

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