | 3.00% | ($129,656) | ($133,546) | ($137,552) | ($141,678) | ($145,929) | ($150,307) | ($154,816) | ($159,460) | ($164,244) | ($169,171) |
| NET OPERATING INCOME | | $154,356 | $156,351 | $158,142 | $159,930 | $161,711 | $163,486 | $165,253 | $167,010 | $168,756 | $170,488 |
| Total Debt Service | | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) |
| Bridge Loan Debt Service | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Cash flow Available | | $21,270 | $23,264 | $25,056 | $26,843 | $28,625 | $30,400 | $32,167 | $33,924 | $35,669 | $37,402 |
| Debt Coverage Ratio | | 1.16 | 1.17 | 1.19 | 1.20 | 1.22 | 1.23 | 1.24 | 1.25 | 1.27 | 1.28 |
| **Projected Payments from Cashflow** | | | | | | | | | | | |
| Deferred Developer Fees | | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 |
| Land Lease with the Town | | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 |
| Soft Debt | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Partnership Management Fees | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Asset Management Fees | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Cash Flow to project | | $10,070 | $12,064 | $13,856 | $15,643 | $17,425 | $19,200 | $20,967 | $22,724 | $24,469 | $26,202 |

| | | YEAR 11 | YEAR 12 | YEAR 13 | YEAR 14 | YEAR 15 | YEAR 16 | YEAR 17 | YEAR 18 | YEAR 19 | YEAR 20 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Rent Income - increasing by | 2.00% | $359,555 | $366,746 | $374,081 | $381,562 | $389,193 | $396,977 | $404,917 | $413,015 | $421,276 | $429,701 |
| Less Vacancy | 5% | ($17,978) | ($18,337) | ($18,704) | ($19,078) | ($19,460) | ($19,849) | ($20,246) | ($20,651) | ($21,064) | ($21,485) |
| Other Income - increasing by | 2.00% | $4,876 | $4,973 | $5,073 | $5,174 | $5,278 | $5,383 | $5,491 | $5,601 | $5,713 | $5,827 |
| Eff. Gross Income | | $346,453 | $353,382 | $360,450 | $367,659 | $375,012 | $382,512 | $390,162 | $397,965 | $405,925 | $414,043 |
| Total Annual Expenses - inc. by | 3.00% | ($174,247) | ($179,474) | ($184,858) | ($190,404) | ($196,116) | ($202,000) | ($208,060) | ($214,301) | ($220,730) | ($227,352) |
| NET OPERATING INCOME | | $172,206 | $173,908 | $175,591 | $177,255 | $178,896 | $180,512 | $182,103 | $183,664 | $185,194 | $186,691 |
| Total Debt Service | | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) | ($133,086) |
| Bridge Loan Debt Service | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Cash flow Available | | $39,120 | $40,822 | $42,505 | $44,168 | $45,809 | $47,426 | $49,016 | $50,578 | $52,108 | $53,605 |
| Debt Coverage Ratio | | 1.29 | 1.31 | 1.32 | 1.33 | 1.34 | 1.36 | 1.37 | 1.38 | 1.39 | 1.40 |
| **Projected Payments from Cashflow** | | | | | | | | | | | |
| Deferred Developer Fees | | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 |
| Soft Debt | | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 | $1,200 |
| Soft Debt | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Partnership Management Fees | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Asset Management Fees | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Cash Flow to project | | $27,920 | $29,622 | $31,305 | $32,968 | $34,609 | $36,226 | $37,816 | $39,378 | $40,908 | $42,405 |

# HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:** 0

Spreadsheet directions are to the right ----->

**Page #4**
**Sources & Uses Budget**
**APPLICANTS MUST COMPLETE FORM**
(RENTAL AND HOMEOWNERSHIP PROJECTS)

| Project Activities | Total Project Cost | State Funds Requested | Total Other Funds | Source | Status |
|---|---|---|---|---|---|
| Acquisition Costs | $0 | | $0 | | committed |
| Site Improvements | $0 | | $0 | | pending |
| Construction | $5,197,541 | | $5,197,541 | | |
| Professional Fees | $290,500 | | $290,500 | | |
| Construction Finance | $220,000 | | $220,000 | | |
| Permanent Finance and Syndication | $97,000 | | $97,000 | | |
| Soft Costs | $343,022 | | $343,022 | | |
| Developer Fee / Profit | $907,500 | | $907,500 | | |
| Reserves | $140,000 | | $140,000 | | |
| Totals | $7,195,563 | $0 | $7,195,563 | | |
| | $7,195,563 | | | | |

# COLORADO DIVISION OF HOUSING * HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Developer:** CRHDC
**Spreadsheet Version:** 0

Spreadsheet directions are to the right ----->

**Page #8**
**Tax Credit Calculation**
**STAFF ANALYSIS**

| DEPRECIATION | Residential |
|---|---|
| Bldg Acq Cost | |
| Design Fees | |
| Developer Fees | |
| Construction Costs | |
| Prop. Tax During Construction | |
| Const Loan Finance Cost | |
| Historic Tax Credits | 0 |
| DEP. BASIS | 0 |
| Annual Depreciation | 0 |

| DEPRECIATION | Commercial |
|---|---|
| Bldg Acq Cost | |
| Design Fees | |
| Dev. Fees | |
| Const. Cost | |
| Prop. Tax During Construction | |
| Const Loan Finance Cost | |
| Historic Tax Credits | 0 |
| DEP. BASIS | 0 |
| Annual Depreciation | 0 |

| HISTORIC TAX CREDITS | Residential |
|---|---|
| On-Site Work | |
| Construction Costs | |
| Arch, Eng Fees | |
| Interim Costs | |
| Soft Costs | |
| Dev Fees | |
| **TOTAL BASIS** | 0 |
| 20% Credit | 0 |
| Price Per $ | |
| **EQUITY GENERATED** | 0 |

| HISTORIC TAX CREDITS | Commercial |
|---|---|
| On-Site Work | |
| Construction Costs | |
| Arch, Eng Fees | |
| Interim Costs | |
| Soft Costs | |
| Dev Fees | |
| **TOTAL BASIS** | 0 |
| 20% Credit | 0 |
| Price Per $ | |
| EQUITY GENERATED | 0 |

| ESTIMATED LIHTC | 9% CREDIT |
|---|---|
| On-Site Work | 0 |
| Construction Costs | 5,197,541 |
| Arch, Eng Fees | 290,500 |
| Interim Costs | 220,000 |
| Soft Costs | 343,022 |
| Dev Fees | 907,500 |
| Percent of Units Afford. | 100.00% |
| - Historic Tax Credit | 0 |
| TOTAL BASIS | 6,958,563 |
| High Cost (enter .3) | 0.3 |
| Credit Multiplier (.xxx) | 0.0900 |
| ESTIMATED CREDIT | 814,152 |
| Price Per $ | 0.88 |
| EQUITY GENERATED | 7,164,536 |

| ESTIMATED LIHTC | 4% CREDIT |
|---|---|
| On-Site Work | 0 |
| Construction Costs | 5,197,541 |
| Arch, Eng Fees | 290,500 |
| Interim Costs | 220,000 |
| Soft Costs | 343,022 |
| Dev Fees | 907,500 |
| Percent of Units Afford. | 100.00% |
| - Historic Tax Credit | 0 |
| TOTAL BASIS | 6,958,563 |
| High Cost (enter .3) | 0.3 |
| Credit Multiplier (.xxx) | 0.03270 |
| ESTIMATED CREDIT | 295,808 |
| Price Per $ | 0.88 |
| EQUITY GENERATED | 2,603,115 |

| BASIS LIMIT CALCULATION | | | Adjusted |
|---|---|---|---|
| # BR | # Units | FHA 221(D)3 Limit* | Eligible Basis |
| 0 | | #REF! | #REF! |
| 1 | | #REF! | #REF! |
| 2 | | #REF! | #REF! |
| 3 | | #REF! | #REF! |
| 4 | | #REF! | #REF! |
| | | TOTAL | #REF! |
| | | Percent of Units Afford. | 100.00% |
| | | - Historic Tax Credit | 0 |
| | | TOTAL BASIS | #REF! |
| | | High Cost (enter .3) | |
| | | Credit Multiplier (.xxx) | 0.0400 |
| | | ESTIMATED CREDIT | #REF! |
| | | Price Per $ | 0.00 |
| | | EQUITY GENERATED | #REF! |

*FHA Limits for non-elevator buildings in Denver

| Deferred Fee Phase In (LIHTC PROJECTS) | | | |
|---|---|---|---|
| Year | Developer Fees | Partnership Management Fees | Organization Costs |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| TOTAL | 0 | 0 | 0 |

| PRESENT VALUE of TAX CREDIT EQUITY | | | |
|---|---|---|---|
| | Discount Factor (%): | | |
| | YEAR | Present Value | Future Value |
| | Preoccupancy | | 0 |
| | 1 | | 0 |
| | 2 | | 0 |
| | 3 | | 0 |
| | 4 | | 0 |
| | 5 | | 0 |
| | 6 | | 0 |
| | 7 | | 0 |
| | 8 | | 0 |
| | 9 | | 0 |
| | 10 | | 0 |
| | TOTAL | 0 | 0 |

**HOUSING DEVELOPMENT ANALYSIS SPREADSHEET**

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:** 0

Spreadsheet directions are to the right ----->

**Page #6**
**Loan Pay Off Schedule - Homeownership**
**APPLICANTS MUST COMPLETE FORM**
(HOMEOWNERSHIP PROJECTS ONLY)

| | | | Monthly Projections Month One Feb-12 | Mar-12 | Apr-12 | May-12 | Jun-12 | Jul-12 | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 | Aug-13 | Sep-13 | CUMULATIVE TEST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **HOME CONSTRUCTION SCHEDULE** | | **TOTAL** | | | | | | | | | | | | | | | | | | | | | |
| **Number of homes completed** | | | | | | | | | | | | | | | | | | | | | | | 0 |
| **PROJECT EXPENSES** | **BUDGET** | **STARTING BALANCE** | | | | | | | | | | | | | | | | | | | | | |
| Acquisition Costs | $0 | $0 | | | | | | | | | | | | | | | | | | | | | |
| Site Improvements | $0 | $0 | | | | | | | | | | | | | | | | | | | | | |
| Construction | $5,197,541 | $0 | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | $290,500 | $0 | | | | | | | | | | | | | | | | | | | | | |
| Construction Finance | $220,000 | $0 | | | | | | | | | | | | | | | | | | | | | |
| Soft Costs | $343,022 | $0 | | | | | | | | | | | | | | | | | | | | | |
| **TOTAL EXPENSES** | $6,051,063 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| CUMULATIVE EXPENSES | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | |
| **CONSTRUCTION DRAW SCHEDULE** | | **TOTAL AVAILABLE** | | | | | | | | | | | | | | | | | | | | | |
| **ALL GRANTS AND SOFT DEBT** | | #REF! | | | | | | | | | | | | | | | | | | | | | |
| **FIRST MORTGAGE** | | $2,300,000 | | | | | | | | | | | | | | | | | | | | | |
| **SECOND MORTGAGE** | | $0 | | | | | | | | | | | | | | | | | | | | | |
| **THIRD MORTGAGE** | | $0 | | | | | | | | | | | | | | | | | | | | | |
| **SUBTOTAL** | | #REF! | 0 | | | | | | | | | | | | | | | | | | | | |
| **SALE REVENUE PROJECTIONS** | **MAX AMI** | **AVG PRICE** | | | | | | | | | | | | | | | | | | | | | |
| # Sales | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 80% | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| # Sales | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 50% | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| # Sales | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0% | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Total Residential Sales Revenue | | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Closing/Commission fees | | -6.00% | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Total Net Residential Revenue | | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **PAY OFF SCHEDULE** | | **TOTAL** | | | | | | | | | | | | | | | | | | | | | |
| FIRST MORTGAGE | | 2,300,000 | | | | | | | | | | | | | | | | | | | | | $0 |
| SECOND MORTGAGE | | 0 | | | | | | | | | | | | | | | | | | | | | $0 |
| THIRD MORTGAGE | | 0 | | | | | | | | | | | | | | | | | | | | | $0 |
| **GOVERNMENT GRANTS AND SOFT DEBT** | | | | | | | | | | | | | | | | | | | | | | | |
| CDOH | | 370,000 | | | | | | | | | | | | | | | | | | | | | $0 |
| RD Community | | 303,534 | | | | | | | | | | | | | | | | | | | | | $0 |
| #REF! | | #REF! | | | | | | | | | | | | | | | | | | | | | $0 |
| Neighborworks | | 259,000 | | | | | | | | | | | | | | | | | | | | | $0 |
| **OTHER GRANTS (NON-GOVERNMENTAL)** | | | | | | | | | | | | | | | | | | | | | | | |
| Federal Home Loan Bank | | 370,000 | | | | | | | | | | | | | | | | | | | | | $0 |
| Energy and Mineral Impact Fund | | 0 | | | | | | | | | | | | | | | | | | | | | $0 |
| **CONSTRUCTION LOAN BALANCE** | | **BEGINNING BALANCE** | | | | | | | | | | | | | | | | | | | | | |
| MORTGAGE BALANCE (ALL HARD DEBT) | | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | |
| BALANCE OF SOFT DEBT | | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | |
| **OWNER'S PROFIT** | | **PROJECTED TOTAL** | | | | | | | | | | | | | | | | | | | | | |
| Payout of profit | | 907,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

