

# Davis Associates Managers

## Overview

Davis Associates Managers (DAM) mission is to be a major participant in the redevelopment of Chicago's urban neighborhoods where access to opportunity and investment has been absent for many years. We seek to rejuvenate neighborhoods with investments that promote opportunities for existing residents, attract economically and racially diverse households, and are sustainable for many years to come. Consequently, our products are of high quality, provide a variety of price options, and promote long-term mobility opportunities for families.

DAM and its principals have extensive experience, broad knowledge, and established expertise in developing, financing, and managing a wide variety of real estate throughout Chicago. Our expertise encompasses a broad range of real estate disciplines; including master planning, mixed-use, rental and for-sale housing, and commercial development.

Additionally, DAM has significant experience in utilizing various City, State and Federal programs (TIF, Tax Exempt Bonds, Historic Tax Credits, Enterprise and Empowerment Zone Funding) in concert with traditional financing products in bringing to fruition projects we develop. We are experienced in forming partnerships with institutions, nonprofits and other professionals in pursuit of a successful development.

## Principals

### ALLISON S. DAVIS

Principal

The senior member of the team, Allison S. Davis practiced law in Chicago for 30 years specializing in real estate and community development. During this time Mr. Davis, representing clients and for his own account, was involved in the development of more than 2,000 units of housing. In early 1996, Mr. Davis left the practice of law to create The Davis Group and to devote his time as a developer of neighborhood revitalization. In conjunction with the creation of The Davis Group, Mr. Davis also organized numerous entities to focus on specific aspects of The Davis Group's operations.

Mr. Davis is currently a mayoral appointee to the Chicago Plan Commission on which he has served for nine years. He is a gubernatorial appointee to the Illinois State Board of Investments. Mr. Davis is a Director of RREEF America REIT II, Inc. and a Trustee of The University of Chicago Hospitals & Health Systems. He also serves as the co-chair of the Historic Pullman Factory Task Force, in a joint mayoral and gubernatorial appointment.

Mr. Davis previously served as General Counsel and Coordinator of The Chicago Local Initiatives Support Corporation (LISC) program. He is a former Treasurer of The Public Building Commission of Chicago, a former member of The Blue Ribbon Committee to Reform the Office of The Recorder of Deeds of Cook County and the Committee on Character and Fitness of the

## Davis Associates Managers

Supreme Court of Illinois. He has formerly served as a Director of the NAACP Legal Defense & Educational Fund.

He holds a B.A. from Grinnell College and a J.D. from Northwestern University School of Law.

### JARED A. DAVIS

Principal

Jared A. Davis joined NRP in early 1998 as a Senior Development Manager responsible for project development activities, project finance and construction management activities. Since joining the Davis Group, Mr. Davis has completed development of close to 300 units of multifamily housing and currently oversees the development and financing of over 200 single-family homes, 500 multifamily units, and the development of commercial properties within Chicago and in several other states. He is also responsible for new project development.

Mr. Davis has previously worked at The White House Office for Legislative Affairs on Housing and Labor Issues, the Haymarket Group as a real estate development consultant, The Egan Urban Center at DePaul University as a Project Management Associate and The Public Building Commission of Chicago overseeing the bidding and administration of \$500 million in construction contracts.

Mr. Davis holds a Bachelor of Arts degree from DePaul University. He is a member of Phi Beta Kappa and a Director of AIDSCare Inc., an organization dedicated to housing persons afflicted with HIV/AIDS.

### ROBERT E. KOERNER

Principal

Robert Koerner joined NRP in May of 2002. Prior to that, Mr. Koerner was Director of Public Housing Investments for the National Equity Fund (NEF), the nation's oldest and largest syndicator of Low Income Housing Tax Credits. During his five years at NEF, Mr. Koerner was responsible for underwriting and closing over \$80 million in investments involving partnerships with local housing authorities. Previously, he managed \$8 million in capital improvement projects for the Chicago Housing Authority, including coordination of activities between contractors, residents, property managers, and architectural/engineering consultants. Mr. Koerner is a magna cum laude graduate of Brown University, and holds a Master of Arts in Public Policy from Harvard University.

### PATRICK JOHNSON

Principal

Patrick Johnson is Chief Financial Officer of The Davis Group. He was the founding president of the National Equity Fund, the nation's largest syndicator of Low Income Housing Tax Credit investments. Mr. Johnson was also the founding president of the nation's first Low Income Housing Tax Credit syndication company, the Chicago Equity Fund, which together with NEF have generated and managed corporate Low Income Housing Tax Credit investments of more than

## Davis Associates Managers

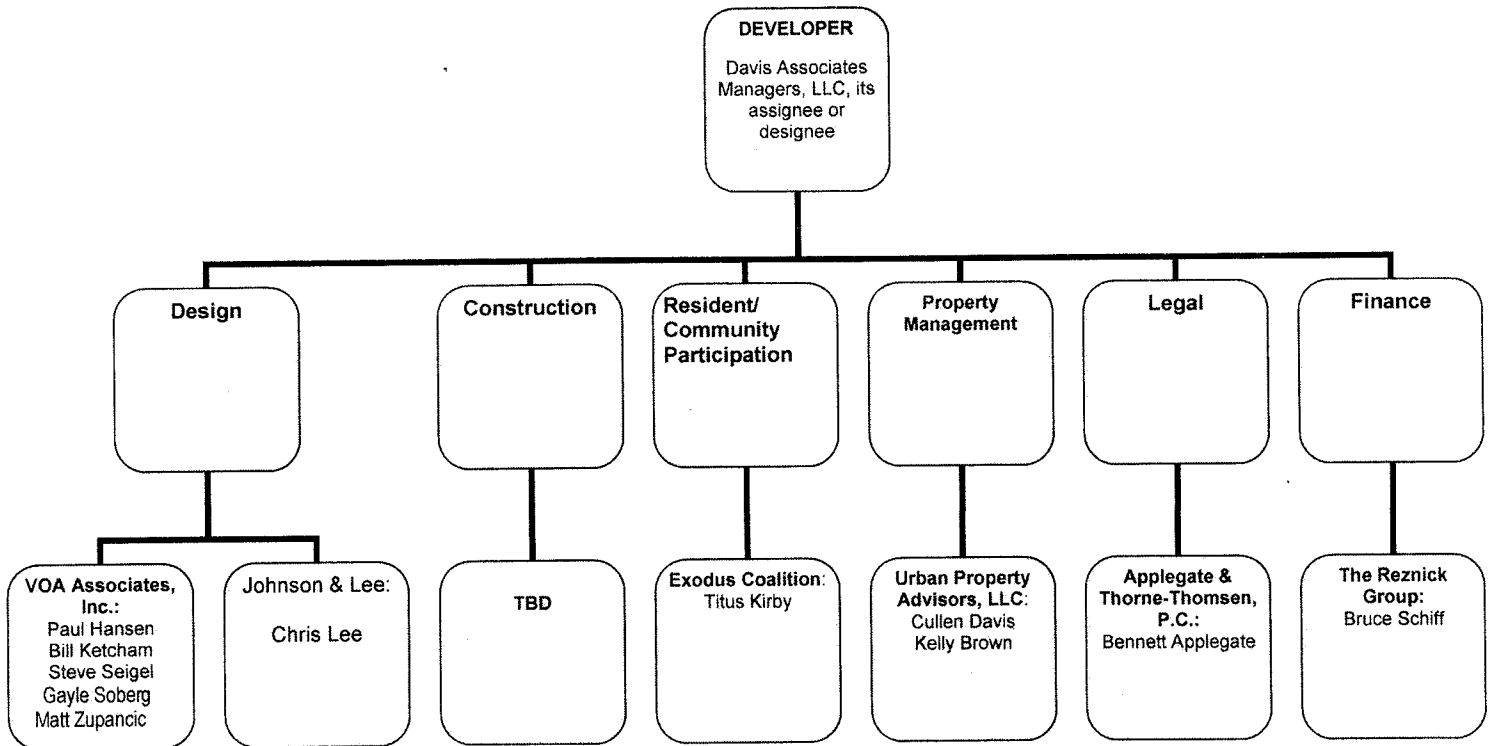
\$2 billion, representing low income housing developments valued at nearly \$5 billion. Mr. Johnson began his career in low-income housing development/syndication in 1979, directing housing development for the nation's largest Neighborhood Housing Services program in eight Chicago communities. There he helped to pioneer non-profit syndications of low income housing, and originated the investment structure, which has evolved as the national and federal model for Low Income Housing Tax Credit syndications. Mr. Johnson was active in the drafting and passage of the 1986 Tax Reform Act's provision of LIH Tax Credits.

### RICK JAMES

Construction Manager

Mr. James joined the Davis Group in 2005 bringing nearly 30 years' construction management experience. His primary responsibility is overseeing the construction of The Columbian, a 220-unit condominium tower at Michigan and Roosevelt roads in downtown Chicago. Prior to joining the Davis Group, Mr. James was a Vice-President with Advocate for Conversion Marketing and Management, where he was responsible for overseeing the development of a 23-story, 224-unit condominium tower. He served as a senior construction project manager for American Stores Properties Inc. for six years and prior to that, he spent 10 years as the Construction Superintendent for Jewel-Osco. He holds a Bachelor of Arts degree from Illinois State University.

