

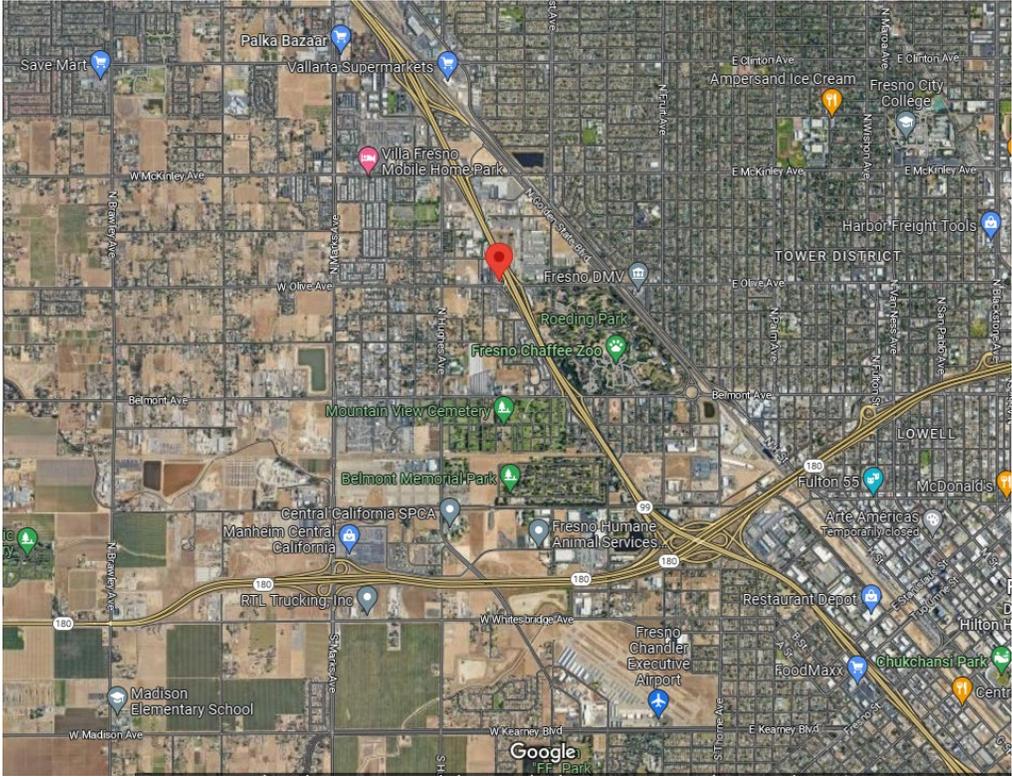
EXHIBIT "A"
Project Sources and Uses

Step Up on 99

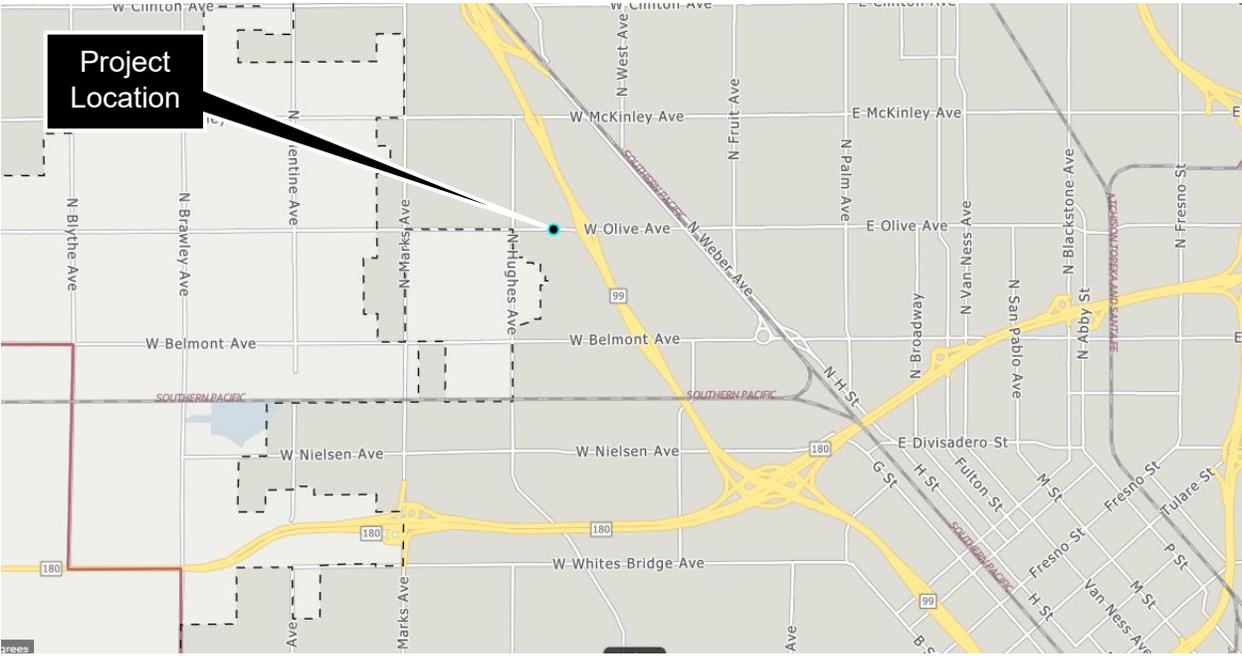
Development Sources and Uses	
Sources of Funds	<i>Current</i>
Conventional Perm Loan	\$ 546,000
Home Key	\$ 5,259,125
City of Fresno	\$ 3,500,000
Accrued Deferred Interest	\$ 320,739
Tax Credit Equity	\$ 29,120,273
Total Sources of Funds	\$ 38,746,137
Uses of Funds	<i>Current</i>
Land Cost	\$4,425,000
Construction Costs	\$23,235,000
Relocation	\$225,000
Hard/Soft Contingencies	\$1,418,261
Permits/Impact Fees/etc.	\$546,789
Professional Fees	\$1,766,000
Loan Fees and other Soft Costs	\$4,628,431
Reserves	\$301,656
Developer Fee	\$2,200,000
Total Uses of Funds	\$ 38,746,137

Exhibit "B"

