

Exhibit "C"
Sources and Uses of Funds

Chinatown Housing Development

Sources:

| | |
|---|----------------------|
| Perm Loan | \$ 2,137,000 |
| IIG Grant | \$ 1,160,000 |
| TCC Loan | \$ 8,007,319 |
| TCC Infrastructure Loan | \$ 2,800,000 |
| TCC Sustainable Transportation Infrastructure | \$ 977,902 |
| CalHFA Subordinate Loan | \$ 1,120,000 |
| GP Capital Loan (Solar & EPRI Grant) | \$ 850,876 |
| GP Capital Contribution (of Dev. Fee) | \$ 1,685,829 |
| Accrued/Deferred interest | \$ 213,841 |
| Tax Credit Equity | \$ 11,699,764 |
| Deferred Developer Fee | \$ 500,000 |
| FH Loan | \$ 690,065 |
| City HOME Funds | \$ 397,118 |
| Total Sources of Funds | \$ 32,239,714 |

Uses:

| | |
|---|----------------------|
| Land Cost | \$ 225,000 |
| Residential Construction | \$ 11,926,085 |
| Structured Parking | \$ 1,218,000 |
| Commercial Construction | \$ 673,008 |
| Infrastructure | \$ 1,551,858 |
| Prevailing Wage Increase (25%)* | \$ 5,122,984 |
| Solar | \$ 473,200 |
| TCC-City STI; Transit Passes; Reporting** | \$ 1,189,182 |
| Contingencies | \$ 1,324,897 |
| Soft Cost/Permits/Impact Fees | \$ 2,935,460 |
| Professional Fees | \$ 1,603,711 |
| Reserves | \$ 324,919 |
| Developer Fee (Gross) | \$ 3,671,410 |
| TOTAL DEVELOPMENT COST | \$ 32,239,714 |

*Includes prevailing wage on: residential construction, structured parking, commercial construction, and infrastructure costs

** Includes additional costs required by TCC funding: Sustainable Transportation Improvements, Tenant Transit Passes, and Mandatory Tracking/Reporting