# OUR TEAM



*Neighborhood  
Revitalization Program  
(a Davis entity)*

Team Member/Role	Project Name	Outcomes	Cost	Special Programs	Completion Date	Client Name
NRRP/Partner	Park Boulevard CHP	1300+ unit development, public housing, affordable, and market-rate units. Under construction.	\$200+ million	Low Income Housing Tax Credits, HOME funds, FHA Insured First Mortgages, Tax Exempt Bonds, CHA/HUD Capital Development Funds, and TIF funds.	2009	Stateway Associates LLC
NRRP/Developer	Auburn Commons	Affordable senior rental building. 72 units. <i>1626 W. 87th St.</i>	\$11 million	Low Income Housing Tax Credits, HOME funds, FHA Insured First Mortgage	2003	Auburn Commons LP
NRRP/Developer	Evergreen Towers II	Affordable senior rental building. 101 units	\$11 million	Low Income Housing Tax Credits, HOME funds, FHA Insured First Mortgage	1999	Evergreen Towers II, LP
NRRP/Developer	Cottage View Terrace	Affordable senior rental building. 97 units <i>4801 S. Cottage Grant</i>	\$13 million	Tax Exempt Housing Bond, 4% Low Income Housing Tax Credits, IDHA Trust Fund Grant, and FHA Insured First Mortgage	2001	Cottage View Terrace LP
NRRP/Developer	Roosevelt Hotel	Restoration of historic building. 42 units, 9 affordable units (rental)	\$8 million	Historic Tax Credits, TIF funds Conventional construction and first mortgage financing	2003	Roosevelt Hotel LP

*Likely Manager*

*NRP*

*CRP*

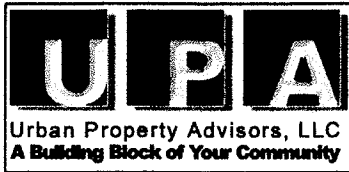
*NRP*

*NRP*

*NRP*

Team Member/Role	Project Name	Outcomes	Cost	Special Programs	Completion Date	Client Name
NRRP/Developer	Mohawk North <i>CHA</i>	Mixed-income for-sale housing. 21 single family, 4 townhouses, 66 two-bedroom condominium	\$20 million	Conventional construction financing, developer equity, and CHA Replacement Unit Funds	1997	MCL/ASD III LLC
NRRP/Partner	Columbia Pointe (Phase I)	Mixed-income for-sale housing. 34 single family homes	\$50 million	Conventional construction financing, developer equity, TIF funds, and New Homes for Chicago Program Funds (5 <i>MT units</i> )	Phase I completed: 2003. Expected completion of remaining phases: 2008	Woodlawn Park LLC
NRRP/Developer	Pershing Courts	80 unit, public housing and LIHTC <i>NEC 3 CHA &amp; State</i>	\$16.8 million	Low Income Housing Tax Credits, CHA Replacement Unit Funds,	2005	Pershing & State LP
NRRP/Developer	The Columbian	220 unit condo tower <i>for sale</i>	\$111 million	Conventional construction financing	Expected completion: 2007	The Columbian LLC

*MT*



Urban Property Advisors LLC, (“UPA”) was founded in Chicago in 2001. It is 100% African-American owned and received its **Minority Business Enterprise (MBE)** certification from the City of Chicago in April 2003.

Cullen J. Davis, CEO, launched UPA to resolve severe operational difficulties at a 400-unit portfolio of mismanaged, dilapidated multi-family and senior residential buildings held in receivership by parent company **The Davis Group d.b.a. Neighborhood Rejuvenation Partners**. Working closely with the Department of Housing and Urban Development and the property’s new owners, the UPA team developed a plan to rescue the properties fiscally and financially. Through sophisticated management strategies and solid accounting practices, UPA helped these troubled buildings turn the corner. In less than a year, the properties had generated more than \$500,000 in annualized revenue with a 20% projected annual growth rate, a 70% reduction of portfolio debt and a 15% rise in cash flow resulting from rent renegotiation.

In the first two years, UPA expanded into third-party services and experienced a 300% growth. Today, UPA manages more than 2,107 units for the HUD, Chicago Housing Authority, IHDA, and several private ownership entities. These contracts generate more than \$800,000 in revenue and support more than 115 employees. UPA maintains a strong track record in managing tax-credit, project base and newly constructed mixed-income units.

UPA recently acquired an established market rate property management company that manages over 3,200 units and condominium associations and employs fifteen full-time portfolio managers. By merging central operations UPA is backed by an even stronger accounting and management team.

**UPA Development** is actively growing in 2007, working to expand the development and acquisition portfolio throughout the Chicagoland area and specifically into more rural markets. **UPA Development** is proud to provide organizational capacity, financial guarantees and community based vision to the dire need for affordable living across the Chicagoland area and State of Illinois. **UPA Development** works closely with community development corporations and social service based non profit organizations to efficiently turn mission-based housing goals into fully occupied and heavily leveraged homes where residents, owners and community leaders all take stake.

The firm’s dramatic growth demonstrates its ability to produce income for owners. Just as importantly, UPA provides high quality living experiences through responsive management services that address tenant needs and

**Company  
Profile  
(2007)**

neighborhood concerns, weaving the properties into the fabric of their communities.

In the field of property management, *UPA Management* stands out for its strong specialization in tax-credit management and skillful management of mixed-income developments. **Of 2,107 units, 561 are tax-credit units**, serving both senior and family populations. All managers for UPA are certified in tax-credit management. Matching qualified tenants with tax-credit rents and income limits is crucial to owners remaining compliant. UPA's unparalleled combination of fiscal acuity, management expertise and community commitment, continues to make a difference for property owners, tenants and neighborhoods.

*UPA Management* proudly implements its **Blended Housing Management** approach to improve both the physical asset and the human asset of its portfolio. *UPA Management* crafts a fiscal and humanistic approach to establish the beauty and viability of properties, increase resident responsibilities and enhance the overall quality of life throughout its portfolio of mixed income and mixed use developments.



**SCHEDULE A - LIST OF PREVIOUS PROJECTS AND SECTION 8 CONTRACTS**

By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA-FmHA, State and Local Housing Finance

**NOTE: Read and follow the attached instructions sheet carefully. Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you by your name - "No previous participation - First Experience."**

1. List each Principal's Name (List in Alphabetical Order, Last Name First)	2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency involved and Number of Units in the Project)	3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.	4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."	5.
Allison S. Davis	1) Evergreen-Sedgwick Apartments 071-44142 Chicago, Illinois - HUD 84 Units  2) Evergreen Terrace Apartments 071-35406 HUD Chicago, Illinois 84 Units	1983-Present General partner  1983-Present Special Limited Partner 16 2/3 beneficial Interest	None  None	
Arthur M. Brazier	1) Kimbark Apartments Chicago, Illinois 20-30 Units  2) TWO/KMF Development Associate 071-55144 504 Units-Grove Parc Plaza Apartments	President 1968-1975  Board of Directors Resigned from Board in 1970.	Sold in Lieu of Foreclosure	

**PART II - INTERNAL PROCESSING ONLY**

1. Received by the Field Office, checked by me for accuracy and completeness and found ready for processing:	2. TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Wash DC A review of the records and project files of this office relative to the above listed parties and projects
DATE	FTS TELEPHONE NUMBER
SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT	
<input type="checkbox"/> A. No adverse information, Form HUD-2530 approval is recommended; <input type="checkbox"/> B. Problems exist, my memorandum is attached.	
DIRECTOR OF HOUSING	

**PROCESSING IS AUTHORIZED**

DATE	NAME OF AREA MANAGER
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SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT

DIRECTOR OF HOUSING

**PROCESSING IS AUTHORIZED**

DATE \_\_\_\_\_ NAME OF AREA MANAGER \_\_\_\_\_

OFFICE OF THE ASSISTANT SECRETARY FOR  
HOUSING-FEDERAL HOUSING COMMISSIONER

JAN 22 1988

Bishop Arthur M. Brazier  
Chairman of the Board  
Woodlawn Preservation  
and Investment Corporation  
6303 South Kenwood Avenue  
Chicago, IL 60637

Dear Bishop Brazier:

Enclosed is your copy of the executed Contract of Sale for the purchase of Woodlawn Garden Apartments in Chicago, Illinois. Attached to the Contract of Sale is the Property Improvement Requirements sheet, which generally identifies repair areas which must be completed within 12 months of sales closing.

Since the right of possession and management will not pass to the purchaser until sales closing and title conveyance, our Project Manager, New Frontier, 211 E. Ontario, Chicago, Illinois, Telephone (312) 664-4825, will continue the operation under HUD's direction until the day of closing.

Sales closing will take place in the Chicago HUD Office at 547 West Jackson Boulevard. Ms. Hazel McLemore, supervisor of the Multifamily Property Disposition Branch, will coordinate the closing with that Office's legal staff. Ms. McLemore may be contacted at (312) 353-0847.

In addition, the following items must be prepared and submitted to the Chicago Office for approval prior to closing:

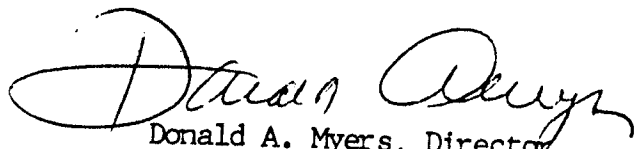
- . Management Plan
- . Statement of services, maintenance and utilities to be provided by the owner
- . Affirmative Fair Marketing Plan (form enclosed)
- . HUD-2530 for the managing agent if the project will not be managed by the Woodlawn Preservation Investment Corporation
- . Nondiscrimination Certificate for Multifamily Property (form enclosed)
- . Statement of Tenant Selection Factors

Also enclosed are copies of the Section 8 Information Sheet which sets forth the initial annual rents for the Section 8 units, the Agreement to Enter Into a Housing Assistance Payments Contract (AHAP), and the Section 8 Housing Assistance Contract (HAP). The AHAP and HAP will be prepared by HUD and executed at closing.

Paragraph 18 of the Contract of Sale requires that, prior to closing, the purchaser provide HUD a detailed plan of how all syndication proceeds will be generated and expended. This plan must be submitted to my office for review and approval prior to sales closing.

I trust everything will progress smoothly up to and through the closing activities. However, should you need assistance, please do not hesitate to contact Courtland Wilson at (202) 755-7220.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald A. Myers".

Donald A. Myers, Director  
Office of Multifamily  
Property Disposition Division

Enclosures

**CITY OF CHICAGO DEPARTMENT OF HOUSING  
PROJECT SUMMARY**

**FIRST QUARTER, 2000**

**NAME OF BORROWER/  
DEVELOPER:** Cottage View Terrace, L.P  
New Kenwood LLC

**FOR-PROFIT/NOT-FOR-PROFIT:** For-Profit

**PROJECT NAME AND ADDRESS:** Cottage View Terrace  
4801-59 South Cottage Grove Avenue

**WARD/ALDERMAN:** 4<sup>th</sup>/Toni Preckwinkle

**CITY COUNCIL APPROVAL:** March 16, 2000

**APPLICATION DATE:** January 2, 1998

**TYPE OF PROJECT:** Multi-family, new construction senior building

**DOH LOAN**  
**Amount:** \$5,293,379  
**Source:** HOME, Affordable Housing Bond Initiative, and Corporate  
**Rate:** 0%  
**Maturity:** 40 years  
**Repayment:** Principal due upon maturity  
**Security:** Second mortgage on the property

**DOH TAX CREDITS**  
**1999 Tax Credit Reservation:** 547,291 (4% generated by tax-exempt bond)  
**Equity / Price / Rate:** \$4,628,443 / 0.8457 (net)  
**Investor:** Banc One CDC

**MORTGAGE REVENUE BONDS**  
**Total Volume Cap Approval:** \$7.5 million  
**A Series:** Not to exceed \$3,250,000 with credit enhancement provided by an FHA-insured first mortgage through Developer's Mortgage. Bonds will be publically sold and retired through project cash flow.

**B Series:** Not to exceed \$4,250,000 that will be enhanced by a letter of credit provided by Bank One, NA. The bonds will be retired through an equity pay-in at the start of the first year of the tax credit period.

