

EXHIBIT A

NEW BORROWER: Brainerd Senior Preservation LP, an Illinois limited partnership, the general partner of which is Brainerd Senior Preservation GP, LLC, an Illinois limited liability company, the managing member and sole owner of which is Full Circle Communities, Inc., an Illinois not-for-profit corporation, and others to be hereafter selected as the limited partners

PROJECT: Acquisition and rehabilitation of the building and adjacent facilities located at 8901-8925 South Loomis Street (the "Property") and of approximately 60 dwelling units contained therein as studio, one, and two bedroom units for low- and moderate-income seniors

NEW CITY FINANCING:

Source: Multi-Family Program Funds and/or STSC Bonds ("STSC Funds") or another source acceptable to the Authorized Officer

Amount: Not to exceed \$3,200,000

Term: Not to exceed 35 years or such other term that is acceptable to the Authorized Officer

Security: If the STSC Funds are made available as a loan, one or more junior mortgages on the Property, or such other security acceptable to the Authorized Officer

Alternate

Structure: If so requested by the New Borrower and approved by the Authorized Officer, the City may provide a grant for all or a portion of the Loan to New Borrower, New General Partner, Sponsor or another entity affiliated with the New Borrower. Repayment of such grant may or may not be secured by a mortgage on the Property and/or such other security acceptable to the Authorized Officer.

ADDITIONAL

FINANCING:

1. **Amount:** Approximately \$2,100,000 or another amount acceptable to Authorized Officer (the "Senior Permanent Loan")

Term: Not to exceed 16 years, from the date of conversion from construction to permanent financing, or such other term acceptable to the Authorized Officer

Source: BMO Bank, N.A., or another source acceptable to the Authorized Officer

Interest: Upon, conversion to a permanent loan, a fixed rate of interest not to exceed 7.00 percent per annum, or another rate acceptable to the Authorized Officer

- Security: A mortgage on the Property senior to the lien of the City Mortgage, or other security acceptable to the Authorized Officer
2. Amount: Approximately \$9,400,000 or another amount acceptable to the Authorized Officer (the "Senior Bridge Loan")
- Term: Not to exceed 16 years, or such other term acceptable to the Authorized Officer
- Source: BMO Bank, N.A., or another source acceptable to the Authorized Officer
- Interest: A floating rate of interest not to exceed 7.00 percent per annum, or another rate acceptable to the Authorized Officer
- Security: A mortgage on the Property senior to the lien of the City Mortgage, or other security acceptable to the Authorized Officer
3. Amount: Approximately \$2,610,000, or another amount acceptable to the Authorized Officer (the "IHDA Trust Fund Loan")
- Term: Not to exceed 35 years, or such other term acceptable to the Authorized Officer
- Source: Illinois Housing Development Authority ("IHDA"), or any other source acceptable to the Authorized Officer
- Interest: Not to exceed 3.00 percent per annum, or another rate acceptable to the Authorized Officer
- Security: A mortgage on the Property senior to the lien of the City Mortgage or other security acceptable to the Authorized Officer
4. Amount: Approximately \$900,000, or another amount acceptable to the Authorized Officer (the "FHLB Loan")
- Term: Not to exceed 35 years, starting at permanent loan closing, or such other term acceptable to the Authorized Officer
- Source: Federal Home Loan Bank ("FHLB")
- Interest: Not to exceed the applicable federal rate as published by the United States Internal Revenue Service (the "IRS") from time to time, compounding annually, or another rate acceptable to the Authorized Officer

- Security: A mortgage on the Property subordinate to the lien of the City Mortgage or other security acceptable to the Authorized Officer
5. Amount: Approximately \$750,000, or another amount acceptable to the Authorized Officer, (the "HUD GRRP Elements Loan") from HUD to New Borrower
- Term: Not to exceed 35 years, or such other term acceptable to the Authorized Officer
- Source: United States Department of Housing and Urban Development
- Interest: 1.00 percent per annum, or another rate acceptable to the Authorized Officer
- Security: A mortgage on the Property subordinate to the lien of the City Mortgage or other security acceptable to the Authorized Officer
6. Energy Grant Proceeds Loan
- Amount : \$114,000 or such other amount acceptable to the Authorized Officer
- Source: ComEd Energy Efficiency Program
- Term: Not to exceed 35 years, starting at permanent loan closing, or such other term acceptable to the Authorized Officer
- Interest: Not to exceed the applicable federal rate as published by the IRS from time to time, compounding annually, or another rate acceptable to the Authorized Officer
- Security: A mortgage on the Property subordinate to the lien of the City Mortgage or other security acceptable to the Authorized Officer
7. Amount: Approximately \$361,737, or another amount acceptable to the Authorized Officer (the "Seller Loan")
- Term: Not to exceed 35 years, starting at permanent loan closing, or such other term acceptable to the Authorized Officer
- Source: Brainerd Senior, LLC, an Illinois limited liability company, as seller financing from sale of the Project from Current Borrower to New Borrower
- Interest: Not to exceed the applicable federal rate as published by the IRS from time to time, compounding annually, or another rate acceptable to the Authorized Officer
- Security: A mortgage on the Property subordinate to the lien of the City Mortgage or other security acceptable to the Authorized Officer

8. Amount: Approximately \$200,000, or another amount acceptable to the Authorized Officer (the "Sponsor Loan")
- Term: Not to exceed 35 years, starting at permanent loan closing or such other term acceptable to the Authorized Officer
- Source: Sponsor
- Interest: Not to exceed the applicable federal rate as published by the IRS from time to time, compounding annually, or another rate acceptable to the Authorized Officer
- Security: A mortgage on the Property subordinate to the lien of the City Mortgage or other security acceptable to the Authorized Officer
9. Low-Income
Housing Tax
Credit
("LIHTC")
- Equity: Approximately \$8,428,848 or such other amount to which the Authorized Officer may consent
- Source: To be derived from the syndication of a LIHTC allocation of approximately \$927,641 by the IHDA.
10. Solar Investment Tax Credits
("SITC")
- Proceeds: Approximately \$56,116
- Source: To be derived by installation of solar equipment
11. General Partner Equity
- Amount: Approximately \$100 plus capital contribution from the New City Financing in the event New City Financing is provided pursuant to the Alternate Structure provisions for the New City Financing set forth in this Exhibit A
- Source: General Partner