-907,500

# COLORADO DIVISION OF HOUSING * HOUSING DEVELOPMENT ANA

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:** 0

**Page #7**
**Assessment Chart**
**STAFF ANLAYSIS**

**PROJECT ASSESSMENT FOR Rental Acquisition w/ Rehab**

| Criteria | Project Data | | | CDOH Range |
|---|---|---|---|---|
| Building Cost | | | | |
| Cost/Unit/Sq. Ft. | $163,217 /Unit | | $320.00 /SF | $100 to $140 |
| Hard Cost/Unit/Sq. Ft. | $140,474 /Unit | | $176.07 /SF | $90 to $120 |
| Soft Cost/Unit/Sq. Ft. | $54,001 /Unit | | $67.68 /SF | $10 to $20 |
| Hard/Soft Cost | 0% Hard | | 0% Soft | |
| Cost Effectiveness Rating | | | | |
| CDOH subsidy/unit | #DIV/0! | | | $2,000 to $10,000 |
| Annual Cost/Person & Rating | #DIV/0! | # | 0 yrs | 1 to 10 Scale |
| Externality Rating | | # | | 1 to 10 Scale |
| Rent Savings Rating | 0% | # | | 1 to 10 Scale |
| Financial Leveraging Rating | #DIV/0! | # | | 1 to 10 Scale |
| Composite Score | | 0 | | 1 to 40 Scale |
| Operating Cost | | | | |
| PUPA | $3,504 | | | $3,700 to $4,700 |
| Annual Replacement Reserve | $297 | | | $300 |
| Debt Coverage Ratio | 1.16 | | | 1.10 to 1.20 |
| Capitalized Operating Reserve | $115,000 | | | 4 months debt & operating costs |
| Financial Commitments | | | | |
| Terms of Primary Financing | 5.00% | 40 years | | |
| P.V. Tax Credits | $0.88 | | | $.75 to .85 |
| Other Criteria | | | | |
| Fully Accessible Units | # / % | | | 5% of Units Encouraged |
| Visitable Units | # / %, plus (which common facilities?) | | | All units Encouraged |
| Energy-Efficiency Standard | (indicate standard) | | | CDOH Energy Standards Policy |
| Water Efficient Landscape | | | | Denver Water Board Recommendation |
| 30% AMI Units | # / % | | | 5% of Units Encouraged |
| CDOH requirements | | | | |
| Priority | | | | CDOH Action Plan Goals |
| CDOH Eligibility Criteria | HOME, CDBG, HDG | | | |
| Minimum Application Criteria | (yes/no) | | | CDOH Minimum Application Criteria Policy |
| Housing Needs Assessment Supports Project | (yes/no) | | | Local Housing Needs Assessment |

# COLORADO DIVISION OF HOUSING * HOUSING DEVELOPMENT AN

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:** 0

**Page #7**
**Assessment Chart**
**STAFF ANALYSIS**

**PROJECT ASSESSMENT FOR Rental New Construction**

| Criteria | Project Data | | | CDOH Range |
|---|---|---|---|---|
| Building Cost | | | | |
| Cost/Unit/Sq. Ft. | $163,217 /Unit | | $320.00 /SF | $135 to $205 |
| Hard Cost/Unit/Sq. Ft. | $140,474 /Unit | | $176.07 /SF | $105 to $160 |
| Soft Cost/Unit/Sq. Ft. | $54,001 /Unit | | $67.68 /SF | $25 to $40 |
| Land Cost/unit | $0 /Unit | | | $10,000 to $18,000 |
| Hard/Soft Cost | 0% Hard | | 0% Soft | |
| Cost Effectiveness Rating | | | | |
| CDOH subsidy/unit | #DIV/0! | | | $4,000 to $10,000 |
| Annual Cost/Person & Rating | #DIV/0! | # | 0 yrs | 1 to 10 Scale |
| Externality Rating | | # | | 1 to 10 Scale |
| Rent Savings Rating | 0% | # | | 1 to 10 Scale |
| Financial Leveraging Rating | #DIV/0! | # | | 1 to 10 Scale |
| Composite Score | | 0 | | 1 to 40 Scale |
| Operating Cost | | | | |
| PUPA | $3,504 | | | $3,700 to $4,700 |
| Annual Replacement Reserve | $297 | | | $300 ($250 for seniors) |
| Debt Coverage Ratio | 1.16 | | | 1.10 to 1.20 |
| Capitalized Operating Reserve | $115,000 | | | 4 months debt & operating costs |
| Financial Commitments | | | | |
| Terms of Primary Financing | 5.0% | 40 years | | |
| P.V. Tax Credits | 0.88 | | | $.75 to .85 |
| Other Criteria | | | | |
| Fully Accessible Units | # / % | | | 5% of Units Encouraged |
| Visitable Units | # / %, plus (which common facilities?) | | | All units Encouraged |
| Energy-Efficiency Standard | (indicate standard) | | | CDOH Energy Standards Policy |
| Water Efficient Landscape | | | | Denver Water Board Recommendation |
| 30% AMI Units | # / % | | | 5% of Units Encouraged |
| CDOH requirements | | | | |
| Priority | | | | CDOH Action Plan Goals |
| CDOH Eligibility Criteria | HOME, CDBG, HDG | | | |
| Minimum Application Criteria | (yes/no) | | | CDOH Minimum Application Criteria Policy |
| Housing Needs Assessment Supports Project | (yes/no) | | | Local Housing Needs Assessment |

## Page #9: IMPROVEMENT COSTS FOR LOW INCOME HOUSING TAX CREDIT PROJECTS

### INCLUDE

* Construction Costs
* Permits and Fees
* Construction financing expenses (interest, fees, appraisal, inspections)
* Property Taxes & Insurance
* Architectural & Engineering
* Performance Bond
* Furnishings
* Environmental Assessment
* Developer Fee
* Contingency (if spent)
* Development Consulting

### EXCLUDE

* Permanent Financing
* Reserves
* Marketing
* Tax Credit Application Fee
* Syndication Costs (legal, audit, consultant, etc.)
* Acquisition
* Off-site improvements
  -costs for nonresidential
  -costs for market-rate residential
* Organizational expense
* Any expense paid for with "bad" money (bad money would be any federal HOME dollars not loaned to the project)

# COLORADO DIVISION OF HOUSING * HOUSING DEVELOPMENT ANALYSIS SPREADSHEE

**Project Name:** Lakota Ridge Senior Housing Spreadsheet directions are to the right ----->
**Date:** 3/27/2014 **Page #10**
**Applicant:** CRHDC **Cost Effectiveness Rating**
**Spreadsheet Version:** 0 **STAFF ANALYSIS**

**Cost Effectiveness Rating**

| Unit Size | # Units | # Bedrooms | |
|---|---|---|---|
| 0 | | 0 | |
| 1 | | 0 | |
| 2 | | 0 | |
| 3 | | 0 | |
| 4 | | 0 | |
| | 0 | 0 | total bedrooms |
| | | 0 | persons |

Total project cost = $6,858,303
# Years affordable =
**Annual Cost/Person = #DIV/0!**

**Leveraging Ratio (TPC-DOH)/DOH= #DIV/0!**

**DOH Subsidy per unit = #DIV/0!**

**Rent Savings**

| Bedroom/Bath | # Units | Average Rents | Total Rent |
|---|---|---|---|
| 0 | | | 0 |
| 1 | | | 0 |
| 2 | | | 0 |
| 3 | | | 0 |
| 4 | | | 0 |
| | | | 0 |
| | 0 | | |
| | | Monthly Market Rent | 0 |

| | | |
|---|---|---|
| Annual Proposed Rent: | 294,960 | |
| Annual Rent Savings: | -294,960 | |
| DOH Subsidy: | 370,000 | |
| **Annual Rent Savings / DOH subsidy:** | | **-80%** |

* Use average rents from the Multi-Family Housing Vacancy & Rental Survey

** Do not include units for management that will not collect rent

# COLORADO DIVISION OF HOUSING * HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing

Spreadsheet directions are to the ri

**Date:** 3/27/2014 **Page #11**

**Applicant:** CRHDC **Analysis of Rents**

**Spreadsheet Version:** 0 **STAFF ANALYSIS**

## Annual Incomes - Denver 2012

| # People: | 1 (efficiency) | 1.5 (1BR) | 2 | 2.5 | 3 (2BR) | 3.5 | 4 | 4.5 (3BR) | 5 | 6 (4BR) |
|---|---|---|---|---|---|---|---|---|---|---|
| Median | $55,600 | $59,550 | $63,500 | $67,450 | $71,400 | $75,350 | $79,300 | $82,500 | $85,700 | $92,000 |
| 80% | **$44,450** | $47,625 | $50,800 | $53,975 | **$57,150** | $60,300 | $63,450 | $66,000 | **$68,550** | **$73,650** |
| 60% | $33,360 | $35,730 | $38,100 | $40,470 | $42,840 | $45,210 | $47,580 | $49,500 | $51,420 | $55,200 |
| 50% | $27,800 | $29,775 | $31,750 | $33,725 | $35,700 | $37,675 | $39,650 | $41,250 | $42,850 | $46,000 |
| 40% | $22,240 | $23,820 | $25,400 | $26,980 | $28,560 | $30,140 | $31,720 | $33,000 | $34,280 | $36,800 |
| 30% | **$16,700** | $17,875 | $19,050 | $20,250 | **$21,450** | $22,625 | **$23,800** | $24,775 | **$25,750** | **$27,650** |

## Monthly Gross Rents (= 30% of gross income, including utilities)

| # People: | 1 | 1.5 | 2 | 2.5 | 3 | 3.5 | 4 | 4.5 | 5 | 6 |
|---|---|---|---|---|---|---|---|---|---|---|
| Median | $1,390 | $1,489 | $1,588 | $1,686 | $1,785 | $1,884 | $1,983 | $2,063 | $2,143 | $2,300 |
| 80% | $1,111 | $1,191 | $1,270 | $1,349 | $1,429 | $1,508 | $1,586 | $1,650 | $1,714 | $1,841 |
| 60% | $834 | $893 | $953 | $1,012 | $1,071 | $1,130 | $1,190 | $1,238 | $1,286 | $1,380 |
| 50% | $695 | $744 | $794 | $843 | $893 | $942 | $991 | $1,031 | $1,071 | **$1,149** |
| 40% | $556 | $596 | $635 | $675 | $714 | $754 | $793 | $825 | $857 | $920 |
| 30% | $418 | $447 | $476 | $506 | $536 | $566 | $595 | $619 | $644 | $691 |
| FMR 10/1/11 | $619 | $705 | | | $893 | | | $1,268 | | $1,478 |

## Proposed Rents

| # Bedrooms & Target Income | Net Rent | Utilities | Gross Rent | Actual AMI | Difference FMR*100% |
|---|---|---|---|---|---|
| 0 BR | | | | | |
| | | | $0 | 0% | ($619) |
| | | | $0 | 0% | ($619) |
| 1 BR | | | | | |
| | | | $0 | 0% | ($705) |
| | | | $0 | 0% | ($705) |
| 2 BR | | | | | |
| | | | $0 | 0% | ($893) |
| | | | $0 | 0% | ($893) |
| 3 BR | | | | | |
| | | | $0 | 0% | ($1,268) |
| | | | $0 | 0% | ($1,268) |
| 4 BR | | | | | |
| | | | $0 | 0% | ($1,478) |
| | | | $0 | 0% | ($1,478) |

## Notes

1. This spreadsheet is for the Denver PMSA, for 2012. Check AMI & FMR for your county at http://www.huduser.org/datasets/pdrdatas.html
2. Multifamily Tax Subsidy Projects (MTSPs): Due to HERA, Income Limits used to determine qualification and to set maximum rents for projects funded with tax credits &/or tax exempt housing bonds are now calculated seperately from HUD's Section 8 Income Limits, which apply to all other projects. "HERA Special" Income Limits are only for use by projects placed in service in 2007 or 2008, not new developments.
3. For yearly AMI updates, plug in 50% incomes. Most numbers will adjust automatically. Then check your numbers for HUD adjustments Adjustments are bolded.
4. Updated FMRs are available on the FMRs tab.
5. In general, updateable information is in yellow boxes.