**UNITS/RENTS**

Type	Number	Rent	Square Foot Ranges	Income Group
1 Bedroom	39	530	600-625	50% of AMI
1 Bedroom	4	588	625-685	60% of AMI
	41	646		
2 Bedroom	6	708	890	60% of AMI
	6	777		
Manager's Unit 2 bedroom	1	777	1,015	Market rate: manager's unit
<b>TOTAL</b>	<b>97</b>			

**UTILITIES**

Tenant Paid:

Household and cooking electric

Owner Paid:

Heat, air conditioning, water, sewer

**PROJECT COSTS**

	Amount	Per Unit	% of Project
Acquisition	1	-----	-----
Construction	10,393,018	107,144	75%
Soft Costs	2,570,803	26,503	19%
Developer's Fee	855,000	8,814	6%
<b>TOTAL</b>	<b>13,818,822</b>	<b>142,462</b>	<b>100%</b>

**PROJECT FINANCING**

Source	Amount	Position	Rate	Term/ Amort	Status	Per Unit
A Series Bond FHA-Insured 1 <sup>st</sup> Mortgage	3,146,900	1st	6.45%	40/40	Pending (SAMA letter issued 5/7/99 and firm commitment expected mid- Feb.	32,442
DOH	5,293,379	2nd	0%	40/40	Pending	54,570
IHDA Trust Fund	750,000	3rd	1%	40/40	Pending	7,731
Series B Bonds	3,600,000	---	4.5%	24 mos	Pending	37,113
Syndication Equity	1,028,443	---	---	---	Pending	10,602
Owner	100	----	----	----	----	---
<b>TOTAL</b>	<b>13,818,822</b>					<b>142,462</b>

APPLICATION

SECTION I

A. APPLICANT INFORMATION

Applicant: *New Kenwood, LLC*

Address: *54 West Hubbard St., Suite 205*

City: *Chicago*

State: *IL*

Zip Code: *60610*

Contact Person: *Howard Stanback*

Phone Number: *312-755-9997*

FAX Number: *312-755-0773*

B. PROJECT INFORMATION

*(If project consists of more than one building, attach additional pam - show totals on this page)*

**\*Please provide a narrative description of the project on a separate page. Attach this narrative with your cover letter at the front of the application.**

Project Name: *Cottage View Terrace*

Project Address: *4801 South Cottage Grove*

Zip Code: *60653*

Community Area: *Kenwood*

Ward: *4*

Census Tract: *3904*

Number of buildings: *1*

Square Ft./Bldg: *98,554 SF*

PIN # for each building: *20-11-105-001 through 008*

Zoning for each building: *R-5*

Parking spaces: *48*

Parking Address: *Same*

PIN # for each lot: *Same*

Check all that apply:

Acquisition

Rehabilitation

**New Construction**

Refinancing

**C. FINANCIAL ASSISTANCE REQUESTED (CHECK ALL THAT APPLY)**

- Loan* Amount: \$5,507,849
- Tax-Exempt Bond* Amount \$6,809,364
  - Private Activity*
  - 501(c)(3)
  -
- Low Income Housing Tax Credits* Amount \$
  - Acquisition credits - eligible under 10 year rule
  - Acquisition credits - waiver from federal agency
  - Rehabilitation/Construction credits
- Automatic allocation with Private Activity Bonds*

**SECTION II**

**A. SOURCES OF PROJECT FUNDS**

	Total	Per Unit	Project Percentage
1. Private Lender			
2. Bond Proceeds	\$3,085,000	\$31,804	23.6%
3. Department of Housing Loan	\$5,507,849	\$56,872	42.1%
4. IHDA Trust Fund	\$750,000	\$7,732	5.7%
5.	\$		
6. Tax Credit Equity	\$3,724,364	\$38,396	28.5%
7. Developer Equity	\$100	\$0	0%
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$13,067,313</b>		<b>100%</b>

*Surplus  
38,179.*

**B. USES OF PROJECT FUNDS**

	Total	Per Unit	Project Percentage
1. Acquisition	\$1	0	%
2. Construction	\$10,691,664	\$110,223	81.2%
3. Soft Costs (less developer's fee) 8.2%	\$1,482,469	\$15283	
4. Developer's Fee	\$855,000	\$8814	7.3%
<b>TOTAL USES OF FUNDS</b>	<b>\$13,029,134</b>	<b>\$134,320</b>	<b>100%</b>



**C. EVALUATION CRITERIA - Attach additional pages, as needed.**

**1. Explain benefit to low and/or moderate income households:**

*The project is designed to target the market for elderly residents (55 and older) on fixed incomes at 50 percent and 60 percent of the median household income for Metropolitan Chicago. Between 39<sup>th</sup> and 55<sup>th</sup> Streets, from Martin Luther King Drive to Lake Shore Drive there are over 2700 units of subsidized elderly housing. Most of the units are CHA units. Only 15% of all subsidized units are targeted to the 50%-60% Median Family Income (MFI). Additionally, The project provides twelve 2-bedroom units specifically targeted to the increasing market of seniors with guardian responsibility for grandchildren.*

*According to the City of Chicago's Five-Year Consolidated Plan (1996), elderly and single family households demonstrate the greatest incidence of housing problems at the 51-80% MFI. The Plan calls for increasing the number of housing units and the flow of housing resources with low-income (non-frail) elderly housing population. The City of Chicago's Department of Aging reports a citywide waiting list of 2 years for subsidized elderly housing. Our survey of 12 subsidized non-CHA elderly buildings with 500 units within 5-8 blocks of the proposed development confirms the local nature of the shortage of housing. These buildings reported waiting lists of 10 months to 3 years.*

*The unit mix reflected in this application targets elderly household with 50%-60% MFI. However, we are exploring the feasibility of setting aside 10% of the units for very low income through the City of Chicago Department of Housing's Affordable Rents for Chicago Program.*

**2. Explain the benefit to any targeted populations, such as large families, homeless, etc.:**

*See information above regarding targeting the elderly.*

**3. Explain how this project leverages City/public resources:**

*The project combines four conventional and non-conventional sources to create quality affordable housing for senior citizens. The public sources from DOH (\$5,507,859) and the IHDA Trust Fund total (\$750,000). Low-income tax credit equity(\$3,724,364) and an FHA insured first mortgage of (\$3,085,000) . The combination provides a creative mixture to address housing needs and promote additional development.*

**4. Explain how the proposed project complements other current community redevelopment efforts and describe the project's strategic impact on the community:**

*The proposed project will be a significant stimulus to the revitalization of the area between 43<sup>rd</sup> Street and 51<sup>st</sup> Street along Cottage Grove. The West Side of Cottage Grove from 43<sup>rd</sup> to 47<sup>th</sup> Streets, just North of the proposed project has been designated as a Tax Increment Financing District (TIF Map attached in Section O) . The intersection of 47<sup>th</sup> and Cottage Grove is being redeveloped as a commercial hub to include a major pharmacy, grocery store, and other retail amenities. The addition of 97 units of housing with an average income of approximately \$20,000 per year along this major public transportation route will significantly enhance the community's vitality. And the viability of new retail services.*

*A particularly unique aspect of the building will be the use of first floor commercial space to provide a range of services related to quality of life care for the elderly. The Dorothy Simms Registry, currently located in Evergreen Park, IL will be moving its home health care business to this building as the primary commercial tenant. The business provides services to Illinois Department of Aging clients in Chicago. The business employs 200 home health care workers from the South Side of Chicago. Additionally, the Dorothy Simms Registry will be providing an adult day care center for 20 - 40 senior citizens and a wellness center with a variety of health care professionals available to the residents and to the community. We are also working with the business to provide a range of activities such as computer access/classes and library services. The businesses will be occupying 4,000 SF of commercial space.*

*This business will create approximately 20 permanent full-time jobs on site and bring on additional 200 off site employees to the community who must attend meetings in the office twice per month. (TIF Map attached).*

*The community will also benefit from this proposal by eliminating the uncontrolled parking and auto abandonment occurring on this vacant lot and providing 44 paved parking spaces for neighborhood residents.*

*The following developments are also underway in the area:*

- *Fifteen market rate condominium and single family homes on Drexel Blvd, between 47th and 48<sup>th</sup> St. (1 –2 blocks from proposed project)*
- *North Washington Park Development is constructing 24 single-family market rate houses along 48<sup>th</sup> St. from Cottage Grove to Champlain (1-3 blocks west of the proposed project)*
- *The Willard Square Development is expanding its affordable housing in the North Washington Park area by 25 units between Champlain, St. Lawrence, 49<sup>th</sup> St., and 50<sup>th</sup> St.*

5. **Explain what commitments the project developer and owner will make for hiring low income and local residents for construction and ongoing project operation:**

*This project will use the same strategy applied to the construction and operation of Evergreen Tower II, an All Chicago development. Minority and women owned contractors will be utilized at a level which exceed City requirements. We will utilize job placement programs from the Kenwood Oakland Community Organization and TWO (The Woodlawn Organization) to help identify individuals and small businesses from the community who can participate in the construction of the project. We expect to employ 4 full-time and several part-time employees through our property management contract with William Moorhead and Associates. All of these individuals will be minorities and/or women with preference given to community residents.*

6. The Department of Housing (DOH) invests in housing developments that contribute to the overall vitality and revitalization of the communities in which they are located. In determining where to allocate resources, DOH seeks the input of elected officials, businesses and community residents.

Therefore, as part of an application for funding from DOH, a developer shall be required to submit a Plan for Community Input. This plan shall identify the local alderman, business and community organizations, major institutions and others who may be affected by the proposed housing development. The plan shall describe how and when the developer will inform these parties and solicit their opinions regarding the proposal. In order for DOH to approve funding for a housing development, the developer shall present evidence that the Plan for Community Input has been completed and the results of the input, including both written and oral statements.

DOH may conduct additional inquiries and/or public meetings if it determines that a proposed development requires additional discussion.

A developer of a project located in an area in which the ward will change as a result of the recent ward redistricting should contact the alderman of both the current and future wards as part of the plan for community input.

**Explain how the developer will solicit and provide information from the community regarding the proposed project.**

*An initial and favorable review of the project was conducted with the Hyde Park Community Conservation Council (CCC) in August, 1998. (See Section D for support letter from Robert Grossman, Chair). We will return to the CCC when financing is in place in order to secure final approval for a negotiated land sale from the City.*

*The Alderman's letter of support is also attached. The Alderman has agreed to arrange for presentations to additional community organizations in November and December. The first of such meetings will be held with the residents of the buildings behind this site who have become accustomed to using the vacant lot for parking. The project proposes to provide 44 spaces of parking to the public to offset some of the parking demands currently being met in an uncontrolled and unsafe manner.*

**Describe any known opposition the proposed project.** *We are not aware of any opposition.*

7. **Explain how the proposed project will meet the requirement to provide off-street parking for residents. Parking will provided on-site and fenced for residents**

**Number of off-street parking spaces:** *48*

**Location of off-street parking in relation to the proposed development.**

*Lots are adjacent to the building to the North and South.*

**D. DOH ASSISTANCE ASSUMPTIONS**

**1. Loan Rates and Repayment Structure**

Interest (rate) *0%* Term (years) *40* Amortization (years) *40*  
Repayment (principal and interest): *\$0* Monthly Annually

**2. Bond Terms, Repayment structure and proposed credit enhancement:**

Interest (rate) *7.5%* Term *- 4%* Amortization ?  
Repayment (principal and interest): *\$* Monthly Annually

Credit Enhancement: Source:  
Up-front fees:  
Annual fees:

**3. Tax Credits**

Check one:  *Private placement*  Equity fund  Other public sale  
 No syndication

Investor/syndicator: *American Housing, L.L.C.*  
Address: *54 West Hubbard St., Suite 205, Chicago, IL 60610*  
Contact Person: *Patrick Johnson*  
Phone and Fax: *312-755-9997, 312-755-0773*

Gross projected pay-in rate: *\$0.960*  
Net projected pay-in rate: *\$0.845* before bridge loan costs. *\$0.712* after bridge loan costs.

