

**EXHIBIT A**

**BORROWER:** Imani Senior Village Phase I, LLC, an Illinois limited liability company whose manager is Imani Senior Village Phase I MM, LLC, an Illinois limited liability company, whose managing members are SPM Properties & Development, LLC, an Illinois limited liability company and NIA1 LLC, an Illinois limited liability company and others to be hereafter selected as additional members

**PROJECT:** Acquisition of land as lessee pursuant to a long term ground lease and construction of a building to be located at the Property and of approximately 70 independent living dwelling units for low- and moderate-income senior citizens and certain common areas and parking spaces.

**LOAN:**

Source:	Multi-Family Program Funds
Amount:	Not to exceed \$4,100,000
Term:	42 years, or another term acceptable to the Authorized Officer
Interest:	Zero (0%) percent per annum, or another interest rate acceptable to the Authorized Officer
Security:	Non-recourse mortgage on the Property (the "City Mortgage")

**ADDITIONAL 1. FINANCING:**

Amount:	\$4,000,000 (the "Construction and Permanent Senior Loan"), or another amount acceptable to the Authorized Officer
Term:	42 years, or another term acceptable to the Authorized Officer
Source:	A loan insured by the United States Department of Housing and Urban Development ("HUD"), or another source acceptable to the Authorized Officer
Interest:	Nine percent per annum, or another interest rate acceptable to the Authorized Officer
Security:	Mortgage on the Property senior to the lien of the City Mortgage

2. Low-Income Housing Tax Credit ("LIHTC")

Proceeds:	Approximately \$17,500,000, all or a portion of which may be paid in on a delayed basis, and all or a portion of which may be used to repay the Construction and Permanent Senior Loan
Source:	To be derived from the syndication of approximately \$1,940,000 LIHTC allocation by the City acting through DOH. The tax credit equity will be bridged by a loan of approximately \$17,500,000 from a source acceptable to the Authorized Officer that will

be secured by a mortgage on the Property senior to the lien of the City Mortgage

3. Tax Increment Financing  
Amount: Not to exceed \$8,050,757 of TIF proceeds granted to Trinity, or another source acceptable to the Authorized Officer. Such funds to be loaned by Trinity to the Borrower or granted to Trinity and then contributed as capital to the Borrower.
  
4. Amount: Approximately \$1,000,000  
Source: State of Illinois Grant, or another source acceptable to the Authorized Officer. Such funds to be loaned by Trinity to the Borrower or granted to Trinity and then contributed as capital to the Borrower.  
  
Security: Mortgage on the Property junior to the lien of the City Mortgage, or such other security as may be acceptable to the Authorized Officer
  
5. Donation Tax Credit ("DTC")  
Proceeds: Approximately \$685,850 to be derived from the syndication of approximately \$797,500 (based on a land value of \$1,595,000) in DTC allocated by the City  
  
Source: Such proceeds to be contributed as capital to the Borrower or loaned to the Borrower by Imani Works, Inc., an Illinois not-for-profit corporation or another source acceptable to the Authorized Officer
  
6. ComEd EEP  
Amount: Approximately \$230,000 from Commonwealth Edison Energy Efficiency Program proceeds granted to Trinity or another source acceptable to the Authorized Officer. Such funds to be loaned by Trinity to the Borrower or granted to Trinity and then contributed as capital to the Borrower.
  
7. Multi-year Affordability through Upfront Investment  
Amount: Approximately \$1,000,000  
Source: Chicago Low Income Housing Trust Fund, or another source acceptable to the Authorized Officer. Such funds to be loaned by Trinity to the Borrower or granted to Trinity and then contributed as capital to the Borrower.

Interest: Zero percent per annum (if applicable), or another rate or rates acceptable to the Authorized Officer  
Security: Mortgage on the Property junior to the lien of the City Mortgage (if applicable), or such other security as may be acceptable to the Authorized Officer

8. Amount: Approximately \$350,000  
Source: Deferred Developer Fee

9. Amount: Approximately \$100  
Source: Developer Contribution