# HUD Fair Market Rents as of 10/1/2011



*These FMRs are up to date as of 10/1/11, and HUD updates them every fall. CDOH will update this form and post it on our website as soon as practical after each update. HUD publishes them at: http://www.huduser.org/portal/datasets/il.html.

| County | Studio | 1 BR | 2 BR | 3 BR | 4 BR |
|---|---|---|---|---|---|
| Adams County | 619 | 705 | 893 | 1268 | 1478 |
| Alamosa County | 432 | 534 | 593 | 806 | 1042 |
| Arapahoe County | 619 | 705 | 893 | 1268 | 1478 |
| Archuleta County | 535 | 630 | 792 | 963 | 1243 |
| Baca County | 447 | 524 | 584 | 832 | 898 |
| Bent County | 468 | 483 | 588 | 771 | 947 |
| Boulder County | 679 | 787 | 987 | 1439 | 1725 |
| Broomfield County | 619 | 705 | 893 | 1268 | 1478 |
| Chaffee County | 442 | 557 | 679 | 989 | 1019 |
| Cheyenne County | 465 | 480 | 584 | 766 | 941 |
| Clear Creek County | 619 | 705 | 893 | 1268 | 1478 |
| Conejos County | 475 | 558 | 621 | 884 | 954 |
| Costilla County | 447 | 524 | 584 | 832 | 898 |
| Crowley County | 465 | 480 | 584 | 766 | 941 |
| Custer County | 447 | 523 | 689 | 965 | 1110 |
| Delta County | 581 | 593 | 699 | 959 | 988 |
| Denver County | 619 | 705 | 893 | 1268 | 1478 |
| Dolores County | 430 | 505 | 584 | 773 | 998 |
| Douglas County | 619 | 705 | 893 | 1268 | 1478 |
| Eagle County | 797 | 931 | 1225 | 1541 | 2105 |
| Elbert County | 619 | 705 | 893 | 1268 | 1478 |
| El Paso County | 534 | 599 | 756 | 1079 | 1276 |
| Fremont County | 404 | 482 | 619 | 888 | 1018 |
| Garfield County | 767 | 873 | 968 | 1195 | 1230 |
| Gilpin County | 619 | 705 | 893 | 1268 | 1478 |
| Grand County | 552 | 630 | 801 | 1165 | 1201 |
| Gunnison County | 567 | 623 | 810 | 1121 | 1422 |
| Hinsdale County | 472 | 595 | 718 | 894 | 1260 |
| Huerfano County | 447 | 524 | 584 | 832 | 898 |
| Jackson County | 537 | 621 | 689 | 888 | 1072 |
| Jefferson County | 619 | 705 | 893 | 1268 | 1478 |
| Kiowa County | 465 | 480 | 584 | 766 | 941 |
| Kit Carson County | 465 | 480 | 584 | 766 | 941 |
| Lake County | 577 | 727 | 878 | 1093 | 1541 |
| La Plata County | 634 | 773 | 885 | 1242 | 1413 |
| Larimer County | 513 | 615 | 746 | 1086 | 1266 |
| Las Animas County | 459 | 609 | 675 | 870 | 898 |
| Lincoln County | 521 | 538 | 655 | 859 | 1055 |

# COLORADO DIVISION OF HOUSING * HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014
**Applicant:** CRHDC
**Spreadsheet Version:** 0

Spreadsheet directions are to the right ----->

**Page #13**
**Analysis of Sale Prices**
**CDOH Staff Analysis**

## Annual Incomes - Denver 2012

| # People: | 1 (efficiency) | 1.5 (1BR) | 2 | 2.5 | 3 (2BR) | 3.5 | 4 | 4.5 (3BR) | 5 | 6 (4BR) |
|---|---|---|---|---|---|---|---|---|---|---|
| Median | $55,600 | $59,550 | $63,500 | $67,450 | $71,400 | $75,350 | $79,300 | $82,500 | $85,700 | $92,000 |
| 80% | $44,450 | $47,625 | $50,800 | $53,975 | $57,150 | $60,300 | $63,450 | $66,000 | $68,550 | $73,650 |
| 60% | $33,360 | $35,730 | $38,100 | $40,470 | $42,840 | $45,210 | $47,580 | $49,500 | $51,420 | $55,200 |
| 50% | $27,800 | $29,775 | $31,750 | $33,725 | $35,700 | $37,675 | $39,650 | $41,250 | $42,850 | $46,000 |
| 40% | $22,240 | $23,820 | $25,400 | $26,980 | $28,560 | $30,140 | $31,720 | $33,000 | $34,280 | $36,800 |
| 30% | $16,700 | $17,875 | $19,050 | $20,250 | $21,450 | $22,625 | $23,800 | $24,775 | $25,750 | $27,650 |

## Monthly Gross Rents (= 30% of gross income, including utilities)

| # People: | 1 | 1.5 | 2 | 2.5 | 3 | 3.5 | 4 | 4.5 | 5 | 6 |
|---|---|---|---|---|---|---|---|---|---|---|
| Median | $1,390 | $1,489 | $1,588 | $1,686 | $1,785 | $1,884 | $1,983 | $2,063 | $2,143 | $2,300 |
| 80% | $1,111 | $1,191 | $1,270 | $1,349 | $1,429 | $1,508 | $1,586 | $1,650 | $1,714 | $1,841 |
| 60% | $834 | $893 | $953 | $1,012 | $1,071 | $1,130 | $1,190 | $1,238 | $1,286 | $1,380 |
| 50% | $695 | $744 | $794 | $843 | $893 | $942 | $991 | $1,031 | $1,071 | $1,149 |
| 40% | $556 | $596 | $635 | $675 | $714 | $754 | $793 | $825 | $857 | $920 |
| 30% | $418 | $447 | $476 | $506 | $536 | $566 | $595 | $619 | $644 | $691 |

**Assumptions:** 7.00% Interest | 30 Term (yrs)

## AFFORDABLE SALE PRICES @ 80% AMI

| # People: | 1 | 1.5 | 2 | 2.5 | 3 | 3.5 | 4 | 4.5 | 5 | 6 |
|---|---|---|---|---|---|---|---|---|---|---|
| Gross Payment | 1,111 | 1,191 | 1,270 | 1,349 | 1,429 | 1,508 | 1,586 | 1,650 | 1,714 | 1,841 |
| Taxes | -48 | -55 | -56 | -64 | -72 | -74 | -78 | -85 | -91 | -97 |
| Insurance | -48 | -55 | -56 | -64 | -72 | -74 | -78 | -85 | -91 | -97 |
| PMI | -48 | -55 | -56 | -64 | -72 | -74 | -78 | -85 | -91 | -97 |
| Condo/HOA fee | -100 | -100 | -100 | -100 | -100 | -100 | -100 | -100 | -100 | -100 |
| Net Payment (PITI) | 867 | 926 | 1,002 | 1,057 | 1,113 | 1,186 | 1,252 | 1,295 | 1,341 | 1,450 |
| **Mortgage Amount** | **$130,354** | **$139,128** | **$150,608** | **$158,931** | **$167,255** | **$178,190** | **$188,223** | **$194,648** | **$201,525** | **$217,984** |
| Dpmt (3%) | $3,911 | $4,174 | $4,518 | $4,768 | $5,018 | $5,346 | $5,647 | $5,839 | $6,046 | $6,540 |
| **Total Sale Price** | **$134,265** | **$143,302** | **$155,126** | **$163,699** | **$172,272** | **$183,535** | **$193,869** | **$200,488** | **$207,571** | **$224,523** |

## AFFORDABLE SALE PRICES @ 60% AMI

| # People: | 1 | 1.5 | 2 | 2.5 | 3 | 3.5 | 4 | 4.5 | 5 | 6 |
|---|---|---|---|---|---|---|---|---|---|---|
| Gross Payment | 834 | 893 | 953 | 1,012 | 1,071 | 1,130 | 1,190 | 1,238 | 1,286 | 1,380 |
| Taxes | -41 | -44 | -47 | -50 | -53 | -56 | -59 | -61 | -63 | -68 |
| Insurance | -11 | -12 | -13 | -13 | -14 | -15 | -16 | -17 | -17 | -18 |
| PMI | -22 | -24 | -25 | -27 | -29 | -30 | -32 | -33 | -34 | -37 |
| Condo/HOA fee | -83 | -89 | -95 | -101 | -107 | -113 | -119 | -124 | -129 | -138 |
| Net Payment (PITI) | 676 | 724 | 772 | 820 | 868 | 916 | 964 | 1,003 | 1,042 | 1,119 |
| **Mortgage Amount** | **$101,630** | **$108,846** | **$116,061** | **$123,277** | **$130,493** | **$137,715** | **$144,937** | **$150,789** | **$156,640** | **$168,139** |
| Dpmt (3%) | $3,049 | $3,265 | $3,482 | $3,698 | $3,915 | $4,131 | $4,348 | $4,524 | $4,699 | $5,044 |
| **Total Sale Price** | **$104,679** | **$112,111** | **$119,543** | **$126,976** | **$134,408** | **$141,847** | **$149,285** | **$155,312** | **$161,339** | **$173,184** |

**Note:**

**This spreadsheet is copied from the "RENTS" tab, and it is for the Denver PMSA, as of 2/9/2012. Check AMI for your county, and update the RENTS tab as needed.**

# COLORADO DIVISION OF HOUSING * HOUSING DEVELOPMENT ANALYSIS SPREADSHEET

**Project Name:** Lakota Ridge Senior Housing
**Date:** 3/27/2014 — **Page #14**
**Applicant:** CRHDC — **HOME Assisted Units**
**Spreadsheet Version:** 0 — **STAFF ANALYSIS**

| | | | |
|---|---|---|---|
| Total HOME Funds | $370,000 | CDOH only | |
| HOME Eligible Expenses | #REF! | *NOT Total Development Cost* | |
| = % HOME funds | **#REF!** | | |
| # units | 37 | | |
| =# HOME units | **#REF!** | (then round up) | 0 |

| | | |
|---|---|---|
| Total HOME Funds | $303,534 | Local HOME $ only |
| HOME Eligible Expenses | #REF! | *NOT Total Development Cost* |
| = % HOME funds | **#REF!** | |
| # units | 37 | |
| =# HOME units | **#REF!** | (then round up) |

**Distribution of CDOH HOME units by BR size (same as project*)** - use this for the CDOH Contract & Use Covenant

| Unit Size | # Units | % of Project | # HOME units | Round # units | FHA Limit* | Total FHA Limit |
|---|---|---|---|---|---|---|
| 0BR | | #DIV/0! | #DIV/0! | | $132,813 | $0 |
| 1BR | | #DIV/0! | #DIV/0! | | $152,251 | $0 |
| 2BR | | #DIV/0! | #DIV/0! | | $185,136 | $0 |
| 3BR | | #DIV/0! | #DIV/0! | | $239,505 | $0 |
| 4BR | | #DIV/0! | #DIV/0! | | $262,903 | $0 |
| | **0** | | | **0** | **Total*** | **$0** |

**Distribution of Local HOME units by BR size (same as project*)** - this determines if Davis Bacon & other regs apply

| Unit Size | # Units | % of Project | # HOME units | Round # units | FHA Limit* | Total FHA Limit |
|---|---|---|---|---|---|---|
| 0BR | | #DIV/0! | #DIV/0! | | $132,813 | $0 |
| 1BR | | #DIV/0! | #DIV/0! | | $152,251 | $0 |
| 2BR | | #DIV/0! | #DIV/0! | | $185,136 | $0 |
| 3BR | | #DIV/0! | #DIV/0! | | $239,505 | $0 |
| 4BR | | #DIV/0! | #DIV/0! | | $262,903 | $0 |
| | **0** | | | **0** | **Total*** ** | **$0** |

***This assumes that the HOME units will float** , and that all units in the project will be **comparable.** For comparability, it is also important that the bedroom distribution of the HOME units mirrors the bedroom distribution of the total project.