**4. City-assisted Acquisition**

Check all that apply for units and parking facilities. If any are applicable, list parcels by address and by Property Identification Number (PIN) on separate page and explain status of acquisition:

Tax Reactivation Program (TRP)  
Chicago Abandoned Property Program (CAPP)  
*X City-owned lots (See Section D)*

**E. OTHER GOVERNMENTAL ASSISTANCE**

Please provide letters of interest and support from other governmental agencies.

**1. U.S. Department of Housing and Urban Development (HUD)**

Will any low-income units receive Section 8 rental assistance?  Yes  No

If yes, list number of units for each type of assistance (include estimates for tenant-based assistance).

Vouchers:

Certificates:

McKinney Moderate Rehabilitation:

Other Project Based:

List expiration date(s) of Section 8 contract(s) and number of units affected:

Describe any other HUD assistance for this project, including program, dollar amounts, repayment terms, number of units affected, low income occupancy restrictions and expiration dates:

HUD contact person:

phone number:

**2. Illinois Housing Development Authority (IHDA)**

Describe any IHDA assistance for this project, including program, dollar amounts, repayment terms, number of units affected, low income occupancy restrictions and expiration dates:

*An application has been submitted and approved for IHDA Trust Fund financing for \$370,000. An additional application for \$380,000 will be submitted in November. The same low-income occupancy restrictions apply as stated herein. The loan is requested at 0% interest for 40 years*

IHDA contact person: *Stephen Gladden*

phone number: *312-836-5351*

**3. Chicago Housing Authority (CHA)**

Describe any CHA assistance for this project, if project includes public housing units. Include dollar amounts, repayment terms, number of units affected, low-income occupancy restrictions and expiration dates:

Upon completion and approval of this proposal we will be requesting of ARC funding for 10 units for Household incomes below 30%. These units can be used as replacement of waiting list units for CHA eligible seniors

CHA contact person:

phone number:

**4. Other (such as Federal Home Loan Bank)**

List agency name, contact person, phone number, form of assistance, dollar amounts, repayment terms, number of units affected, low income occupancy restrictions and expiration dates:

*The first mortgage will be HUD - FHA insured. Insurance application will take place through Developers Mortgage Corporation., Alan Cravitz is the contact person.*

SECTION III (To be completed by Low Income Housing Tax Credit applicants and applicants that will use automatic allocation of tax credits with Private Activity Tax-Exempt Bonds)

A. MINIMUM SET ASIDE ELECTION

The owner irrevocably elects one of the Minimum Set Aside Requirements (check one only).

At least 20% of the rental residential units in this development are rent restricted for and are to be occupied by households whose income is 50% or less of area median income.

**X** *At least 40% of the rental residential units in this development are rent restricted for and are to be occupied by households whose income is 60% or less of area median income.*

Note that projects using tax credits and HOME funds, where the amount of HOME funds are included in the project's tax credit basis, will need to maintain at least 40% of the rental residential units in this development rent restricted for and occupied by households whose income is 50% or less of area median income, regardless of the minimum set-aside selected above.

B. SELECTION CRITERIA

Provide information below concerning your project's conformity with the criteria established in the City's Low Income Housing Tax Credit Allocation Plan (note that some Selection Criteria set forth in the Allocation Plan are addressed elsewhere in this application).

1. **Lower Income Housing - Indicate the number of units that will be rent-restricted for and occupied by tenants with incomes lower than the minimum set-aside election selected above.**

20 units at	50% of area median income
47 units at	60% of area median income
29 units at	55% of area median income

*We will adjust these numbers to accommodate 10 units in the Affordable Rents for Chicago program at the appropriate time.*

2. **Housing Needs - Check each need that this project addresses and provide an explanation (number of units, social services that will be provided, statement of how this type of housing fills a need in the community)**

Housing for large families

**X** *Housing for elderly (Yes - 100%)*

**X** *Housing for people with disabilities (20 of 97 units are equipped for the handicapped)*

Housing for single room occupants

*The strong need for subsidized senior housing in this community and city-wide is documented in Section II.C.1. & 2.*

3. Long Term Affordability - Check affordability period that owner will commit to in deed restrictions

- ~~17~~ 30 years     35 years     40 years     45 years     50 years

4. Enhancement of Redevelopment Efforts - Check all that apply.

- Low Density Housing for families.  
 Reuse of vacant building(s).  
 *Minimal Displacement of current tenants. None will be displaced*  
 Participation by not-for-profit developers  
 *An exterior that is compatible with surrounding structures.*  
 *Accommodation for off street parking.*  
 *Targeting resources to complement other affordable housing efforts.*  
 Project located in Empowerment Zone  
Zone Name:  
 Project located in Enterprise Community Enterprise  
Community Name:  
 Project located in Strategic Neighborhood Assistance Program area.  
SNAP Area

Describe the contribution this project will have on redevelopment in the community.

See Section II.C.4.

5. Special Considerations - Check all that apply.

- Owner has entered into or will enter into a written agreement with the Chicago Housing Authority to utilize the waiting lists published by the CHA and to target persons on the lists to occupy low-income units in the project.*  
 *Owner will target households that meet the eligibility requirements to be on waiting lists for the CHA.*  
 Project will create scattered sites, mixed-income and/or replacement housing for public housing residents pursuant to CHA redevelopment plans.  
 Project reflects cooperation with the Leadership Council for Metropolitan Open Communities to make units available to what were "Gautreaux class" families, in "General Areas" as defined in the Gautreaux Consent Decree.  
 *Creation of mixed-income projects.*  
 Preservation of non-public at-risk federally assisted housing.

6. Readiness To Proceed - Describe plan to meet the 10% expenditure requirement to qualify for the Carryover Allocation by December 31 of the year of application. Include itemization of expenditures that will be made by year-end.

(N/A)

C. NON-PROFIT SET-ASIDE

If this project is to be considered for the non-profit or Community Housing Development Organization (CHDO) set-aside, the following information must be completed.

Articles of Incorporation and IRS documentation of status must be attached with application.

To qualify for the non-profit set-aside, the applicant must own an interest in and actively participate in the development and operation of the project throughout the compliance period. Within the meaning of IRC 469(h), "a (non-profit) is involved in the operations of the activity on a basis which is regular, continuous, and substantial." One of the exempt purposes of such organization must include the fostering of low income housing.

List name(s) of participating organization(s) beside appropriate designation.

501 (c) (3) Organization:

501 (c) (4) Organization:

Describe the non-profit organization's participation in the ownership, development and operation of the project:

Does your organization qualify as a community housing development organization (CHDO)?

Yes

No

State date of certification:



**AUTHORIZATION AND CERTIFICATION - All Applicants**

All information contained in this application is true and complete to the best of the applicant's knowledge and belief. Applicant agrees to comply with all Department of Housing policies and guidelines, City of Chicago ordinances and codes and any applicable federal laws, regulations and guidelines. Application materials remain the sole property of the Department of Housing, including real estate appraisals and architectural drawings, if applicable.

While processing this application the Department of Housing may conduct credit checks, property inspections, verification of information, discussions with lenders and development team members identified herein and have the City of Chicago Department of Buildings release existing code inspection reports cited against the subject property and other property identified as being owned by the applicant. The undersigned hereby acknowledges and authorizes these actions.

The applicant assumes responsibility for selecting and using contractors, which conform to the Department of Housing's standard. The Department does not warrant the performance of any contractor.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT, U.S.C. Title 18, Sec. 100 1. Provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both."

IN WITNESS WHEREOF, the applicant has caused this document to be duly executed by an authorized officer in its name on this *1st* day of *September*, 1999 .

<b>Name:</b>	<b>Name:</b> <i>Allison S. Davis</i>
<b>Signature:</b>	<b>Signature:</b>
<b>Title:</b>	<b>Title:</b> <i>Managing Member, New Kenwood, L.L.C</i>
<b>Relationship to Applicant:</b>	<b>Relationship to Applicant:</b> <i>Managing memberr</i>

Subscribed and Sworn to Before me on  
this day \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
Notary Public

My commission Expires: \_\_\_\_\_

**AUTHORIZATIONS AND CERTIFICATIONS - Tax Credit Applicants**

The applicant is responsible for ensuring that the project consists or will consist of a qualified low income building or buildings as defined in the Internal Revenue Code, Section 42, and will satisfy all applicable requirements of federal tax law in the acquisition, or construction and operation of the project to receive the low income housing tax credit.

The applicant is responsible for all calculations and figures relating to the determination of eligible and qualified basis for the building(s) and understands and agrees that the amount of the credit is calculated by reference to the figure submitted with this application.

The applicant is responsible for supplying current costs of development to the Department of Housing. These costs must correspond to costs identified on all applications submitted to other funding and investor sources by the applicant.

The undersigned hereby makes application to the City of Chicago for reservations, carryover allocations, or allocation of housing credit dollar amounts as listed in the application. The undersigned agrees that the City of Chicago Department of Housing will at all times be indemnified and held harmless against all losses, costs, damages, expenses and liabilities (including, but not limited to attorney's fees, litigation and court cost, amounts paid in settlement, amount paid to discharge judgment from the Internal Revenue Service) directly or indirectly resulting from, arising out of, or related to acceptance, consideration and approval or disapproval of such allocation request.

The undersigned hereby acknowledges that, if a tax credit reservation is made, the Department of Housing reserves the tax credits for the project and the applicant. Reservations are not transferable. Any changes require written notice and approval by the Department.

The undersigned, being a duly authorized officer of the applicant, hereby represents and certifies that the foregoing information, to the best of his/her knowledge, is true and complete and accurately depicts the proposed project.

IN WITNESS WHEREOF, the applicant has caused this document to be duly executed by an authorized officer in its name on this **1<sup>st</sup>** day of **September**, 1999 .

