

EXHIBIT A

NEW BORROWER: Boulevard Apartments Preservation, LP, an Illinois limited partnership, the general partner of which is Rockwell Community Development, Inc., an Illinois not-for-profit corporation, an affiliate of which is Bickerdike Redevelopment Corporation, an Illinois not-for-profit corporation and others to be hereafter selected as the limited partners

PROJECT: Acquisition and rehabilitation of three buildings located at 1930-1938 North Humboldt Boulevard, 929-935 North Sacramento Avenue, and 2212 -2214 North Sacramento Avenue (the "Property") and of approximately 70 dwelling units contained therein as studio, one, two, three and four-bedroom units for low- and moderate-income families

NEW LOAN(S):

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

Amount: Not to exceed \$12,725,000

Term: Not to exceed 42 years or such other term that is acceptable to the Authorized Officer

Interest: Zero percent per annum or another interest rate that is acceptable to the Authorized Officer

Security: One or more junior mortgages on the Property, or such other security acceptable to the Authorized Officer

Alternate Structures: If so determined by the Authorized Officer, any portion of the Multi-Family Program Funds and/or STSC Funds may be granted by the City to (i) Bickerdike Redevelopment Corporation or an entity acceptable to the Authorized Officer for the purpose of making a capital contribution of STSC Funds to the New Borrower or (ii) Bickerdike Redevelopment Corporation or an entity acceptable to the Authorized Officer for the purpose of making a loan of such funds to the New Borrower.

ADDITIONAL FINANCING:

- Amount:** Approximately \$735,000 or another amount acceptable to the Authorized Officer (the "Senior Permanent Loan")

Term: Not to exceed 17 years, starting at permanent loan closing or such other term acceptable to the Authorized Officer

Source: CIBC Bank USA, or another source acceptable to the Authorized Officer

- Interest: A fixed rate of interest not to exceed 10.0 percent per annum, or another rate acceptable to the Authorized Officer
- Security: After the construction phase, a mortgage on the Property senior to the lien of the City mortgage(s), or other security acceptable to the Authorized Officer
2. Amount: Approximately \$20,000,000, or another amount acceptable to the Authorized Officer (the "Construction Loan")
- Term: Not to exceed 36 months or such other term acceptable to the Authorized Officer
- Source: CIBC Bank USA, or another source acceptable to the Authorized Officer
- Interest: A variable rate of interest not to exceed 10.0 percent per annum at closing, or another rate acceptable to the Authorized Officer
- Security: During the construction phase, a mortgage on the Property senior to the lien of the City mortgage(s), or other security acceptable to the Authorized Officer
3. Low-Income Housing Tax Credit ("LIHTC")
- Proceeds: Approximately \$20,927,907 or such other amount to which the Authorized Officer may consent
- Source: To be derived from the syndication of a LIHTC allocation of approximately \$2,300,000 by the City.
4. Historic Tax Credit ("HTC")
- Proceeds: Approximately \$3,309,526
- Source: To be derived from the syndication of approximately \$3,987,779 in federal HTC
5. Amount: Approximately \$350,000, or another amount acceptable to the Authorized Officer, assumed loan (the "IHDA A Loan") from Original Borrower to New Borrower
- Term: Not to exceed 42 years, starting at permanent loan closing or such other term acceptable to the Authorized Officer
- Source: Illinois Housing Development Authority ("IHDA")
- Interest: zero percent per annum, or another rate acceptable to the Authorized Officer
- Security: a Mortgage on the Property subordinate to the lien of the City mortgages or other security acceptable to the Authorized Officer

6. Amount: Approximately \$43,296.93, or another amount acceptable to the Authorized Officer, assumed loan (the "IHDA B Loan") from Original Borrower to New Borrower
Term: Not to exceed 42 years, starting at permanent loan closing or such other term acceptable to the Authorized Officer
Source: IHDA
Interest: one percent per annum, or another rate acceptable to the Authorized Officer
Security: a mortgage on the Property subordinate to the lien of the City mortgages or other security acceptable to the Authorized Officer
7. Amount: Approximately \$4,958,912, or another amount acceptable to the Authorized Officer (the "Seller Loan")
Term: Not to exceed 42 years, starting at permanent loan closing or such other term acceptable to the Authorized Officer
Source: Boulevard Apartments Limited Partnership, as may be assigned to Bickerdike Redevelopment Corporation, an Illinois not-for-profit corporation, as seller financing from sale of the Project from Original Borrower to New Borrower
Interest: Not to exceed 8.0% per annum, compounding annually, or another rate acceptable to the Authorized Officer
Security: a Mortgage on the Property subordinate to the lien of the City mortgages or other security acceptable to the Authorized Officer
8. Energy Grant Proceeds Loan
Amount : \$286,623.90 or such other amount acceptable to the Authorized Officer
Source: ComEd Energy Efficiency Program
Term: Not to exceed 42 years, starting at permanent loan closing or such other term acceptable to the Authorized Officer
Interest: Not to exceed 8.0% per annum, compounding annually, or another rate acceptable to the Authorized Officer
Security: a Mortgage on the Property subordinate to the lien of the City mortgages, or other security acceptable to the Authorized Officer
Alternate Structures: Any portion of the ComEd Energy Efficiency Program funds may be received by Bickerdike Redevelopment Corporation or Rockwell Community Development, Inc. for the purpose of making a capital contribution of such funds to the New Borrower
9. General Partner Equity
Amount: Approximately \$100
Source: General Partner