****CHECK FHA 221(D)3 LIMITS - HOME units are limited to 240% of the Basic Statutory Mortgage Limits.** These figures are up to date for 2012. HUD updates them annually and publishes them at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/hicost/hicost.

****If this total is LESS than the HOME subsidy** , you must increase the # of HOME units until your total is greater than or equal to your HOME unit subsidy

**Allocation of High & Low HOME Units - If there are 5 or more CDOH & Local HOME units.**

| Unit Size | Low HOME | Low HOME Units | FMR* | High HOME | High HOME Units |
|---|---|---|---|---|---|
| 0BR | $695 | 0 | $619 | $904 | 0 |
| 1BR | $744 | 0 | $705 | $968 | 0 |
| 2BR | $893 | 0 | $893 | $1,160 | 0 |
| 3BR | $1,031 | 0 | $1,268 | $1,341 | 0 |
| 4BR | $1,149 | 0 | $1,478 | $1,494 | 0 |
| | *50% AMI | **0** | | *65% AMI | **0** |

***CHECK FAIR MARKET RENTS.** All HOME units are limited to FMRs as their maximum rent. The numbers above are linked to the "Rents" tab.

## Page #16: Amortization Table

### CDOH Staff Analysis

| Orig Balance | Orig Rate | Term (yrs) | 1st PMT | Future Value |
|---|---|---|---|---|
| $100,000 | 8.00% | 30 | Jan-01 | $0 |

| Pmt # | Date | Yr Rate | P&I Payment | Principal | Interest | Extra Prin | New Balance | Cum. Interest | Yearly Total Int |
|---|---|---|---|---|---|---|---|---|---|
| | Dec-00 | 0.08 | 733.76 - | - | | - | $100,000.00 | 0 - | |
| 1 | Jan-01 | 8.00% | $733.76 | $67.09 | $666.67 | $0.00 | $99,932.91 | $666.67 | $666.67 |
| 2 | Feb-01 | 8.00% | $733.76 | $67.54 | $666.22 | $0.00 | $99,865.37 | $1,332.89 | $1,332.89 |
| 3 | Mar-01 | 8.00% | $733.76 | $67.99 | $665.77 | $0.00 | $99,797.38 | $1,998.66 | $1,998.66 |
| 4 | Apr-01 | 8.00% | $733.76 | $68.44 | $665.32 | $0.00 | $99,728.94 | $2,663.98 | $2,663.98 |
| 5 | May-01 | 8.00% | $733.76 | $68.90 | $664.86 | $0.00 | $99,660.04 | $3,328.84 | $3,328.84 |
| 6 | Jun-01 | 8.00% | $733.76 | $69.36 | $664.40 | $0.00 | $99,590.68 | $3,993.24 | $3,993.24 |
| 7 | Jul-01 | 8.00% | $733.76 | $69.82 | $663.94 | $0.00 | $99,520.86 | $4,657.18 | $4,657.18 |
| 8 | Aug-01 | 8.00% | $733.76 | $70.29 | $663.47 | $0.00 | $99,450.57 | $5,320.65 | $5,320.65 |
| 9 | Sep-01 | 8.00% | $733.76 | $70.76 | $663.00 | $0.00 | $99,379.81 | $5,983.65 | $5,983.65 |
| 10 | Oct-01 | 8.00% | $733.76 | $71.23 | $662.53 | $0.00 | $99,308.58 | $6,646.18 | $6,646.18 |
| 11 | Nov-01 | 8.00% | $733.76 | $71.70 | $662.06 | $0.00 | $99,236.88 | $7,308.24 | $7,308.24 |
| 12 | Dec-01 | 8.00% | $733.76 | $72.18 | $661.58 | $0.00 | $99,164.70 | $7,969.82 | $7,969.82 |
| 13 | Jan-02 | 8.00% | $733.76 | $72.66 | $661.10 | $0.00 | $99,092.04 | $8,630.92 | $661.10 |
| 14 | Feb-02 | 8.00% | $733.76 | $73.15 | $660.61 | $0.00 | $99,018.89 | $9,291.53 | $1,321.71 |
| 15 | Mar-02 | 8.00% | $733.76 | $73.63 | $660.13 | $0.00 | $98,945.26 | $9,951.66 | $1,981.84 |
| 16 | Apr-02 | 8.00% | $733.76 | $74.12 | $659.64 | $0.00 | $98,871.14 | $10,611.30 | $2,641.48 |
| 17 | May-02 | 8.00% | $733.76 | $74.62 | $659.14 | $0.00 | $98,796.52 | $11,270.44 | $3,300.62 |
| 18 | Jun-02 | 8.00% | $733.76 | $75.12 | $658.64 | $0.00 | $98,721.40 | $11,929.08 | $3,959.26 |
| 19 | Jul-02 | 8.00% | $733.76 | $75.62 | $658.14 | $0.00 | $98,645.78 | $12,587.22 | $4,617.40 |
| 20 | Aug-02 | 8.00% | $733.76 | $76.12 | $657.64 | $0.00 | $98,569.66 | $13,244.86 | $5,275.04 |
| 21 | Sep-02 | 8.00% | $733.76 | $76.63 | $657.13 | $0.00 | $98,493.03 | $13,901.99 | $5,932.17 |
| 22 | Oct-02 | 8.00% | $733.76 | $77.14 | $656.62 | $0.00 | $98,415.89 | $14,558.61 | $6,588.79 |
| 23 | Nov-02 | 8.00% | $733.76 | $77.65 | $656.11 | $0.00 | $98,338.24 | $15,214.72 | $7,244.90 |
| 24 | Dec-02 | 8.00% | $733.76 | $78.17 | $655.59 | $0.00 | $98,260.07 | $15,870.31 | $7,900.49 |
| 25 | Jan-03 | 8.00% | $733.76 | $78.69 | $655.07 | $0.00 | $98,181.38 | $16,525.38 | $655.07 |
| 26 | Feb-03 | 8.00% | $733.76 | $79.22 | $654.54 | $0.00 | $98,102.16 | $17,179.92 | $1,309.61 |
| 27 | Mar-03 | 8.00% | $733.76 | $79.75 | $654.01 | $0.00 | $98,022.41 | $17,833.93 | $1,963.62 |
| 28 | Apr-03 | 8.00% | $733.76 | $80.28 | $653.48 | $0.00 | $97,942.13 | $18,487.41 | $2,617.10 |
| 29 | May-03 | 8.00% | $733.76 | $80.81 | $652.95 | $0.00 | $97,861.32 | $19,140.36 | $3,270.05 |
| 30 | Jun-03 | 8.00% | $733.76 | $81.35 | $652.41 | $0.00 | $97,779.97 | $19,792.77 | $3,922.46 |
| 31 | Jul-03 | 8.00% | $733.76 | $81.89 | $651.87 | $0.00 | $97,698.08 | $20,444.64 | $4,574.33 |
| 32 | Aug-03 | 8.00% | $733.76 | $82.44 | $651.32 | $0.00 | $97,615.64 | $21,095.96 | $5,225.65 |
| 33 | Sep-03 | 8.00% | $733.76 | $82.99 | $650.77 | $0.00 | $97,532.65 | $21,746.73 | $5,876.42 |
| 34 | Oct-03 | 8.00% | $733.76 | $83.54 | $650.22 | $0.00 | $97,449.11 | $22,396.95 | $6,526.64 |
| 35 | Nov-03 | 8.00% | $733.76 | $84.10 | $649.66 | $0.00 | $97,365.01 | $23,046.61 | $7,176.30 |
| 36 | Dec-03 | 8.00% | $733.76 | $84.66 | $649.10 | $0.00 | $97,280.35 | $23,695.71 | $7,825.40 |
| 37 | Jan-04 | 8.00% | $733.76 | $85.22 | $648.54 | $0.00 | $97,195.13 | $24,344.25 | $648.54 |
| 38 | Feb-04 | 8.00% | $733.76 | $85.79 | $647.97 | $0.00 | $97,109.34 | $24,992.22 | $1,296.51 |
| 39 | Mar-04 | 8.00% | $733.76 | $86.36 | $647.40 | $0.00 | $97,022.98 | $25,639.62 | $1,943.91 |
| 40 | Apr-04 | 8.00% | $733.76 | $86.94 | $646.82 | $0.00 | $96,936.04 | $26,286.44 | $2,590.73 |
| 41 | May-04 | 8.00% | $733.76 | $87.52 | $646.24 | $0.00 | $96,848.52 | $26,932.68 | $3,236.97 |
| 42 | Jun-04 | 8.00% | $733.76 | $88.10 | $645.66 | $0.00 | $96,760.42 | $27,578.34 | $3,882.63 |
| 43 | Jul-04 | 8.00% | $733.76 | $88.69 | $645.07 | $0.00 | $96,671.73 | $28,223.41 | $4,527.70 |
| 44 | Aug-04 | 8.00% | $733.76 | $89.28 | $644.48 | $0.00 | $96,582.45 | $28,867.89 | $5,172.18 |
| 45 | Sep-04 | 8.00% | $733.76 | $89.88 | $643.88 | $0.00 | $96,492.57 | $29,511.77 | $5,816.06 |
| 46 | Oct-04 | 8.00% | $733.76 | $90.48 | $643.28 | $0.00 | $96,402.09 | $30,155.05 | $6,459.34 |
| 47 | Nov-04 | 8.00% | $733.76 | $91.08 | $642.68 | $0.00 | $96,311.01 | $30,797.73 | $7,102.02 |
| 48 | Dec-04 | 8.00% | $733.76 | $91.69 | $642.07 | $0.00 | $96,219.32 | $31,439.80 | $7,744.09 |
| 49 | Jan-05 | 8.00% | $733.76 | $92.30 | $641.46 | $0.00 | $96,127.02 | $32,081.26 | $641.46 |
| 50 | Feb-05 | 8.00% | $733.76 | $92.91 | $640.85 | $0.00 | $96,034.11 | $32,722.11 | $1,282.31 |
| 51 | Mar-05 | 8.00% | $733.76 | $93.53 | $640.23 | $0.00 | $95,940.58 | $33,362.34 | $1,922.54 |
| 52 | Apr-05 | 8.00% | $733.76 | $94.16 | $639.60 | $0.00 | $95,846.42 | $34,001.94 | $2,562.14 |
| 53 | May-05 | 8.00% | $733.76 | $94.78 | $638.98 | $0.00 | $95,751.64 | $34,640.92 | $3,201.12 |
| 54 | Jun-05 | 8.00% | $733.76 | $95.42 | $638.34 | $0.00 | $95,656.22 | $35,279.26 | $3,839.46 |
| 55 | Jul-05 | 8.00% | $733.76 | $96.05 | $637.71 | $0.00 | $95,560.17 | $35,916.97 | $4,477.17 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 56 | Aug-05 | 8.00% | $733.76 | $96.69 | $637.07 | $0.00 | $95,463.48 | $36,554.04 | $5,114.24 |
| 57 | Sep-05 | 8.00% | $733.76 | $97.34 | $636.42 | $0.00 | $95,366.14 | $37,190.46 | $5,750.66 |
| 58 | Oct-05 | 8.00% | $733.76 | $97.99 | $635.77 | $0.00 | $95,268.15 | $37,826.23 | $6,386.43 |
| 59 | Nov-05 | 8.00% | $733.76 | $98.64 | $635.12 | $0.00 | $95,169.51 | $38,461.35 | $7,021.55 |
| 60 | Dec-05 | 8.00% | $733.76 | $99.30 | $634.46 | $0.00 | $95,070.21 | $39,095.81 | $7,656.01 |
| 61 | Jan-06 | 8.00% | $733.76 | $99.96 | $633.80 | $0.00 | $94,970.25 | $39,729.61 | $633.80 |
| 62 | Feb-06 | 8.00% | $733.76 | $100.62 | $633.14 | $0.00 | $94,869.63 | $40,362.75 | $1,266.94 |
| 63 | Mar-06 | 8.00% | $733.76 | $101.30 | $632.46 | $0.00 | $94,768.33 | $40,995.21 | $1,899.40 |
| 64 | Apr-06 | 8.00% | $733.76 | $101.97 | $631.79 | $0.00 | $94,666.36 | $41,627.00 | $2,531.19 |
| 65 | May-06 | 8.00% | $733.76 | $102.65 | $631.11 | $0.00 | $94,563.71 | $42,258.11 | $3,162.30 |
| 66 | Jun-06 | 8.00% | $733.76 | $103.34 | $630.42 | $0.00 | $94,460.37 | $42,888.53 | $3,792.72 |
| 67 | Jul-06 | 8.00% | $733.76 | $104.02 | $629.74 | $0.00 | $94,356.35 | $43,518.27 | $4,422.46 |
| 68 | Aug-06 | 8.00% | $733.76 | $104.72 | $629.04 | $0.00 | $94,251.63 | $44,147.31 | $5,051.50 |
| 69 | Sep-06 | 8.00% | $733.76 | $105.42 | $628.34 | $0.00 | $94,146.21 | $44,775.65 | $5,679.84 |
| 70 | Oct-06 | 8.00% | $733.76 | $106.12 | $627.64 | $0.00 | $94,040.09 | $45,403.29 | $6,307.48 |
| 71 | Nov-06 | 8.00% | $733.76 | $106.83 | $626.93 | $0.00 | $93,933.26 | $46,030.22 | $6,934.41 |
| 72 | Dec-06 | 8.00% | $733.76 | $107.54 | $626.22 | $0.00 | $93,825.72 | $46,656.44 | $7,560.63 |
| 73 | Jan-07 | 8.00% | $733.76 | $108.26 | $625.50 | $0.00 | $93,717.46 | $47,281.94 | $625.50 |
| 74 | Feb-07 | 8.00% | $733.76 | $108.98 | $624.78 | $0.00 | $93,608.48 | $47,906.72 | $1,250.28 |
| 75 | Mar-07 | 8.00% | $733.76 | $109.70 | $624.06 | $0.00 | $93,498.78 | $48,530.78 | $1,874.34 |
| 76 | Apr-07 | 8.00% | $733.76 | $110.43 | $623.33 | $0.00 | $93,388.35 | $49,154.11 | $2,497.67 |
| 77 | May-07 | 8.00% | $733.76 | $111.17 | $622.59 | $0.00 | $93,277.18 | $49,776.70 | $3,120.26 |
| 78 | Jun-07 | 8.00% | $733.76 | $111.91 | $621.85 | $0.00 | $93,165.27 | $50,398.55 | $3,742.11 |
| 79 | Jul-07 | 8.00% | $733.76 | $112.66 | $621.10 | $0.00 | $93,052.61 | $51,019.65 | $4,363.21 |
| 80 | Aug-07 | 8.00% | $733.76 | $113.41 | $620.35 | $0.00 | $92,939.20 | $51,640.00 | $4,983.56 |
| 81 | Sep-07 | 8.00% | $733.76 | $114.17 | $619.59 | $0.00 | $92,825.03 | $52,259.59 | $5,603.15 |
| 82 | Oct-07 | 8.00% | $733.76 | $114.93 | $618.83 | $0.00 | $92,710.10 | $52,878.42 | $6,221.98 |
| 83 | Nov-07 | 8.00% | $733.76 | $115.69 | $618.07 | $0.00 | $92,594.41 | $53,496.49 | $6,840.05 |
| 84 | Dec-07 | 8.00% | $733.76 | $116.46 | $617.30 | $0.00 | $92,477.95 | $54,113.79 | $7,457.35 |
| 85 | Jan-08 | 8.00% | $733.76 | $117.24 | $616.52 | $0.00 | $92,360.71 | $54,730.31 | $616.52 |
| 86 | Feb-08 | 8.00% | $733.76 | $118.02 | $615.74 | $0.00 | $92,242.69 | $55,346.05 | $1,232.26 |
| 87 | Mar-08 | 8.00% | $733.76 | $118.81 | $614.95 | $0.00 | $92,123.88 | $55,961.00 | $1,847.21 |
| 88 | Apr-08 | 8.00% | $733.76 | $119.60 | $614.16 | $0.00 | $92,004.28 | $56,575.16 | $2,461.37 |
| 89 | May-08 | 8.00% | $733.76 | $120.40 | $613.36 | $0.00 | $91,883.88 | $57,188.52 | $3,074.73 |
| 90 | Jun-08 | 8.00% | $733.76 | $121.20 | $612.56 | $0.00 | $91,762.68 | $57,801.08 | $3,687.29 |
| 91 | Jul-08 | 8.00% | $733.76 | $122.01 | $611.75 | $0.00 | $91,640.67 | $58,412.83 | $4,299.04 |
| 92 | Aug-08 | 8.00% | $733.76 | $122.82 | $610.94 | $0.00 | $91,517.85 | $59,023.77 | $4,909.98 |
| 93 | Sep-08 | 8.00% | $733.76 | $123.64 | $610.12 | $0.00 | $91,394.21 | $59,633.89 | $5,520.10 |
| 94 | Oct-08 | 8.00% | $733.76 | $124.47 | $609.29 | $0.00 | $91,269.74 | $60,243.18 | $6,129.39 |
| 95 | Nov-08 | 8.00% | $733.76 | $125.30 | $608.46 | $0.00 | $91,144.44 | $60,851.64 | $6,737.85 |
| 96 | Dec-08 | 8.00% | $733.76 | $126.13 | $607.63 | $0.00 | $91,018.31 | $61,459.27 | $7,345.48 |
| 97 | Jan-09 | 8.00% | $733.76 | $126.97 | $606.79 | $0.00 | $90,891.34 | $62,066.06 | $606.79 |
| 98 | Feb-09 | 8.00% | $733.76 | $127.82 | $605.94 | $0.00 | $90,763.52 | $62,672.00 | $1,212.73 |
| 99 | Mar-09 | 8.00% | $733.76 | $128.67 | $605.09 | $0.00 | $90,634.85 | $63,277.09 | $1,817.82 |
| 100 | Apr-09 | 8.00% | $733.76 | $129.53 | $604.23 | $0.00 | $90,505.32 | $63,881.32 | $2,422.05 |
| 101 | May-09 | 8.00% | $733.76 | $130.39 | $603.37 | $0.00 | $90,374.93 | $64,484.69 | $3,025.42 |
| 102 | Jun-09 | 8.00% | $733.76 | $131.26 | $602.50 | $0.00 | $90,243.67 | $65,087.19 | $3,627.92 |
| 103 | Jul-09 | 8.00% | $733.76 | $132.14 | $601.62 | $0.00 | $90,111.53 | $65,688.81 | $4,229.54 |
| 104 | Aug-09 | 8.00% | $733.76 | $133.02 | $600.74 | $0.00 | $89,978.51 | $66,289.55 | $4,830.28 |
| 105 | Sep-09 | 8.00% | $733.76 | $133.90 | $599.86 | $0.00 | $89,844.61 | $66,889.41 | $5,430.14 |
| 106 | Oct-09 | 8.00% | $733.76 | $134.80 | $598.96 | $0.00 | $89,709.81 | $67,488.37 | $6,029.10 |
| 107 | Nov-09 | 8.00% | $733.76 | $135.69 | $598.07 | $0.00 | $89,574.12 | $68,086.44 | $6,627.17 |
| 108 | Dec-09 | 8.00% | $733.76 | $136.60 | $597.16 | $0.00 | $89,437.52 | $68,683.60 | $7,224.33 |
| 109 | Jan-10 | 8.00% | $733.76 | $137.51 | $596.25 | $0.00 | $89,300.01 | $69,279.85 | $596.25 |
| 110 | Feb-10 | 8.00% | $733.76 | $138.43 | $595.33 | $0.00 | $89,161.58 | $69,875.18 | $1,191.58 |
| 111 | Mar-10 | 8.00% | $733.76 | $139.35 | $594.41 | $0.00 | $89,022.23 | $70,469.59 | $1,785.99 |
| 112 | Apr-10 | 8.00% | $733.76 | $140.28 | $593.48 | $0.00 | $88,881.95 | $71,063.07 | $2,379.47 |
| 113 | May-10 | 8.00% | $733.76 | $141.21 | $592.55 | $0.00 | $88,740.74 | $71,655.62 | $2,972.02 |
| 114 | Jun-10 | 8.00% | $733.76 | $142.16 | $591.60 | $0.00 | $88,598.58 | $72,247.22 | $3,563.62 |
| 115 | Jul-10 | 8.00% | $733.76 | $143.10 | $590.66 | $0.00 | $88,455.48 | $72,837.88 | $4,154.28 |
| 116 | Aug-10 | 8.00% | $733.76 | $144.06 | $589.70 | $0.00 | $88,311.42 | $73,427.58 | $4,743.98 |
| 117 | Sep-10 | 8.00% | $733.76 | $145.02 | $588.74 | $0.00 | $88,166.40 | $74,016.32 | $5,332.72 |