Name:	Name: <i>Allison S. Davis</i>
Signature:	Signature:
Title:	Title: <i>Managing Member</i>
Relationship to Applicant:	Relationship to Applicant: <i>Managing Member</i>

Subscribed and Sworn to Before me on  
this day \_\_\_\_\_, 19

\_\_\_\_\_  
Notary Public

My commission Expires: \_\_\_\_\_

**SCHEDULE 1  
Ownership/Development Team**

***Proposed Ownership Structure***

**Sole Owner.**

**Corporation**

**Partnership**

**Not-for-Profit Organization**

**Limited Partnership:** *Cottage View Terrace, L.P.*

**Limited Liability Corporation**

**Other**

**General Partner:**

**Limited Partner(s):**

Land Trust

Name of Trustee

Trust Number

Date of Trust

List all parties and/or entities that have or will have a vested interest in the property:

<b>Names</b>	<b>Interest</b>	<b>Names</b>	<b>Interest</b>
<i>Allison S. Davis</i>	<i>51%</i>	<i>Antoin Rezko</i>	<i>49%</i>

Disclose any party that has an interest, or has an ownership affiliation with a party that has an interest, in the property prior to acquisition by the proposed owner that will also have an interest or will have an ownership affiliation with a party that will have an interest in the proposed owner:

\* Please submit the ownership entity's organizational documents as filed with the Secretary of State. If the ownership entity is to be formed at later date, documents must be submitted as soon as they are filed, or prior to the loan closing or tax credit allocation. (*See Tab M*)

***Developer***

**Name:** *New Kenwood, L.L.C.*

**Contact Person:** *Howard Stanback*

**Address:** *54 West Hubbard Street, Suite 205*

**Title:** *Project Manager*

**City:** *Chicago*

**Phone Number:** *312-755-9997*

**State:** *IL*

**Zip Code:** *60610*

**FAX Number:** *312-755-0773*

**Schedule 1 continued**

***Co-Developer Partner***

Name:

Contact Person:

Address:

Title:

City:

Phone Number:

State:

Zip Code:

FAX Number:

***Owner***

Name: *Cottage View Terrace, L.P.*

Contact Person: *Howard Stanback*

Address: *54 West Hubbard Street, Suite 205*

Title: *Project Manager*

City: *Chicago*

Phone Number: *312-755-9997*

State: *IL*

Zip Code: *60610*

FAX Number: *312-755-0773*

***General Contractor***

Name: *Walsh Construction Company of Illinois*

Contact Person: *Rob Ferino*

Address: *929 West Adams*

Title: *Project Manager*

City: *Chicago*

Number: *312-563-5400*

State: *IL*

Zip Code: *60607*

FAX Number: *312-563-5467*

***Architect***

Name: *Loewenberg & Associates*

Contact Person: *James Loewenberg*

Address: *875 N. Dearborn Street*

Title: *President*

City: *Chicago, IL*

Phone Number: *312-440-9600*

State: *IL*

Zip Code: *60610*

FAX Number: *312-440-1422*

**Project Manager**

**Name:** *New Kenwood, L.L.C.*

**Address:** *54 West Hubbard Street, Suite 205*

**City:** *Chicago*

**State:** *IL*                      **Zip Code:** *60610*

**Contact Person:** *Howard Stanback*

**Title:** *Project Manager*

**Phone Number:** *312-755-9997*

**FAX Number:** *312-755-0773*

**Lead Lender**

**Name:** *Developers Mortgage Corporation*

**Address:** *221 N. LaSalle Street, Suite 3010*

**City:** *Chicago*

**State:** *IL*                      **Zip Code:** *60601*

**Contact Person:** *Alan Cravitz*

**Title:** *President*

**Phone Number:** *312-332-2013*

**FAX Number:** *312-332-0406*

**Additional Lender**

**Name:** *Illinois Housing Development Authority*

**Address:** *401 North Michigan Ave., 9<sup>th</sup> Floor*

**City:** *Chicago*

**State:** *IL*                      **Zip Code:** *60611*

**Contact Person:** *Stephen Gladden*

**Title:** *Project Coordinator*

**Phone Number:** *312-836-5351*

**FAX Number:** *312-832-2189*

**Marketing Agent**

**Name:** *William Moorehead & Associates, Inc.*

**Address:** *833 North Orleans, Suite 2A*

**City:** *Chicago*

**State:** *IL*                      **Zip Code:** *60610*

**Contact Person:** *William Moorehead*

**Title:** *President*

**Phone Number:** *312-661-0947*

**FAX Number:** *312-266-9345*

**Attorney**

**Name:**                      *To be determined*

**Contact Person:**

**Address:**

**Title:**

**City:** *Chicago*

**Phone Number:**

**State:** *IL*                      **Zip Code**

**FAX Number:**

**Consultant**

(Assistance provided: )

Name:

Contact Person:

Address:

Title:

City:

Phone Number:

State:            Zip Code:

FAX Number:

**Property Manager**

Name: *William Moorehead & Associates*

Contact: *William Moorehead*

Address: *833 North Orleans, Suite 2A*

Title: *President*

City: *Chicago*

Phone Number: *312-661-0947*

State: *IL*            Zip Code: *60610*

FAX Number: *312-266-9345*

**Minority Participation**

List any development team members that are minority and/or woman owned and controlled businesses:

<u>Name of Business</u>	<u>Role on Development Team</u>	<u>% Minority Owned</u>	<u>% Woman Owned</u>
1. New Kenwood	Development Manager	51%	
2. William Moorehead & Associates	Property Manager	100%	

**SCHEDULE 2**  
**Project Timeline**

		Month/Year
A.	Site Control	Currently - Redevelopment Agreement
	Option/Contract	N/A
	Site Acquisition	11/99
	Zoning Approval	N/A
	Site Analysis	N/A
B.	Financing	
	1. Construction Loan	
	Loan Application	12/01/99
	Conditional Commitment	02/01/99
	Firm Commitment	05/01/99
	2. Permanent Loan	
	Loan Application	See above 221(d)(4) FHA Insured
	Conditional Commitment	
	Firm Commitment	
	3. Other Loans and Grants	
	Type and Source:	DOH 2 <sup>nd</sup> Mortgage
	Application	9/99
	Award	12/99
	4. Other Loans and Grants	
	Type and Source:	N/A
	Application	
	Award	
	5. Equity Commitment	
	Type and Source:	American LLC
	Application	8/99
	Award	Upon Award of Credits
C.	Plans and Specifications	
	Schematic Drawings	10/15/99
	Working Drawings	02/2000
	Contractor's Sworn Statement	04/2000
D.	Closing and Transfer of Property	06/30/2000
E.	Construction Start	07/01/2000
F.	Completion of Construction	06/30/2000
G.	Lease-Up	07/01/2000 – 03/31/2001
H.	Tax Credit Placed in Service Date	07/01/2000

**SCHEDULE 2**  
**Project Timeline**

<b>A.</b>	<b>Site Control</b>	<b>Month/Year</b>
	<b>Option/Contract</b>	
	<b>Site Acquisition</b>	4/99
	<b>Zoning Approval</b>	
	<b>Site Analysis</b>	6/99
<b>B.</b>	<b>Financing</b>	
1.	<b>Construction Loan</b>	
	<b>Loan Application</b>	8/99
	<b>Conditional Commitment</b>	
	<b>Final Commitment</b>	12/99
2.	<b>Permanent Loan</b>	
	<b>Loan Application</b>	8/99
	<b>Conditional Commitment</b>	
	<b>Firm Commitment</b>	12/99
3.	<b>Other Loans and Grants</b>	
	<b>Type and Source: DOH 2<sup>nd</sup> Mortgage</b>	same
	<b>Application:</b>	
	<b>Award:</b>	
4.	<b>Other Loans and Grants</b>	
	<b>Type and Source: IHDA Trust Fund</b>	
	<b>Application:</b>	11/99
	<b>Award: \$373,000      1/99                      \$377,000</b>	1/00
5.	<b>Equity Commitment</b>	
	<b>Type and Source: LIHTC - 4%</b>	
	<b>Application:</b>	10/99
	<b>Award:</b>	12/99
<b>C.</b>	<b>Plans and Specifications</b>	
	<b>Schematic Drawings:</b>	11/98
	<b>Working Drawings:</b>	10/99
	<b>Contractor's Sworn Statement</b>	10/99
<b>E.</b>	<b>Closing and Transfer of Property:</b>	12/99
<b>E.</b>	<b>Construction Start:</b>	1/2000
<b>F.</b>	<b>Completion of Construction:</b>	1/2001
<b>G.</b>	<b>Lease-Up:</b>	12/2000
<b>H.</b>	<b>Tax Credit Placed in Service Date:</b>	12/2001



**SCHEDULE 3  
Development Cost**

(This page to be completed by all applicants. Tax Credit Applicants need to complete a Schedule 2 - both pages - for each building in a multi-building project, and for the total project.)

	<u>All Projects</u>	<u>Tax Credit</u>	<u>Applicants Only</u>
	<u>Total</u>	<u>Acquisition</u>	<u>Rehabilitation</u>
	<u>Cost</u>	<u>Basis</u>	<u>Basis</u>
<b>Acquisition Costs:</b>			
Land	1		
Building			
Other Expenses			
<b>Total Acquisition Costs:</b>	<b>1</b>		
<b>Hard Costs:</b>			
Site Work/Demolition	\$498,026		
Rehab/Construction	8,284,291		
General Requirements	619,072		
Contractor Overhead/Profit	567,778		
Other Hard Costs	61,575 (personal property)		
Contingency:	300,922		
5% max new const., 10% max rehab.			
<i>Hard Cost Subtotal</i>	<b>10,331,664</b>		
<i>Performance Bond</i>	60,000		
<i>Environmental Abatement</i>	300,000		
<b>Total Hard Costs:</b>	<b>10,691,664</b>		
<b>Soft Costs:</b>			
Professional Services			
Architect			
Design	207,838		
Supervision	51,958		
Legal Fees	110,000		
Consultant			
Engineering			
Accounting	10,000		
Market Study	7,500		
Environmental Report	7,500		
Taxes and Insurance			
Real Estate Tax Escrow	37,500		
Insurance Escrow	37,500		
Title and Recording	12,000		
Construction Period Taxes	20,000		
Construction Period Insurance	25,000		
Financing Costs			
Loan Origination Fees	3,085		
Tax Credit Fees	500		
Credit Enhancement (HUD MIP)	30,850		
Appraisal and Survey	14,000		
Construction Interest	116,973		
Syndication Fees (Tax Opinion)	15,000		
HUD Inspection/Exam Fee	24,680		
Bond Issuance Cost	350,000		
Financing Fee	61,700		
Marketing and Leasing	50,000		
Tenant Relocation (temporary)			
Developer's Fee	855,000		
Rent-Up Reserve	178,690		
Replacement Reserve (IHDA required)	48,500		
Working Capital Reserve	61,700		
<b>Total Soft Costs:</b>	<b>2,337,469</b>		
<b>TOTAL DEVELOPMENT COST</b>	<b>\$13,029,133</b>		

