

Ordinance Exhibit A

Additional Financing Terms

Developer: Heart of Uptown Apartments LLC, an Illinois limited liability company and POAH TIF LLC, an Illinois limited liability company

Project: Acquisition and redevelopment of 112,794 square feet of the existing buildings located at 4431-4441 North Clifton Avenue, 927 West Wilson Avenue, 900-902 West Windsor Avenue, 847-849 West Sunnyside Avenue, and 4130 North Kenmore Avenue, Chicago, Illinois, known as The Heart of Uptown Apartments, to contain approximately 103 residential units, of which 103 units (100%) will be affordable to moderate- to low-income families.

Grant Source: Tax Increment Financing
Amount: Not to exceed \$15,000,000

ADDITIONAL FINANCING:

1. SENIOR CONSTRUCTION LOAN
Amount: Approximately \$30,000,000 or such other amount acceptable to the Authorized DOH Officer
Source: Fifth Third Bank, National Association
2. SENIOR PERMANENT LOAN
Amount: Upon conversion from the construction loan, approximately \$6,080,000 or such other amount acceptable to the Authorized DOH Officer
Source: R4 Capital Funding and its bondholder(s)
3. TAX EXEMPT BONDS
Proceeds: Approximately \$30,000,000
Source: Illinois Housing Development Agency (IHDA)
4. LIHTC EQUITY
Amount: Approximately \$20,000,000 or such other amount acceptable to the Authorized DOH Officer
Source: Boston Financial and its affiliates
5. IHDA LOAN
Amount: Approximately \$1,800,000 or such other amount acceptable to the Authorized DOH Officer
Source: Illinois Housing Development Agency (IHDA) pursuant to a note and mortgage subordinate to the Senior Construction Loan and, upon conversion to permanent phase, the Senior Permanent Loan
6. ASSIGNED LOANS

Amount: Approximately \$3,100,000 in the aggregate or such other amount acceptable to the Authorized DOH Officer
Source: City; to be subordinated to the Senior Construction Loan, the IHDA Loan and, upon conversion to permanent phase, the Senior Permanent Loan

7. TIF GRANT AND LOAN

Amount: \$15,000,000 or such other amount acceptable to the Authorized DOH Officer
Source: TIF Grant to be disbursed to POAH and loaned by POAH to Owner pursuant to a note and mortgage subordinate to the Senior Construction Loan, the Assigned Loans, the IHDA Loan, and, upon conversion to permanent phase, the Senior Permanent Loan

8. SELLER LOAN

Amount: Approximately \$7,500,000 or such other amount acceptable to the Authorized DOH Officer
Source: Loan A Borrower, Loan B Borrower, and/or another source acceptable to the Authorized DOH Officer pursuant to one or more note(s) and mortgage(s) subordinate to the Senior Construction Loan, the Assigned Loans, the IHDA Loan, the TIF Loan, and, upon conversion to permanent phase, the Senior Permanent Loan

9. EXISTING RESERVES

Amount: Approximately \$500,000 or such other amount acceptable to the Authorized DOH Officer
Source: Loan A Borrower, Loan B Borrower, and/or another source acceptable to the Authorized DOH Officer in the form of (i) one or more note(s) and mortgage(s) subordinate to the Senior Construction Loan, the Assigned Loans, the IHDA Loan, the TIF Loan, the Seller Loan, and, upon conversion to permanent phase, the Senior Permanent Loan, (ii) a capital contribution from the manager-member of the Owner, or (iii) acquired by the Owner

10. Deferred Developer Fee

Amount: Approximately \$1,500,000 or such other amount acceptable to the Authorized DOH Officer
Source: Developer

11. ITC EQUITY

Amount: \$150,000 or such other amount acceptable to the Authorized DOH Officer
Source: Boston Financial and its affiliates

Source: Authorized DOH Officer
Boston Financial and its affiliates