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|---|---|---|---|---|---|---|---|---|---|
| 118 | Oct-10 | 8.00% | $733.76 | $145.98 | $587.78 | $0.00 | $88,020.42 | $74,604.10 | $5,920.50 |
| 119 | Nov-10 | 8.00% | $733.76 | $146.96 | $586.80 | $0.00 | $87,873.46 | $75,190.90 | $6,507.30 |
| 120 | Dec-10 | 8.00% | $733.76 | $147.94 | $585.82 | $0.00 | $87,725.52 | $75,776.72 | $7,093.12 |
| 121 | Jan-11 | 8.00% | $733.76 | $148.92 | $584.84 | $0.00 | $87,576.60 | $76,361.56 | $584.84 |
| 122 | Feb-11 | 8.00% | $733.76 | $149.92 | $583.84 | $0.00 | $87,426.68 | $76,945.40 | $1,168.68 |
| 123 | Mar-11 | 8.00% | $733.76 | $150.92 | $582.84 | $0.00 | $87,275.76 | $77,528.24 | $1,751.52 |
| 124 | Apr-11 | 8.00% | $733.76 | $151.92 | $581.84 | $0.00 | $87,123.84 | $78,110.08 | $2,333.36 |
| 125 | May-11 | 8.00% | $733.76 | $152.93 | $580.83 | $0.00 | $86,970.91 | $78,690.91 | $2,914.19 |
| 126 | Jun-11 | 8.00% | $733.76 | $153.95 | $579.81 | $0.00 | $86,816.96 | $79,270.72 | $3,494.00 |
| 127 | Jul-11 | 8.00% | $733.76 | $154.98 | $578.78 | $0.00 | $86,661.98 | $79,849.50 | $4,072.78 |
| 128 | Aug-11 | 8.00% | $733.76 | $156.01 | $577.75 | $0.00 | $86,505.97 | $80,427.25 | $4,650.53 |
| 129 | Sep-11 | 8.00% | $733.76 | $157.05 | $576.71 | $0.00 | $86,348.92 | $81,003.96 | $5,227.24 |
| 130 | Oct-11 | 8.00% | $733.76 | $158.10 | $575.66 | $0.00 | $86,190.82 | $81,579.62 | $5,802.90 |
| 131 | Nov-11 | 8.00% | $733.76 | $159.15 | $574.61 | $0.00 | $86,031.67 | $82,154.23 | $6,377.51 |
| 132 | Dec-11 | 8.00% | $733.76 | $160.22 | $573.54 | $0.00 | $85,871.45 | $82,727.77 | $6,951.05 |
| 133 | Jan-12 | 8.00% | $733.76 | $161.28 | $572.48 | $0.00 | $85,710.17 | $83,300.25 | $572.48 |
| 134 | Feb-12 | 8.00% | $733.76 | $162.36 | $571.40 | $0.00 | $85,547.81 | $83,871.65 | $1,143.88 |
| 135 | Mar-12 | 8.00% | $733.76 | $163.44 | $570.32 | $0.00 | $85,384.37 | $84,441.97 | $1,714.20 |
| 136 | Apr-12 | 8.00% | $733.76 | $164.53 | $569.23 | $0.00 | $85,219.84 | $85,011.20 | $2,283.43 |
| 137 | May-12 | 8.00% | $733.76 | $165.63 | $568.13 | $0.00 | $85,054.21 | $85,579.33 | $2,851.56 |
| 138 | Jun-12 | 8.00% | $733.76 | $166.73 | $567.03 | $0.00 | $84,887.48 | $86,146.36 | $3,418.59 |
| 139 | Jul-12 | 8.00% | $733.76 | $167.84 | $565.92 | $0.00 | $84,719.64 | $86,712.28 | $3,984.51 |
| 140 | Aug-12 | 8.00% | $733.76 | $168.96 | $564.80 | $0.00 | $84,550.68 | $87,277.08 | $4,549.31 |
| 141 | Sep-12 | 8.00% | $733.76 | $170.09 | $563.67 | $0.00 | $84,380.59 | $87,840.75 | $5,112.98 |
| 142 | Oct-12 | 8.00% | $733.76 | $171.22 | $562.54 | $0.00 | $84,209.37 | $88,403.29 | $5,675.52 |
| 143 | Nov-12 | 8.00% | $733.76 | $172.36 | $561.40 | $0.00 | $84,037.01 | $88,964.69 | $6,236.92 |
| 144 | Dec-12 | 8.00% | $733.76 | $173.51 | $560.25 | $0.00 | $83,863.50 | $89,524.94 | $6,797.17 |
| 145 | Jan-13 | 8.00% | $733.76 | $174.67 | $559.09 | $0.00 | $83,688.83 | $90,084.03 | $559.09 |
| 146 | Feb-13 | 8.00% | $733.76 | $175.83 | $557.93 | $0.00 | $83,513.00 | $90,641.96 | $1,117.02 |
| 147 | Mar-13 | 8.00% | $733.76 | $177.01 | $556.75 | $0.00 | $83,335.99 | $91,198.71 | $1,673.77 |
| 148 | Apr-13 | 8.00% | $733.76 | $178.19 | $555.57 | $0.00 | $83,157.80 | $91,754.28 | $2,229.34 |
| 149 | May-13 | 8.00% | $733.76 | $179.37 | $554.39 | $0.00 | $82,978.43 | $92,308.67 | $2,783.73 |
| 150 | Jun-13 | 8.00% | $733.76 | $180.57 | $553.19 | $0.00 | $82,797.86 | $92,861.86 | $3,336.92 |
| 151 | Jul-13 | 8.00% | $733.76 | $181.77 | $551.99 | $0.00 | $82,616.09 | $93,413.85 | $3,888.91 |
| 152 | Aug-13 | 8.00% | $733.76 | $182.99 | $550.77 | $0.00 | $82,433.10 | $93,964.62 | $4,439.68 |
| 153 | Sep-13 | 8.00% | $733.76 | $184.21 | $549.55 | $0.00 | $82,248.89 | $94,514.17 | $4,989.23 |
| 154 | Oct-13 | 8.00% | $733.76 | $185.43 | $548.33 | $0.00 | $82,063.46 | $95,062.50 | $5,537.56 |
| 155 | Nov-13 | 8.00% | $733.76 | $186.67 | $547.09 | $0.00 | $81,876.79 | $95,609.59 | $6,084.65 |
| 156 | Dec-13 | 8.00% | $733.76 | $187.91 | $545.85 | $0.00 | $81,688.88 | $96,155.44 | $6,630.50 |
| 157 | Jan-14 | 8.00% | $733.76 | $189.17 | $544.59 | $0.00 | $81,499.71 | $96,700.03 | $544.59 |
| 158 | Feb-14 | 8.00% | $733.76 | $190.43 | $543.33 | $0.00 | $81,309.28 | $97,243.36 | $1,087.92 |
| 159 | Mar-14 | 8.00% | $733.76 | $191.70 | $542.06 | $0.00 | $81,117.58 | $97,785.42 | $1,629.98 |
| 160 | Apr-14 | 8.00% | $733.76 | $192.98 | $540.78 | $0.00 | $80,924.60 | $98,326.20 | $2,170.76 |
| 161 | May-14 | 8.00% | $733.76 | $194.26 | $539.50 | $0.00 | $80,730.34 | $98,865.70 | $2,710.26 |
| 162 | Jun-14 | 8.00% | $733.76 | $195.56 | $538.20 | $0.00 | $80,534.78 | $99,403.90 | $3,248.46 |
| 163 | Jul-14 | 8.00% | $733.76 | $196.86 | $536.90 | $0.00 | $80,337.92 | $99,940.80 | $3,785.36 |
| 164 | Aug-14 | 8.00% | $733.76 | $198.17 | $535.59 | $0.00 | $80,139.75 | $100,476.39 | $4,320.95 |
| 165 | Sep-14 | 8.00% | $733.76 | $199.49 | $534.27 | $0.00 | $79,940.26 | $101,010.66 | $4,855.22 |
| 166 | Oct-14 | 8.00% | $733.76 | $200.82 | $532.94 | $0.00 | $79,739.44 | $101,543.60 | $5,388.16 |
| 167 | Nov-14 | 8.00% | $733.76 | $202.16 | $531.60 | $0.00 | $79,537.28 | $102,075.20 | $5,919.76 |
| 168 | Dec-14 | 8.00% | $733.76 | $203.51 | $530.25 | $0.00 | $79,333.77 | $102,605.45 | $6,450.01 |
| 169 | Jan-15 | 8.00% | $733.76 | $204.87 | $528.89 | $0.00 | $79,128.90 | $103,134.34 | $528.89 |
| 170 | Feb-15 | 8.00% | $733.76 | $206.23 | $527.53 | $0.00 | $78,922.67 | $103,661.87 | $1,056.42 |
| 171 | Mar-15 | 8.00% | $733.76 | $207.61 | $526.15 | $0.00 | $78,715.06 | $104,188.02 | $1,582.57 |
| 172 | Apr-15 | 8.00% | $733.76 | $208.99 | $524.77 | $0.00 | $78,506.07 | $104,712.79 | $2,107.34 |
| 173 | May-15 | 8.00% | $733.76 | $210.39 | $523.37 | $0.00 | $78,295.68 | $105,236.16 | $2,630.71 |
| 174 | Jun-15 | 8.00% | $733.76 | $211.79 | $521.97 | $0.00 | $78,083.89 | $105,758.13 | $3,152.68 |
| 175 | Jul-15 | 8.00% | $733.76 | $213.20 | $520.56 | $0.00 | $77,870.69 | $106,278.69 | $3,673.24 |
| 176 | Aug-15 | 8.00% | $733.76 | $214.62 | $519.14 | $0.00 | $77,656.07 | $106,797.83 | $4,192.38 |
| 177 | Sep-15 | 8.00% | $733.76 | $216.05 | $517.71 | $0.00 | $77,440.02 | $107,315.54 | $4,710.09 |
| 178 | Oct-15 | 8.00% | $733.76 | $217.49 | $516.27 | $0.00 | $77,222.53 | $107,831.81 | $5,226.36 |
| 179 | Nov-15 | 8.00% | $733.76 | $218.94 | $514.82 | $0.00 | $77,003.59 | $108,346.63 | $5,741.18 |