*-790 142,200,000 650*

Bridge Loan Interest During Construction (tax credit projects)	\$260,167
Bridge Loan Interest After Construction	356,380 + 15,727.
Bridge Loan Origination Fee & Reserve	60,392
Syndication Fee	501,986
Investor Partnership Reserves	100,397
Total Syndication Costs	\$1,279,322
<b>Grand Total Costs</b>	<b>\$14,308,455</b>

632,724

Schedule 3 continued

**(Not Applicable)**

**Tax Credit Calculation (Tax Credit Applicants Only)**

	<u>Acquisition</u>	<u>Rehabilitation</u>
Total Eligible costs		
Less: Ineligible Federal Funds		
Less: Historic Tax Credits (residential only)		
Net Eligible costs		
Census Tract Number		
Qualified Census Tract	Yes	No
Census Tract Premium (1.3, if applicable)		
Total Eligible Basis		
Percent Low/Moderate Units		
If less than 100%, show the following:		
Floor Space Ratio:	Low/Mod Floor Space	
	Total Floor Space	
	Floor Space Ratio	
Unit Ratio:	Low/Mod Units	
	Total Units	
	Unit Ratio	
Qualified Basis		
Applicable Federal Rate ( __ mo. _____ yr.)		
Maximum Tax Credit Allocation		
<b>TOTAL ACQUISITION AND REHABILITATION \$</b>		

**SCHEDULE 4**  
**Apartment Mix, Rent Structure and Operating Information**

**Net rentable area - residential:** 66,172 square feet  
**Net rentable area - commercial:** 4,000 square feet  
 Basement (if applicable) square feet  
**Gross area:** 98,554 square feet (include rentable area, plus common areas excluding basements)

**RESIDENTIAL**

Units before rehabilitation: Residential Commercial  
 Units after rehabilitation: Residential Commercial  
 Units currently occupied: Residential Commercial

Number of tenant households temporarily displaced:  
 Number of tenant households permanently displaced:

<u>Unit Type and Size</u>	<u>60% of Median</u>		<u>55% of Median</u>		<u>50% of Median</u>		<u>Market Rate</u>	
	<u>Units</u>	<u>Rents</u>	<u>Units</u>	<u>Rents</u>	<u>Units</u>	<u>Rents</u>	<u>Units</u>	<u>Rents</u>
Studio (___sf)								
1 Bedroom(672sf)	18	633						
1 Bedroom(650sf)	5	633						
1 Bedroom(685sf)	12	633						
1 Bedroom(627sf)	6	633	26	576	18	519		
2 Bedroom(938sf)	6	761	3	693	2	626	1(mgr)	750
3 Bedroom(___sf)								
4 Bedroom(___sf)								
<b>Totals:</b>	<b>47</b>		<b>29</b>		<b>20</b>		<b>1</b>	

Tenant-paid utilities - check all that apply:  
 Heat (  Gas X Electric)  
 Cooking (  Gas X Electric)  
 Water heating (  Gas X Electric)  
 Other electric

Number of handicapped accessible units: 20  
 Number of handicapped adaptable units: 77

**COMMERCIAL**

<b>Tenant</b>	<b>Sq. Ft.</b>	<b>Rent</b>	<b>Lease term/ expiration</b>	<b>Terms of lease (Gross, triple net, other)</b>
	4,000	\$3,333/month	2003	Triple net

**Describe cost, plan for financing rehabilitation/construction of commercial units and status of leasing those units:**

*Commercial unit build-out will be financed primarily through tenant lease terms. Dorothy Simms Registry has provided a letter of intent to lease at least 4,000 sf of commercial space for her businesses described in Section II.C.3. (See Section Q for letter of intent to lease.)*

**INCOME**

	<u>Monthly</u>	<u>Annual</u>
Gross Residential Rental Income	\$58,929	707,148
Less: Residential Vacancy Losses (7%)	(\$4,125)	(49,500)
Net Residential Rent	\$54,804	657,648
Gross Commercial Income	\$3,918	47,014
Less: Commercial Vacancy Losses (10%)	(\$784)	(9,403)
Net Commercial Rent	\$3,526	42,313
Other Income		
Laundry	\$970	11,640
Parking	\$	
<b>TOTAL OPERATING INCOME</b>	<b>\$58,908</b>	<b>706,899</b>

**EXPENSES**

	<u>Monthly</u>	<u>Annual</u>
<b>Administrative</b>		
Accounting/Legal	\$452	5,427
Management Fees (5%)	\$2,945	35,345
On-site Management	\$4,482	53,781
Other (office supplies, expenses, misc.)	\$554	6,650
<b>Total Administrative Expenses</b>	<b>\$8,434</b>	<b>101,203</b>
<b>Insurance</b>	<b>\$1,112</b>	<b>13,338</b>
<b>Property Taxes</b>	<b>\$5,172</b>	<b>62,066</b>
<b>Maintenance</b>		
Decorating/Painting		1,536
Elevator		699
Landscaping		1,624
Payroll (Maintenance/Janitor)		73,142
Repairs and Maintenance		6,402
Replacement Reserve (___3___%)		19,400
Scavenger /Trash Removal		5,446
Pest Control		1,617
Security		57,008
Supplies		3,153
<b>Total Maintenance</b>	<b>\$14,169</b>	<b>170,027</b>
<b>Utilities</b>		
Electricity	\$1,639	20,313
Gas/Oil	\$3,285	39,423
Sewer/Water	\$1,593	19,110
Other	\$446	5,351
<b>Total Utilities</b>	<b>\$7,016</b>	<b>84,197</b>
<b>Other Expenses (Advertising, Miscellaneous)</b>	<b>\$674</b>	<b>8,092</b>
<b>TOTAL EXPENSES (excluding debt service)</b>	<b>\$36,577</b>	<b>438,923</b>
<b>NET OPERATING INCOME</b>	<b>\$22,331</b>	<b>267,976</b>
(Total Operating Income Less Total Expenses)		

**Less: Debt Service**

Mortgage - 1 <sup>st</sup>	\$19,347	\$232,161
Mortgage - 2nd		
Mortgage - 3rd		
<b>TOTAL DEBT SERVICE</b>	<b>\$19,347</b>	<b>\$232,161</b>

**NET CASH FLOW**

(Net Operating Income Less Total Debt Service)

Debt Coverage Ratio

**\$2,926**

**\$35,1112**

15.13%

1.15

**(Not Applicable)**  
**SCHEDULE 5**  
**Debt and Equity Information**

1. Acquisition Information (Provide for each property and each parking lot)

Address:

Date of Purchase:

Purchase Price: \$

Name of Seller:

Name of Purchaser if different from applicant:

Address:

Existing Subsidies with Acquisition Project:

Section 22 1 (d) (3) BMIR (outstanding principal balance): \$

Section 236(outstanding principal balance): \$

Section 8 Rent Supplement or Rental Assistance payment: \$

Is HUD Approval for Transfer of Physical Asset Required?  Yes  No Date:

2. Other Liens and Judgments Against Subject Project

Total delinquent property taxes \$

Mechanics Lien \$

Unpaid Water/Sewer \$

Other Liens: Type

Describe how these obligations will be cleared at closing:

3. Existing First Mortgage

If there is a first mortgage, please complete the following:

Date of first mortgage

Lender Contact Person

Address Phone Number

Loan Number

Monthly Principal & Interest \$

(Do not include real estate taxes, insurance)

Are payments current?  Yes  No

If no, explain:

Reason for the Loan

Mortgagor's Names

Is the Applicant and/or another party personally liable for the loan?  Yes  No

Original Mortgage Amount \$

Interest Rate % Term

Maturity Date

Unpaid Principal Balance \$

4. Existing Second Mortgage

If there is a second mortgage, please complete the following:

Date of first mortgage

Lender

Original Mortgage Amount \$

Contact Person

Schedule 5 continued

Address  
Loan Number  
Monthly Principal & Interest  
(Do not include real estate taxes, insurance)

Phone Number  
Interest rate      Term  
Maturity Date  
Unpaid Principal Balance\$

Are payments current?     Yes     No

If no, explain:

Reason for the Loan

Mortgagor's Names

Is the Applicant and/or another party personally liable for the loan?     Yes     No

**IF THERE ARE MORE MORTGAGES, PLEASE LIST ON A SEPARATE SHEET OF PAPER**

Property Appraisal

Present appraised value \$

Date

By

Provide a copy of appraisal.

After rehabilitation appraised value \$

Date

Provide a copy of appraisal.

**SCHEDULE 6**  
**Non-DOH Financing Information for the Proposed Project**

Please supply letters of interest and/or support.

1. **Lender:** *Developers Mortgage Corporation* **Contact Person:** *Alan Cravitz*  
**Address:** *221 North Michigan, Suite 301, Chicago, 60601* **Phone Number:** *312-332-2013*  
**Application Date:** *11/15/98* **Date of Decision:** *12/15/98*
- Expected or Actual Terms:**  
**Loan Amount** \$ *3,085,000* **Interest Rate** *7.0%* **Term** **Amort. yrs.** *40*  
**Repayment (principal and interest):** **Monthly:** *\$17,285* **Annually:** *\$207,418*

**Security:**

**Conditions** **Position**  
 Recourse during term  Recourse during construction and lease-up  *Non-Recourse*

2. **Lender:** *IHDA Trust Fund* **Contact Person:** *Stephen Gladden*  
**Address:** *401 North Michigan, Suite 900* **Phone Number:** *312-836-5200*  
**Application Date:** *11/2/98* **Date of Decision:** *1/2/99*

**Expected or Actual Terms:**  
**Loan Amount** ~~*\$200,000*~~ *750,000* **Interest Rate** *0%* **Term** **Amort. yrs.** *40yrs*  
**Repayment (principal and interest):** **Monthly:** *\$* **Annually:**

**Security:**

**Conditions** **Position**  
 Recourse during term  Recourse during construction and lease-up  *\* Non-Recourse*

3. **Syndicator:** *American Housing, L.L.C.* **Contact Person:** *Patrick Johnson*  
**Address:** *54 West Hubbard St., Suite 205, Chicago, IL 60610* **Phone Number:** *312-755-9997*  
**Application Date:** *(to IHDA, 2/8/99)* **Date of Decision:** *(4/30/99)*

**Gross Syndication Proceeds** *\$5,109,663* (attach pay-in schedule – See Section K)  
**Syndication Expenses** *\$501,986*  
**Bridge Loan Interest** *\$ 632,723* (attach bridge loan amortization schedule)  
**Net Syndication Proceeds** *\$4,417,479* (excl. bridge loan interest & investment partnership reserves)

Attach additional page(s), if necessary, to show all financing sources, terms and conditions.