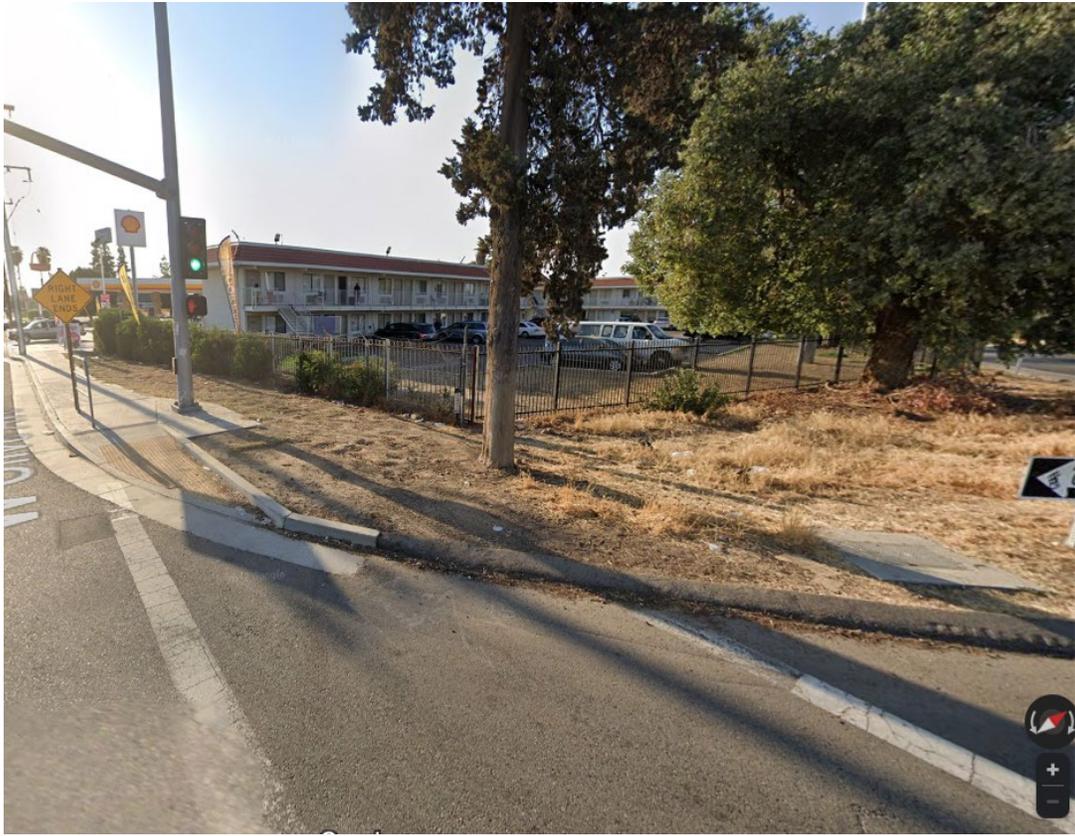
Project Location Maps



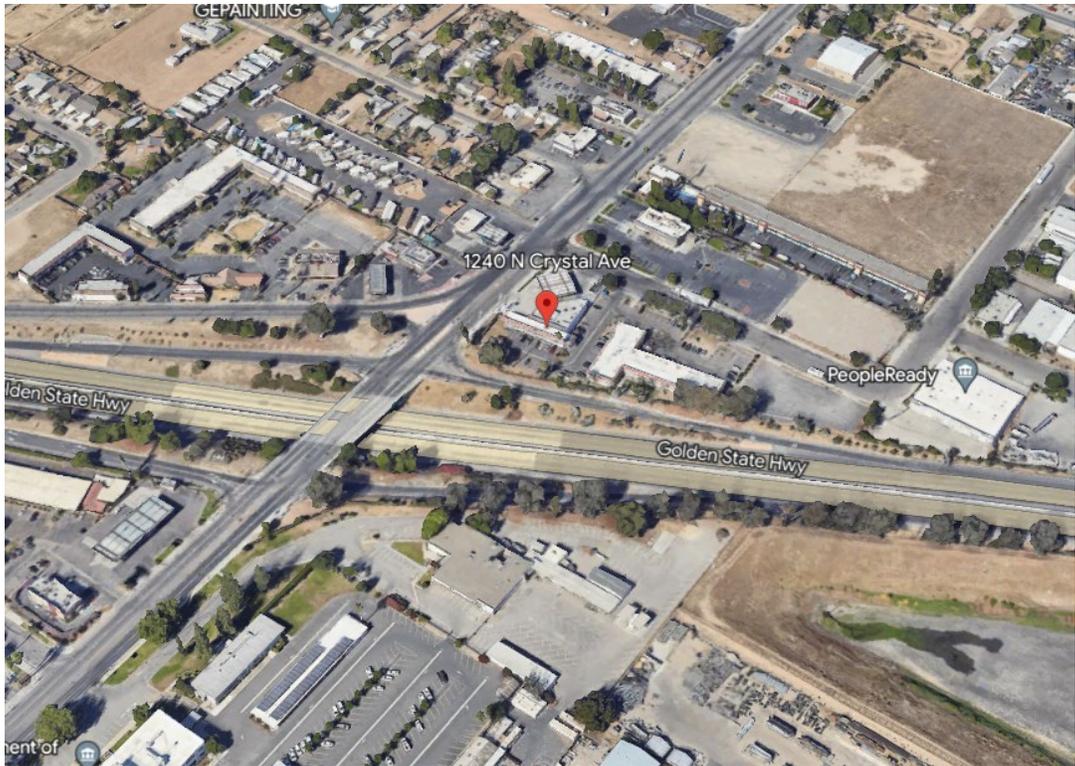
Location of the property



Enlarged Project Location



Street view



Google Earth view

Exhibit "C"
Photos and Floor Plan



view from the north



Inside the Complex



Inside the complex



View from south with parking spaces