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| 180 | Dec-15 | 8.00% | $733.76 | $220.40 | $513.36 | $0.00 | $76,783.19 | $108,859.99 | $6,254.54 |
| 181 | Jan-16 | 8.00% | $733.76 | $221.87 | $511.89 | $0.00 | $76,561.32 | $109,371.88 | $511.89 |
| 182 | Feb-16 | 8.00% | $733.76 | $223.35 | $510.41 | $0.00 | $76,337.97 | $109,882.29 | $1,022.30 |
| 183 | Mar-16 | 8.00% | $733.76 | $224.84 | $508.92 | $0.00 | $76,113.13 | $110,391.21 | $1,531.22 |
| 184 | Apr-16 | 8.00% | $733.76 | $226.34 | $507.42 | $0.00 | $75,886.79 | $110,898.63 | $2,038.64 |
| 185 | May-16 | 8.00% | $733.76 | $227.85 | $505.91 | $0.00 | $75,658.94 | $111,404.54 | $2,544.55 |
| 186 | Jun-16 | 8.00% | $733.76 | $229.37 | $504.39 | $0.00 | $75,429.57 | $111,908.93 | $3,048.94 |
| 187 | Jul-16 | 8.00% | $733.76 | $230.90 | $502.86 | $0.00 | $75,198.67 | $112,411.79 | $3,551.80 |
| 188 | Aug-16 | 8.00% | $733.76 | $232.44 | $501.32 | $0.00 | $74,966.23 | $112,913.11 | $4,053.12 |
| 189 | Sep-16 | 8.00% | $733.76 | $233.99 | $499.77 | $0.00 | $74,732.24 | $113,412.88 | $4,552.89 |
| 190 | Oct-16 | 8.00% | $733.76 | $235.55 | $498.21 | $0.00 | $74,496.69 | $113,911.09 | $5,051.10 |
| 191 | Nov-16 | 8.00% | $733.76 | $237.12 | $496.64 | $0.00 | $74,259.57 | $114,407.73 | $5,547.74 |
| 192 | Dec-16 | 8.00% | $733.76 | $238.70 | $495.06 | $0.00 | $74,020.87 | $114,902.79 | $6,042.80 |
| 193 | Jan-17 | 8.00% | $733.76 | $240.29 | $493.47 | $0.00 | $73,780.58 | $115,396.26 | $493.47 |
| 194 | Feb-17 | 8.00% | $733.76 | $241.89 | $491.87 | $0.00 | $73,538.69 | $115,888.13 | $985.34 |
| 195 | Mar-17 | 8.00% | $733.76 | $243.50 | $490.26 | $0.00 | $73,295.19 | $116,378.39 | $1,475.60 |
| 196 | Apr-17 | 8.00% | $733.76 | $245.13 | $488.63 | $0.00 | $73,050.06 | $116,867.02 | $1,964.23 |
| 197 | May-17 | 8.00% | $733.76 | $246.76 | $487.00 | $0.00 | $72,803.30 | $117,354.02 | $2,451.23 |
| 198 | Jun-17 | 8.00% | $733.76 | $248.40 | $485.36 | $0.00 | $72,554.90 | $117,839.38 | $2,936.59 |
| 199 | Jul-17 | 8.00% | $733.76 | $250.06 | $483.70 | $0.00 | $72,304.84 | $118,323.08 | $3,420.29 |
| 200 | Aug-17 | 8.00% | $733.76 | $251.73 | $482.03 | $0.00 | $72,053.11 | $118,805.11 | $3,902.32 |
| 201 | Sep-17 | 8.00% | $733.76 | $253.41 | $480.35 | $0.00 | $71,799.70 | $119,285.46 | $4,382.67 |
| 202 | Oct-17 | 8.00% | $733.76 | $255.10 | $478.66 | $0.00 | $71,544.60 | $119,764.12 | $4,861.33 |
| 203 | Nov-17 | 8.00% | $733.76 | $256.80 | $476.96 | $0.00 | $71,287.80 | $120,241.08 | $5,338.29 |
| 204 | Dec-17 | 8.00% | $733.76 | $258.51 | $475.25 | $0.00 | $71,029.29 | $120,716.33 | $5,813.54 |
| 205 | Jan-18 | 8.00% | $733.76 | $260.23 | $473.53 | $0.00 | $70,769.06 | $121,189.86 | $473.53 |
| 206 | Feb-18 | 8.00% | $733.76 | $261.97 | $471.79 | $0.00 | $70,507.09 | $121,661.65 | $945.32 |
| 207 | Mar-18 | 8.00% | $733.76 | $263.71 | $470.05 | $0.00 | $70,243.38 | $122,131.70 | $1,415.37 |
| 208 | Apr-18 | 8.00% | $733.76 | $265.47 | $468.29 | $0.00 | $69,977.91 | $122,599.99 | $1,883.66 |
| 209 | May-18 | 8.00% | $733.76 | $267.24 | $466.52 | $0.00 | $69,710.67 | $123,066.51 | $2,350.18 |
| 210 | Jun-18 | 8.00% | $733.76 | $269.02 | $464.74 | $0.00 | $69,441.65 | $123,531.25 | $2,814.92 |
| 211 | Jul-18 | 8.00% | $733.76 | $270.82 | $462.94 | $0.00 | $69,170.83 | $123,994.19 | $3,277.86 |
| 212 | Aug-18 | 8.00% | $733.76 | $272.62 | $461.14 | $0.00 | $68,898.21 | $124,455.33 | $3,739.00 |
| 213 | Sep-18 | 8.00% | $733.76 | $274.44 | $459.32 | $0.00 | $68,623.77 | $124,914.65 | $4,198.32 |
| 214 | Oct-18 | 8.00% | $733.76 | $276.27 | $457.49 | $0.00 | $68,347.50 | $125,372.14 | $4,655.81 |
| 215 | Nov-18 | 8.00% | $733.76 | $278.11 | $455.65 | $0.00 | $68,069.39 | $125,827.79 | $5,111.46 |
| 216 | Dec-18 | 8.00% | $733.76 | $279.96 | $453.80 | $0.00 | $67,789.43 | $126,281.59 | $5,565.26 |
| 217 | Jan-19 | 8.00% | $733.76 | $281.83 | $451.93 | $0.00 | $67,507.60 | $126,733.52 | $451.93 |
| 218 | Feb-19 | 8.00% | $733.76 | $283.71 | $450.05 | $0.00 | $67,223.89 | $127,183.57 | $901.98 |
| 219 | Mar-19 | 8.00% | $733.76 | $285.60 | $448.16 | $0.00 | $66,938.29 | $127,631.73 | $1,350.14 |
| 220 | Apr-19 | 8.00% | $733.76 | $287.50 | $446.26 | $0.00 | $66,650.79 | $128,077.99 | $1,796.40 |
| 221 | May-19 | 8.00% | $733.76 | $289.42 | $444.34 | $0.00 | $66,361.37 | $128,522.33 | $2,240.74 |
| 222 | Jun-19 | 8.00% | $733.76 | $291.35 | $442.41 | $0.00 | $66,070.02 | $128,964.74 | $2,683.15 |
| 223 | Jul-19 | 8.00% | $733.76 | $293.29 | $440.47 | $0.00 | $65,776.73 | $129,405.21 | $3,123.62 |
| 224 | Aug-19 | 8.00% | $733.76 | $295.25 | $438.51 | $0.00 | $65,481.48 | $129,843.72 | $3,562.13 |
| 225 | Sep-19 | 8.00% | $733.76 | $297.22 | $436.54 | $0.00 | $65,184.26 | $130,280.26 | $3,998.67 |
| 226 | Oct-19 | 8.00% | $733.76 | $299.20 | $434.56 | $0.00 | $64,885.06 | $130,714.82 | $4,433.23 |
| 227 | Nov-19 | 8.00% | $733.76 | $301.19 | $432.57 | $0.00 | $64,583.87 | $131,147.39 | $4,865.80 |
| 228 | Dec-19 | 8.00% | $733.76 | $303.20 | $430.56 | $0.00 | $64,280.67 | $131,577.95 | $5,296.36 |
| 229 | Jan-20 | 8.00% | $733.76 | $305.22 | $428.54 | $0.00 | $63,975.45 | $132,006.49 | $428.54 |
| 230 | Feb-20 | 8.00% | $733.76 | $307.26 | $426.50 | $0.00 | $63,668.19 | $132,432.99 | $855.04 |
| 231 | Mar-20 | 8.00% | $733.76 | $309.31 | $424.45 | $0.00 | $63,358.88 | $132,857.44 | $1,279.49 |
| 232 | Apr-20 | 8.00% | $733.76 | $311.37 | $422.39 | $0.00 | $63,047.51 | $133,279.83 | $1,701.88 |
| 233 | May-20 | 8.00% | $733.76 | $313.44 | $420.32 | $0.00 | $62,734.07 | $133,700.15 | $2,122.20 |
| 234 | Jun-20 | 8.00% | $733.76 | $315.53 | $418.23 | $0.00 | $62,418.54 | $134,118.38 | $2,540.43 |
| 235 | Jul-20 | 8.00% | $733.76 | $317.64 | $416.12 | $0.00 | $62,100.90 | $134,534.50 | $2,956.55 |
| 236 | Aug-20 | 8.00% | $733.76 | $319.75 | $414.01 | $0.00 | $61,781.15 | $134,948.51 | $3,370.56 |
| 237 | Sep-20 | 8.00% | $733.76 | $321.89 | $411.87 | $0.00 | $61,459.26 | $135,360.38 | $3,782.43 |
| 238 | Oct-20 | 8.00% | $733.76 | $324.03 | $409.73 | $0.00 | $61,135.23 | $135,770.11 | $4,192.16 |
| 239 | Nov-20 | 8.00% | $733.76 | $326.19 | $407.57 | $0.00 | $60,809.04 | $136,177.68 | $4,599.73 |
| 240 | Dec-20 | 8.00% | $733.76 | $328.37 | $405.39 | $0.00 | $60,480.67 | $136,583.07 | $5,005.12 |
| 241 | Jan-21 | 8.00% | $733.76 | $330.56 | $403.20 | $0.00 | $60,150.11 | $136,986.27 | $403.20 |