**SCHEDULE 7**

**Previous Participation of Applicant/Sponsor/General Partner in DOH Programs**

1. **Development Entity:** *All Chicago, LLC*  
**Project Name:** *Evergreen Tower II*  
**Address:** *1343 North Cleveland*  
**Amount of DOH Financing:** *\$ 6,099,417*  
**1st Mortgage Amount:** *\$2,955,000*  
**3rd Mortgage Amount**  
**Year Tax Credit Reserved:** *1997*  
**Equity Source:** *First Chicago Leasing Corporation*  
**Loan status:** *X Current* **Delinquent (explain: )**  
**Number of Units:** *101*  
**Loan Closing Date:** *2/14/98*  
**2nd Mortgage Amount:** *\$6,099,417*  
**Tax Credit Res. Amount:** *\$500,000*  
**Placed in Service Date:** *5/99*  
**Credit Allocating Agency:** *DOH*  
**Has this loan ever been subject to DOH workout, restructuring or litigation?** **Yes X No**  
**If yes, explain:**

2. **Development Entity**  
**Project Name**  
**Address**  
**Amount of DOH Financing \$**  
**1st Mortgage Amount**  
**3rd Mortgage Amount**  
**Year Tax Credit Reserved**  
**Equity Source**  
**Loan status:**  **Current**  **Delinquent (explain: )**  
**Number of Units**  
**Loan Closing Date**  
**2nd Mortgage Amount**  
**Tax Credit Res. Amount**  
**Placed in Service Date**  
**Credit Allocating Agency**  
**Has this loan ever been subject to DOH workout, restructuring or litigation?**  **Yes**  **No**  
**If yes, explain:**

3. **Development Entity**  
**Project Name**  
**Address**  
**Amount of DOH Financing \$**  
**1st Mortgage Amount**  
**3rd Mortgage Amount**  
**Year Tax Credit Reserved**  
**Equity Source**  
**Loan status:**  **Current**  **Delinquent (explain: )**  
**Number of Units**  
**Loan Closing Date**  
**2nd Mortgage Amount**  
**Tax Credit Res. Amount**  
**Placed in Service Date**  
**Credit Allocating Agency**  
**Has this loan ever been subject to DOH workout, restructuring or litigation?**  **Yes**  **No**  
**If yes, explain:**

**ATTACH SEPARATE PAGES FOR ADDITIONAL LOANS.**

Has the applicant or any affiliate of the applicant ever been awarded a reservation of Low Income Housing Tax Credits from any allocating agency and failed to meet the 10% expenditure requirement by the close of the year of the reservation?

Yes  No

If yes, explain:

Has the applicant or any affiliate of the applicant ever been awarded Low Income Housing Tax Credits from any allocating agency and failed to place the building in service by the close of the second year following the allocation?

Yes  No

If yes, explain:

Has the applicant or any affiliate of the applicant ever been cited for non-compliance under the City's or any other Low Income Housing Tax Credit program, and been unable to cure the non-compliance within the allowable cure period?

Yes  No

If yes, explain:

*Budget / plan  
for Senior assistance*

**SCHEDULE 8  
Social Service Plan - Special Needs Housing**

**A. AGENCY AND PROJECT INFORMATION**

**Social Service Provider:** *Support Services for Seniors (A non-profit subsidiary to be established by Dorothy Simms Registry)*

**Address:** *9730 South Western, Suite 741, Evergreen Park, IL, 60805*

**Contact:** *Dorothy Simms Phone: 708-499-4340*

**Project Name:** *Cottage View Terrace*

**Project Address:** *4801 South Cottage Grove*

**Community Area:** *39*      **Ward:** *4th*

**Number of Units:** *97*      **Number of Households:** *97*

**Brief Description of Project:**

*The proposed project, Cottage View Terrace, is a 97 unit 7-story all masonry building to be constructed on city-owned vacant land at 4801 South Cottage Grove. The project will target the market of senior citizens with incomes at 50% and 60% of the median family income of metropolitan Chicago. The project will consist of twelve (12) 2-bedroom units and eighty-five (85) 1-bedroom units. The total development cost of the project is \$13,137,921. There are four sources of financing proposed.*

- *First Mortgage (FHA Insured 221(d)(4))*      \$3,085,000
- *Second Mortgage (DOH)*      \$5,507,849
- *Third Mortgage (IHDA Trust Fund)*      \$750,000
- *Equity (IHDA tax credits)*      \$3,724,364.

*The project is scheduled to initiate construction in February 2000 and conclude construction in February 2001.*

**B.1 SPECIAL NEEDS TARGET POPULATION(S)**

**1. Population Served (check all that apply)**

**(Estimated #)**

- |                          |  |           |
|--------------------------|--|-----------|
| <input type="checkbox"/> | Developmentally Disabled   |           |
| <input type="checkbox"/> | Mentally III   |           |
| X                        | Physically Disabled  | 25        |
| X                        | Alcohol/Drug Addicted  | 10        |
| <input type="checkbox"/> | HIV/AIDS   |           |
| <input type="checkbox"/> | Homeless   |           |
| X                        | Other (specify)  |           |
|                          | <i>General quality of life problems associated with aging, e.g. health care, income, vocational development, recreation/leisure, etc.)</i> | 50        |
|                          | <b>Total</b>   | <b>85</b> |

Schedule 8 continued

Specifically:

**Check the appropriate groups to be served by this project:**

- Adult/Singles:    Male                       Female                       Youth (under 18 years)
- Two-Parent Families with Children                      *X* *Elderly (62 and over)*
- Women with Children

**B.2 DESCRIBE YOUR SOCIAL SERVICE PLAN: ON-SITE OR OFF-SITE COMPONENTS INCLUDING OUTREACH/INTAKE PROCEDURES AND LINKAGES WITH OTHER SOURCES OF CARE AND SERVICE.**

*The primary commercial tenant for Cottage View Terrace will be the Dorothy Simms Registry. The Registry provides home health care for senior citizens in South East Chicago and the suburbs under contract with the State of Illinois Department on Aging. The Registry is currently located in Evergreen Park, IL. The owner of the business is Ms. Dorothy Simms a certified Case Management Specialist from the Graham Graduate School of Management, St. Xavier University, Chicago, IL. Ms Simms is in the process of creating a non-profit organization to provide support services for senior citizens who will be residents of Cottage Grove Terrace, and the customers of her other businesses to be located at Cottage View Terrace.*

*Ms. Simms will employ and supervise staff to provide initial assessment, counseling, referral and case management services for building residents seeking assistance. In depth assessment needs will be met through referral to existing health and human service providers in the neighborhood and listed below.*

*The Dorothy Simms Registry will be expanding its direct services to include*

- An adult day care service for 20 –40 senior citizens.*
- A Wellness Clinic for senior citizens, which will conduct health screening and counseling through specialist in traditional and nontraditional health specialist to be located on site.*

**B.3 SERVICES TO BE PROVIDED (ATTACH NAME AND ADDRESS OF OUTSIDE AGENCIES)**

- Martin Luther King Community Center, 43<sup>rd</sup> St. and Cottage Grove, which is operated by the City of Chicago Department of Human Services.*
- Abraham Lincoln Center, 3858 South Cottage Grove.*
- University of Chicago Hospitals, 54<sup>th</sup> St. and Drexel Blvd.*
- Illinois Employment Service, 715 E. 47<sup>th</sup> Street*

**On-Site Services (check all applicable)****Provider Agency or In-House Staff Position**

<b>Case Management</b>	X	<i>Case Management Counselor, Senior Support Services</i>
<b>Crisis Intervention</b>	X	<i>Case Management Counselor</i>
<b>Counseling</b>	X	<i>Case Management Counselor</i>
<b>Referrals</b>	X	<i>Case Management Counselor</i>
<b>Education</b>		
<b>Job Training</b>		
<b>Job Placement</b>		
<b>Transportation</b>		
<b>Substance Abuse Treatment Counseling</b>		
<b>Medical Service</b>	X	<i>Wellness Clinic Counselors</i>
<b>Financial Benefits Advocacy</b>	X	<i>Case Management Counselor</i>
<b>Other</b>		

**Off-Site (check all applicable)****Provider Agency**

<b>Case Management</b>		
<b>Counseling</b>	X	<i>Martin Luther King Community Center</i>
<b>Medical Services</b>	X	<i>University of Chicago Hospitals</i>
<b>Mental Health</b>	X	<i>Martin Luther King Community Center and Abraham Lincoln Center</i>
<b>Substance Abuse Treatment Counseling</b>	X	<i>Martin Luther King Community Center and Abraham Lincoln Center</i>
<b>Financial Benefits Advocacy</b>		
<b>Job Training</b>	X	<i>Martin Luther King Community Center and Illinois Employment and Training Center</i>
<b>Job Placement</b>	X	<i>Martin Luther King Community Center and Illinois Employment and Training Center</i>

**C. Staffing Plan**

1.	<b>Agency Personnel (specify number); <u>Title/Position</u></b>	<b><u>Full-time</u></b>	<b><u>Part-Time</u></b>
	<i>Case Management Counselor</i>	<i>1</i>	<i>1 @ 25hrs/week</i>

**ATTACH BRIEF RESUME OR BACKGROUND CREDENTIAL FOR EACH POSITION.**

*Dorothy Simm's Resume is attached.*

2. Volunteers (describe numbers, type and involvement):

**D. PROPOSED SOCIAL SERVICE BUDGET**

<u>Source</u>	<u>Amount</u>	<u>Phone Number:</u>	<u>Date Received/Committed</u>
1. Department of Human Services			
2. United Way			
3. Foundations or Corporation (list)			
4. <b>Other Government Sources (specify)</b> <b>Illionois Department on Aging</b>	<i>\$35,000</i>		
5. Solicited Support			
6. In-Kind (specify)			
7. <b>Other (explain)</b> Fees paid by private insurance and Medicare	<i>\$50,000</i>		
8. <b>Project Income</b> <i>up to</i>			<i>\$10,000 (under the occurrence of a funding shortfall)</i>

**Estimated Annual Cost: \$85,000**  
(supportive housing and social services)

**Estimated Cost Per Resident: \$4/work day**  
(cost per day)

*Wellness Clinic providers will be leased space on a prescheduled basis. They will be responsible for fee collection for the services provided.*

**Cottage View Terrace:**  
**Proposed Multi-family Apartments for**  
**for Senior Citizens at**  
**4801 South Cottage Grove**

**Project Description**

Summary

The proposed project, Cottage View Terrace, is a 97 unit 7-story all masonry building to be constructed on city-owned vacant land at 4801 South Cottage Grove. The project will target the market of senior citizens with incomes at 50% and 60% of the median family income of metropolitan Chicago. The project will consist of twelve (12) 2-bedroom units and eighty-five (85) 1-bedroom units.

