

EXHIBIT "C"
Sources and Uses of Funds

Annadale Commons

Sources:

City of Fresno HOME Program	\$ 2,568,000
Housing Successor Agency	\$ 3,200,000
Housing Successor Land	\$ 637,000
City Impact Fee Waiver	\$ 291,461
Sponsor Loan	\$ 609,055
Entitlement Fee Loan	\$ 41,749
Low Income Housing Tax Credits	\$ 6,792,630
Total	<u>\$14,139,895</u>

Uses:

Property Acquisition	\$ 647,000
Construction	\$ 9,989,663
Architect/Engineering	\$ 450,000
Operating Reserves	\$ 530,582
Developer fee	\$ 1,337,129
Soft Costs	<u>\$ 1,185,521</u>
Total	<u>\$14,139,895</u>