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|---|---|---|---|---|---|---|---|---|---|
| 242 | Feb-21 | 8.00% | $733.76 | $332.76 | $401.00 | $0.00 | $59,817.35 | $137,387.27 | $804.20 |
| 243 | Mar-21 | 8.00% | $733.76 | $334.98 | $398.78 | $0.00 | $59,482.37 | $137,786.05 | $1,202.98 |
| 244 | Apr-21 | 8.00% | $733.76 | $337.21 | $396.55 | $0.00 | $59,145.16 | $138,182.60 | $1,599.53 |
| 245 | May-21 | 8.00% | $733.76 | $339.46 | $394.30 | $0.00 | $58,805.70 | $138,576.90 | $1,993.83 |
| 246 | Jun-21 | 8.00% | $733.76 | $341.72 | $392.04 | $0.00 | $58,463.98 | $138,968.94 | $2,385.87 |
| 247 | Jul-21 | 8.00% | $733.76 | $344.00 | $389.76 | $0.00 | $58,119.98 | $139,358.70 | $2,775.63 |
| 248 | Aug-21 | 8.00% | $733.76 | $346.29 | $387.47 | $0.00 | $57,773.69 | $139,746.17 | $3,163.10 |
| 249 | Sep-21 | 8.00% | $733.76 | $348.60 | $385.16 | $0.00 | $57,425.09 | $140,131.33 | $3,548.26 |
| 250 | Oct-21 | 8.00% | $733.76 | $350.93 | $382.83 | $0.00 | $57,074.16 | $140,514.16 | $3,931.09 |
| 251 | Nov-21 | 8.00% | $733.76 | $353.27 | $380.49 | $0.00 | $56,720.89 | $140,894.65 | $4,311.58 |
| 252 | Dec-21 | 8.00% | $733.76 | $355.62 | $378.14 | $0.00 | $56,365.27 | $141,272.79 | $4,689.72 |
| 253 | Jan-22 | 8.00% | $733.76 | $357.99 | $375.77 | $0.00 | $56,007.28 | $141,648.56 | $375.77 |
| 254 | Feb-22 | 8.00% | $733.76 | $360.38 | $373.38 | $0.00 | $55,646.90 | $142,021.94 | $749.15 |
| 255 | Mar-22 | 8.00% | $733.76 | $362.78 | $370.98 | $0.00 | $55,284.12 | $142,392.92 | $1,120.13 |
| 256 | Apr-22 | 8.00% | $733.76 | $365.20 | $368.56 | $0.00 | $54,918.92 | $142,761.48 | $1,488.69 |
| 257 | May-22 | 8.00% | $733.76 | $367.63 | $366.13 | $0.00 | $54,551.29 | $143,127.61 | $1,854.82 |
| 258 | Jun-22 | 8.00% | $733.76 | $370.08 | $363.68 | $0.00 | $54,181.21 | $143,491.29 | $2,218.50 |
| 259 | Jul-22 | 8.00% | $733.76 | $372.55 | $361.21 | $0.00 | $53,808.66 | $143,852.50 | $2,579.71 |
| 260 | Aug-22 | 8.00% | $733.76 | $375.04 | $358.72 | $0.00 | $53,433.62 | $144,211.22 | $2,938.43 |
| 261 | Sep-22 | 8.00% | $733.76 | $377.54 | $356.22 | $0.00 | $53,056.08 | $144,567.44 | $3,294.65 |
| 262 | Oct-22 | 8.00% | $733.76 | $380.05 | $353.71 | $0.00 | $52,676.03 | $144,921.15 | $3,648.36 |
| 263 | Nov-22 | 8.00% | $733.76 | $382.59 | $351.17 | $0.00 | $52,293.44 | $145,272.32 | $3,999.53 |
| 264 | Dec-22 | 8.00% | $733.76 | $385.14 | $348.62 | $0.00 | $51,908.30 | $145,620.94 | $4,348.15 |
| 265 | Jan-23 | 8.00% | $733.76 | $387.70 | $346.06 | $0.00 | $51,520.60 | $145,967.00 | $346.06 |
| 266 | Feb-23 | 8.00% | $733.76 | $390.29 | $343.47 | $0.00 | $51,130.31 | $146,310.47 | $689.53 |
| 267 | Mar-23 | 8.00% | $733.76 | $392.89 | $340.87 | $0.00 | $50,737.42 | $146,651.34 | $1,030.40 |
| 268 | Apr-23 | 8.00% | $733.76 | $395.51 | $338.25 | $0.00 | $50,341.91 | $146,989.59 | $1,368.65 |
| 269 | May-23 | 8.00% | $733.76 | $398.15 | $335.61 | $0.00 | $49,943.76 | $147,325.20 | $1,704.26 |
| 270 | Jun-23 | 8.00% | $733.76 | $400.80 | $332.96 | $0.00 | $49,542.96 | $147,658.16 | $2,037.22 |
| 271 | Jul-23 | 8.00% | $733.76 | $403.47 | $330.29 | $0.00 | $49,139.49 | $147,988.45 | $2,367.51 |
| 272 | Aug-23 | 8.00% | $733.76 | $406.16 | $327.60 | $0.00 | $48,733.33 | $148,316.05 | $2,695.11 |
| 273 | Sep-23 | 8.00% | $733.76 | $408.87 | $324.89 | $0.00 | $48,324.46 | $148,640.94 | $3,020.00 |
| 274 | Oct-23 | 8.00% | $733.76 | $411.60 | $322.16 | $0.00 | $47,912.86 | $148,963.10 | $3,342.16 |
| 275 | Nov-23 | 8.00% | $733.76 | $414.34 | $319.42 | $0.00 | $47,498.52 | $149,282.52 | $3,661.58 |
| 276 | Dec-23 | 8.00% | $733.76 | $417.10 | $316.66 | $0.00 | $47,081.42 | $149,599.18 | $3,978.24 |
| 277 | Jan-24 | 8.00% | $733.76 | $419.88 | $313.88 | $0.00 | $46,661.54 | $149,913.06 | $313.88 |
| 278 | Feb-24 | 8.00% | $733.76 | $422.68 | $311.08 | $0.00 | $46,238.86 | $150,224.14 | $624.96 |
| 279 | Mar-24 | 8.00% | $733.76 | $425.50 | $308.26 | $0.00 | $45,813.36 | $150,532.40 | $933.22 |
| 280 | Apr-24 | 8.00% | $733.76 | $428.34 | $305.42 | $0.00 | $45,385.02 | $150,837.82 | $1,238.64 |
| 281 | May-24 | 8.00% | $733.76 | $431.19 | $302.57 | $0.00 | $44,953.83 | $151,140.39 | $1,541.21 |
| 282 | Jun-24 | 8.00% | $733.76 | $434.07 | $299.69 | $0.00 | $44,519.76 | $151,440.08 | $1,840.90 |
| 283 | Jul-24 | 8.00% | $733.76 | $436.96 | $296.80 | $0.00 | $44,082.80 | $151,736.88 | $2,137.70 |
| 284 | Aug-24 | 8.00% | $733.76 | $439.87 | $293.89 | $0.00 | $43,642.93 | $152,030.77 | $2,431.59 |
| 285 | Sep-24 | 8.00% | $733.76 | $442.81 | $290.95 | $0.00 | $43,200.12 | $152,321.72 | $2,722.54 |
| 286 | Oct-24 | 8.00% | $733.76 | $445.76 | $288.00 | $0.00 | $42,754.36 | $152,609.72 | $3,010.54 |
| 287 | Nov-24 | 8.00% | $733.76 | $448.73 | $285.03 | $0.00 | $42,305.63 | $152,894.75 | $3,295.57 |
| 288 | Dec-24 | 8.00% | $733.76 | $451.72 | $282.04 | $0.00 | $41,853.91 | $153,176.79 | $3,577.61 |
| 289 | Jan-25 | 8.00% | $733.76 | $454.73 | $279.03 | $0.00 | $41,399.18 | $153,455.82 | $279.03 |
| 290 | Feb-25 | 8.00% | $733.76 | $457.77 | $275.99 | $0.00 | $40,941.41 | $153,731.81 | $555.02 |
| 291 | Mar-25 | 8.00% | $733.76 | $460.82 | $272.94 | $0.00 | $40,480.59 | $154,004.75 | $827.96 |
| 292 | Apr-25 | 8.00% | $733.76 | $463.89 | $269.87 | $0.00 | $40,016.70 | $154,274.62 | $1,097.83 |
| 293 | May-25 | 8.00% | $733.76 | $466.98 | $266.78 | $0.00 | $39,549.72 | $154,541.40 | $1,364.61 |
| 294 | Jun-25 | 8.00% | $733.76 | $470.10 | $263.66 | $0.00 | $39,079.62 | $154,805.06 | $1,628.27 |
| 295 | Jul-25 | 8.00% | $733.76 | $473.23 | $260.53 | $0.00 | $38,606.39 | $155,065.59 | $1,888.80 |
| 296 | Aug-25 | 8.00% | $733.76 | $476.38 | $257.38 | $0.00 | $38,130.01 | $155,322.97 | $2,146.18 |
| 297 | Sep-25 | 8.00% | $733.76 | $479.56 | $254.20 | $0.00 | $37,650.45 | $155,577.17 | $2,400.38 |
| 298 | Oct-25 | 8.00% | $733.76 | $482.76 | $251.00 | $0.00 | $37,167.69 | $155,828.17 | $2,651.38 |
| 299 | Nov-25 | 8.00% | $733.76 | $485.98 | $247.78 | $0.00 | $36,681.71 | $156,075.95 | $2,899.16 |
| 300 | Dec-25 | 8.00% | $733.76 | $489.22 | $244.54 | $0.00 | $36,192.49 | $156,320.49 | $3,143.70 |
| 301 | Jan-26 | 8.00% | $733.76 | $492.48 | $241.28 | $0.00 | $35,700.01 | $156,561.77 | $241.28 |
| 302 | Feb-26 | 8.00% | $733.76 | $495.76 | $238.00 | $0.00 | $35,204.25 | $156,799.77 | $479.28 |
| 303 | Mar-26 | 8.00% | $733.76 | $499.06 | $234.70 | $0.00 | $34,705.19 | $157,034.47 | $713.98 |

