

OTHER RESERVE

Per the QAP Guidelines, the Applicant has underwritten a rent up reserve in the amount of \$55,328 to cover costs associated with leasing up. Please see below calculation for how this reserve was determined. The Applicant request the Authority to pre-approve this “other reserve” after submission of the full applications. The calculation for this amount is one month prior to lease up and two months into lease up totaling three months needed to cover operational expenses at the property before the property has positive cashflow.

Project Timeline			
Timeline	Construction	Lease-Up	Lease-Up
Analysis Year	Year 2	Year 2	Year 2
Analysis Month	Month 16	Month 17	Month 18
Stabilized Analysis Year	Year 0	Year 0	Year 0
Stabilized Analysis Month	Month 0	Month 0	Month 0
Calendar Year	2027	2027	2027
Calendar Month	4	5	6
Start Date (FOM)	4/1/2027	5/1/2027	6/1/2027
Start Date (Actual)	4/1/2027	5/1/2027	6/1/2027
Days In Period (Actual)	30	31	30
End Date (Actual)	4/30/2027	5/31/2027	6/30/2027
End Date (EOM)	4/30/2027	5/31/2027	6/30/2027
Lease-Up Schedule			
New Construction, No Detailed Schedule			
Starting Units Occupied	0	0	15
New Units Leased	0	15	15
Ending Units Occupied	0	15	30
Lease-Up Economic Occupancy (%)	0.0%	0.0%	27.8%
Residential Lease-Up Complete (%)	0.0%	27.8%	55.6%
Lease-Up Complete	0	0	0
Stabilization Test	0	0	0
Cash Flows from Operations			
Residential Rental Income			
Gross Potential Rent	\$56,574	\$56,574	\$56,574
Non-Revenue Unit Loss	\$0	\$0	\$0
Gain (Loss) to Lease	\$0	\$0	\$0
Lease-Up Concessions			
Lease-Up Vacancy Loss	-\$56,574	-\$56,574	-\$40,859
Vacancy & Bad Debt Loss	\$0	\$0	-\$1,100
Effective Gross Residential Rent	\$0	\$0	\$14,615
Other Income			
Administrative & Application Fees	\$0	\$0	\$63
Laundry & Vending Income	\$0	\$0	\$63
Lease-Up Vacancy Loss	\$0	\$0	-\$90
Other Income Vacancy & Bad Debt	\$0	\$0	-\$2
Effective Gross Other Income	\$0	\$0	\$32
Effective Gross Income	\$0	\$0	\$14,647
Operating Expenses			
Payroll	\$6,656	\$6,656	\$6,656
General & Administrative	\$3,036	\$3,036	\$3,036
Marketing	\$408	\$408	\$408
Repairs & Maintenance	\$1,422	\$1,422	\$1,422
Contract Services	\$2,211	\$2,211	\$2,211
Trash & Recycling	\$375	\$375	\$375
Electric	\$540	\$540	\$540
Gas	\$0	\$0	\$0
Water & Sewer	\$2,090	\$2,090	\$2,090
Real Estate Taxes	\$0	\$0	\$0
Property & Liability Insurance	\$4,050	\$4,050	\$4,050
Management Fee	\$0	\$0	\$659
Supportive Services	\$968	\$968	\$968
Total Operating Expense	\$21,755	\$21,755	\$22,414
Net Operating Income	-\$21,755	-\$21,755	-\$7,767
Reserves			
Replacement Reserves	\$1,350	\$1,350	\$1,350
Other Reserves (Describe)	\$0	\$0	\$0
Lease-Up Occupancy Adjustment	\$0	\$0	\$0
Total Reserves	\$1,350	\$1,350	\$1,350
Net Operating Cash Flow	-\$23,105	-\$23,105	-\$9,117