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|---|---|---|---|---|---|---|---|---|---|
| 304 | Apr-26 | 8.00% | $733.76 | $502.39 | $231.37 | $0.00 | $34,202.80 | $157,265.84 | $945.35 |
| 305 | May-26 | 8.00% | $733.76 | $505.74 | $228.02 | $0.00 | $33,697.06 | $157,493.86 | $1,173.37 |
| 306 | Jun-26 | 8.00% | $733.76 | $509.11 | $224.65 | $0.00 | $33,187.95 | $157,718.51 | $1,398.02 |
| 307 | Jul-26 | 8.00% | $733.76 | $512.51 | $221.25 | $0.00 | $32,675.44 | $157,939.76 | $1,619.27 |
| 308 | Aug-26 | 8.00% | $733.76 | $515.92 | $217.84 | $0.00 | $32,159.52 | $158,157.60 | $1,837.11 |
| 309 | Sep-26 | 8.00% | $733.76 | $519.36 | $214.40 | $0.00 | $31,640.16 | $158,372.00 | $2,051.51 |
| 310 | Oct-26 | 8.00% | $733.76 | $522.83 | $210.93 | $0.00 | $31,117.33 | $158,582.93 | $2,262.44 |
| 311 | Nov-26 | 8.00% | $733.76 | $526.31 | $207.45 | $0.00 | $30,591.02 | $158,790.38 | $2,469.89 |
| 312 | Dec-26 | 8.00% | $733.76 | $529.82 | $203.94 | $0.00 | $30,061.20 | $158,994.32 | $2,673.83 |
| 313 | Jan-27 | 8.00% | $733.76 | $533.35 | $200.41 | $0.00 | $29,527.85 | $159,194.73 | $200.41 |
| 314 | Feb-27 | 8.00% | $733.76 | $536.91 | $196.85 | $0.00 | $28,990.94 | $159,391.58 | $397.26 |
| 315 | Mar-27 | 8.00% | $733.76 | $540.49 | $193.27 | $0.00 | $28,450.45 | $159,584.85 | $590.53 |
| 316 | Apr-27 | 8.00% | $733.76 | $544.09 | $189.67 | $0.00 | $27,906.36 | $159,774.52 | $780.20 |
| 317 | May-27 | 8.00% | $733.76 | $547.72 | $186.04 | $0.00 | $27,358.64 | $159,960.56 | $966.24 |
| 318 | Jun-27 | 8.00% | $733.76 | $551.37 | $182.39 | $0.00 | $26,807.27 | $160,142.95 | $1,148.63 |
| 319 | Jul-27 | 8.00% | $733.76 | $555.04 | $178.72 | $0.00 | $26,252.23 | $160,321.67 | $1,327.35 |
| 320 | Aug-27 | 8.00% | $733.76 | $558.75 | $175.01 | $0.00 | $25,693.48 | $160,496.68 | $1,502.36 |
| 321 | Sep-27 | 8.00% | $733.76 | $562.47 | $171.29 | $0.00 | $25,131.01 | $160,667.97 | $1,673.65 |
| 322 | Oct-27 | 8.00% | $733.76 | $566.22 | $167.54 | $0.00 | $24,564.79 | $160,835.51 | $1,841.19 |
| 323 | Nov-27 | 8.00% | $733.76 | $569.99 | $163.77 | $0.00 | $23,994.80 | $160,999.28 | $2,004.96 |
| 324 | Dec-27 | 8.00% | $733.76 | $573.79 | $159.97 | $0.00 | $23,421.01 | $161,159.25 | $2,164.93 |
| 325 | Jan-28 | 8.00% | $733.76 | $577.62 | $156.14 | $0.00 | $22,843.39 | $161,315.39 | $156.14 |
| 326 | Feb-28 | 8.00% | $733.76 | $581.47 | $152.29 | $0.00 | $22,261.92 | $161,467.68 | $308.43 |
| 327 | Mar-28 | 8.00% | $733.76 | $585.35 | $148.41 | $0.00 | $21,676.57 | $161,616.09 | $456.84 |
| 328 | Apr-28 | 8.00% | $733.76 | $589.25 | $144.51 | $0.00 | $21,087.32 | $161,760.60 | $601.35 |
| 329 | May-28 | 8.00% | $733.76 | $593.18 | $140.58 | $0.00 | $20,494.14 | $161,901.18 | $741.93 |
| 330 | Jun-28 | 8.00% | $733.76 | $597.13 | $136.63 | $0.00 | $19,897.01 | $162,037.81 | $878.56 |
| 331 | Jul-28 | 8.00% | $733.76 | $601.11 | $132.65 | $0.00 | $19,295.90 | $162,170.46 | $1,011.21 |
| 332 | Aug-28 | 8.00% | $733.76 | $605.12 | $128.64 | $0.00 | $18,690.78 | $162,299.10 | $1,139.85 |
| 333 | Sep-28 | 8.00% | $733.76 | $609.15 | $124.61 | $0.00 | $18,081.63 | $162,423.71 | $1,264.46 |
| 334 | Oct-28 | 8.00% | $733.76 | $613.22 | $120.54 | $0.00 | $17,468.41 | $162,544.25 | $1,385.00 |
| 335 | Nov-28 | 8.00% | $733.76 | $617.30 | $116.46 | $0.00 | $16,851.11 | $162,660.71 | $1,501.46 |
| 336 | Dec-28 | 8.00% | $733.76 | $621.42 | $112.34 | $0.00 | $16,229.69 | $162,773.05 | $1,613.80 |
| 337 | Jan-29 | 8.00% | $733.76 | $625.56 | $108.20 | $0.00 | $15,604.13 | $162,881.25 | $108.20 |
| 338 | Feb-29 | 8.00% | $733.76 | $629.73 | $104.03 | $0.00 | $14,974.40 | $162,985.28 | $212.23 |
| 339 | Mar-29 | 8.00% | $733.76 | $633.93 | $99.83 | $0.00 | $14,340.47 | $163,085.11 | $312.06 |
| 340 | Apr-29 | 8.00% | $733.76 | $638.16 | $95.60 | $0.00 | $13,702.31 | $163,180.71 | $407.66 |
| 341 | May-29 | 8.00% | $733.76 | $642.41 | $91.35 | $0.00 | $13,059.90 | $163,272.06 | $499.01 |
| 342 | Jun-29 | 8.00% | $733.76 | $646.69 | $87.07 | $0.00 | $12,413.21 | $163,359.13 | $586.08 |
| 343 | Jul-29 | 8.00% | $733.76 | $651.01 | $82.75 | $0.00 | $11,762.20 | $163,441.88 | $668.83 |
| 344 | Aug-29 | 8.00% | $733.76 | $655.35 | $78.41 | $0.00 | $11,106.85 | $163,520.29 | $747.24 |
| 345 | Sep-29 | 8.00% | $733.76 | $659.71 | $74.05 | $0.00 | $10,447.14 | $163,594.34 | $821.29 |
| 346 | Oct-29 | 8.00% | $733.76 | $664.11 | $69.65 | $0.00 | $9,783.03 | $163,663.99 | $890.94 |
| 347 | Nov-29 | 8.00% | $733.76 | $668.54 | $65.22 | $0.00 | $9,114.49 | $163,729.21 | $956.16 |
| 348 | Dec-29 | 8.00% | $733.76 | $673.00 | $60.76 | $0.00 | $8,441.49 | $163,789.97 | $1,016.92 |
| 349 | Jan-30 | 8.00% | $733.76 | $677.48 | $56.28 | $0.00 | $7,764.01 | $163,846.25 | $56.28 |
| 350 | Feb-30 | 8.00% | $733.76 | $682.00 | $51.76 | $0.00 | $7,082.01 | $163,898.01 | $108.04 |
| 351 | Mar-30 | 8.00% | $733.76 | $686.55 | $47.21 | $0.00 | $6,395.46 | $163,945.22 | $155.25 |
| 352 | Apr-30 | 8.00% | $733.76 | $691.12 | $42.64 | $0.00 | $5,704.34 | $163,987.86 | $197.89 |
| 353 | May-30 | 8.00% | $733.76 | $695.73 | $38.03 | $0.00 | $5,008.61 | $164,025.89 | $235.92 |
| 354 | Jun-30 | 8.00% | $733.76 | $700.37 | $33.39 | $0.00 | $4,308.24 | $164,059.28 | $269.31 |
| 355 | Jul-30 | 8.00% | $733.76 | $705.04 | $28.72 | $0.00 | $3,603.20 | $164,088.00 | $298.03 |
| 356 | Aug-30 | 8.00% | $733.76 | $709.74 | $24.02 | $0.00 | $2,893.46 | $164,112.02 | $322.05 |
| 357 | Sep-30 | 8.00% | $733.76 | $714.47 | $19.29 | $0.00 | $2,178.99 | $164,131.31 | $341.34 |
| 358 | Oct-30 | 8.00% | $733.76 | $719.23 | $14.53 | $0.00 | $1,459.76 | $164,145.84 | $355.87 |
| 359 | Nov-30 | 8.00% | $733.76 | $724.03 | $9.73 | $0.00 | $735.73 | $164,155.57 | $365.60 |
| 360 | Dec-30 | 8.00% | $733.76 | $728.86 | $4.90 | $0.00 | $6.87 | $164,160.47 | $370.50 |