- Forty-five (45) 1-bedroom units will be leased to households at 50% MFI for \$518/month. Five (5) 2 – bedroom units will be leased to households at 50% MFI for \$690/month
- Forty (40) 1-bedroom units will be leased to households at 60% MFI at \$630/month. Six (6) 2-bedroom units will be leased to households at 60% MFI at \$755/month.
- 

The total development cost of the project is **\$13,137,921**. There are four sources of financing proposed.

• First Mortgage (FHA Insured 221(d)(4))	\$2,645,000
• Second Mortgage (DOH)	\$2,550,893
• Third Mortgage (IHDA Trust Fund)	\$500,000
• Equity (IHDA tax credits)	\$7,441,928.

The project is scheduled to initiate construction in October 1999 and conclude construction in January 2001.

Market Demand

The project is designed to target the market for elderly residents (55 and older) on fixed incomes at 50 percent and 60 percent of the median household income for Chicago. Between 39<sup>th</sup> and 55<sup>th</sup> Streets, from Martin Luther King Drive to Lake Shore Drive there are over 2700 units of subsidized elderly housing. Most of the units are CHA units. Only 15% of all subsidized units are targeted to the 50%-60% Median Family Income (MFI). Additionally, The project provides twelve 2-bedroom units specifically targeted to the increasing market of seniors with guardian responsibility for grandchildren.

According to the City of Chicago's Five-Year Consolidated Plan (1996), elderly and single family households demonstrate the greatest incidence of housing problems at the

51-80%MFI. The Plan calls for increasing the number of housing units and the flow of housing resources with low-income (non-frail) elderly housing population.

The City of Chicago's Department of Aging reports a citywide waiting list of 2 years for subsidized elderly housing. Our survey of 12 subsidized non-CHA elderly buildings with 500 units within 5-8 blocks of the proposed development confirms the local nature of the shortage of housing. These buildings reported waiting lists of 10 months to 3 years.

### Financing Status

This application to the IHDA Trust Fund is being submitted simultaneously with an application for an FHA insured 1<sup>st</sup> mortgage and a City of Chicago Department of Housing 2nd Mortgage. The application for IHDA tax credits will be submitted for the February 8, 1999 deadline.

### Community Impact

The proposed project will be a significant stimulus to the revitalization of the area between 43<sup>rd</sup> Street and 51<sup>st</sup> Street along Cottage Grove. The West Side of Cottage Grove from 43<sup>rd</sup> to 47<sup>th</sup> Streets, just North of the proposed project has been designated as a Tax Increment Financing District (See Section O. for TIF Map). The intersection of 47<sup>th</sup> and Cottage Grove is being redeveloped as a commercial hub to include a major pharmacy, grocery store, and other retail amenities. The addition of 97 units of housing with an average income of approximately \$20,000 per year along this major public transportation route will significantly enhance the community's vitality and the viability of new retail services

Additionally, the commercial space will create approximately 20 permanent full-time jobs on site and bring an additional 200 off site employees to the community who must attend meetings in the office twice per month.

The community will also benefit from this proposal by eliminating the uncontrolled parking and auto abandonment occurring on this vacant lot and providing 44 paved parking spaces for neighborhood residents.

The following developments are also planned or underway in the area.

- Fifteen market rate condominium units are being rehabilitated and 2 new single family homes are under construction on Drexel Blvd, between 47<sup>th</sup> and 48<sup>th</sup> St. (1 -2 blocks from proposed project.)
- North Washington Park Development is constructing 24 single-family market rate houses along 48<sup>th</sup> St. from Cottage Grove to Champlain. (1-3 blocks west of the proposed project.)
- The Willard Square Development is expanding its affordable housing in the North Washington Park area by 25 units between Champlain, St. Lawrence, 49<sup>th</sup> St., and 50<sup>th</sup> St.

Affordability

15-30 years

Community Support

- Hyde Park Community Conservation Committee favorably received the proposal in August 1998 They can not provide final approval until financing is in place. (See Section D. for support letter).
- Alderman Preckwinkle is enthusiastically supporting this project.
- State Senator Barack Obama has provided support.
- State Representative Lou Jones has provided support.
- The University of Chicago has provided support.
- Additional meetings are being scheduled in November and December with nearby block clubs and resident associations to be arranged by the Alderman.

Marketing Units/Maintenance of Affordability.

Units will be marketed through media advertising and other institutions and organizations, which service senior citizens, such as the City of Chicago Department of Aging, Department of Human Resources, Department of Housing and their delegate agencies.

11/99  
15 total attendees  
COOPs board  
Tudor Arms Greenacres  
January - late presentation to entire residents  
new roof - presented to alderman.



## **Plan for Community Support**

Letters of Support are attached from the following community organizations, institutions and elected officials. Additional community presentations are being scheduled via Alderman Preckwinkle's office for November and January with resident organizations immediately adjacent to the project.

- Alderman Toni Preckwinkle
- Illinois State Senator Barack Obama
- Illinois State Representative Lou Jones
- University of Chicago
- Hyde Park Community Conservation Council



**TONI PRECKWINKLE**  
ALDERMAN, 4TH WARD  
4646 SOUTH DREXEL BOULEVARD  
CHICAGO, ILLINOIS 60653  
TELEPHONE: 773-536-8103

**CITY COUNCIL**  
**CITY OF CHICAGO**  
**COUNCIL CHAMBER**

CITY HALL - ROOM 209  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE 312-744-2690

**COMMITTEE MEMBERSHIPS**

- COMMITTEES, RULES AND ETHICS
- ENERGY, ENVIRONMENTAL PROTECTION AND PUBLIC UTILITIES
- FINANCE
- HISTORICAL LANDMARK PRESERVATION
- PARKS AND RECREATION

October 27, 1998

Julia Stasch, Commissioner  
Department of Housing  
318 South Michigan Avenue  
Chicago, IL 60604

Re: New Kenwood LLC

Dear Commissioner Stasch,

I am writing in support of New Kenwood LLC's proposal to build a ninety seven unit apartment building at 48th and Cottage Grove for senior citizens. The project will include a home health care service, adult day care and a wellness center for seniors conducted by the Dorothy Sims Registry, an experienced provider. This project will provide much needed housing for Fourth Ward citizens.

I hope that the Department of Housing will provide the second mortgage financing this valuable project requires.

Sincerely,

Toni Preckwinkle  
Fourth Ward Alderman

## ILLINOIS STATE SENATE



**BARACK OBAMA**  
SENATOR • 13TH DISTRICT

## DISTRICT OFFICE:

1741 East 71st Street  
Chicago, Illinois 60649  
773/363-1996  
FAX: 773/363-5099

## CAPITOL OFFICE:

105D Capitol Building  
Springfield, Illinois 62708  
217/782-5338  
FAX: 217/782-5340

## COMMITTEES:

- Member
- Judiciary
  - Public Health & Welfare
  - Revenue

October 28, 1998

Julia Stasch, Commissioner  
Department of Housing  
318 S. Michigan Ave.  
Chicago, IL 60604

Re: New Kenwood LLC

Dear Commisioner Stasch,

I am writing in support of the New Kenwood LLC's proposal to build a ninety seven unit apartment building at 48<sup>th</sup> and Cottage Grove for Senior Citizens. The project will include a home health care service, adult day care and wellness center for seniors conducted by Dorothy Sims Registry, and experienced provider. This project will provide much needed housing for Fourth Ward citizens.

I hope the Department of Housing will provide a second mortgage financing this valuable project requires.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barack Obama', written over a circular stamp.

Barack Obama  
State Senator  
13<sup>th</sup> Legislative District

*District Office:*  
436 E. 35th Street, 1st Floor  
Chicago, Illinois 60616  
312/979-9400

*Capitol Office:*  
2093-M Straton Building  
Springfield, Illinois 62706  
217/782-2093



*Committees:*  
Registration & Regulation  
(Spokesperson)  
Elections & State Government  
Judiciary - Criminal Law  
Public Utilities

*House of Representatives*  
**Lou Jones**  
State Representative • 5th District

10/30/1998

Julia Stasch, Commissioner  
Department of Housing  
318 South Michigan Avenue  
Chicago, IL 60604

Dear Commissioner Stasch,

I am writing in support of New Kenwood I.L.C.'s proposal to build a ninety-seven-unit apartment building at 48<sup>th</sup> & Cottage Grove for senior citizens. The project will include a home health care service, adult day care and a wellness center for seniors conducted by Dorothy Simms Registry, an experienced provider. This project will provide much needed for 5<sup>th</sup> District citizens.

I hope that the Department of Housing will provide the second mortgage financing this valuable project requires.

Sincerely,

A handwritten signature in cursive script that reads "Lou Jones".

Lou Jones,  
State Representative, 5<sup>th</sup> District  
Illinois House of Representatives

## THE UNIVERSITY OF CHICAGO

5801 SOUTH ELLIS AVENUE  
CHICAGO • ILLINOIS 60637Vice President for  
Community Affairs

(773) 702-3627

October 30, 1998

Ms. Julia Stasch  
Commissioner  
City of Chicago Department of Housing  
318 South Michigan Avenue  
Chicago, IL 60604

Dear Ms. Stasch:

The University of Chicago enthusiastically supports New Kenwood, LLC's application to the City's Department of Housing for \$1.7 million in second mortgage financing. These funds will be used to build Cottage View Towers, a 97-unit apartment building for seniors at 4801 South Cottage Grove in West Hyde Park.

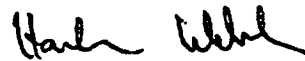
As you know, there is a growing demand for high-quality, well-maintained, affordable senior housing on the South Side of Chicago. Unfortunately, the demand for this type of housing far exceeds supply.

Your loan proceeds, coupled with Trust Fund monies from the Illinois Housing Development Authority, will give the developer an opportunity to turn a vacant lot in West Hyde Park into a community asset. Not only will this project create high-quality housing; it will house a range of social service programs targeted to seniors and create job opportunities for community residents.

Cottage View Towers will have a significant impact on West Hyde Park and significantly contribute to the momentum already generated by other positive signs of community revitalization. The University has full confidence in the development team to deliver an aesthetically attractive building and provide a safe, affordable, and secure place for our seniors.

Thank you for the opportunity to voice my support for this project. Please call me at (773) 702-3627 if you have any questions.

Respectfully submitted,



Henry S. Webber

**GARDNER, CARTON & DOUGLAS**

SUITE 3400-QUAKER TOWER

321 NORTH CLARK STREET

WRITER'S DIRECT DIAL NUMBER

CHICAGO, ILLINOIS 60610-4795

WASHINGTON, D.C.

ROBERT M. GROSSMAN  
312/245-8695

(312) 644-3000

FAX: (312) 644-3381

INTERNET: gcdlawchgo@gcd.com

October 21, 1998

Ms. Julia Stasch  
Commissioner  
Department of Housing  
318 South Michigan Avenue  
Chicago, IL 60604

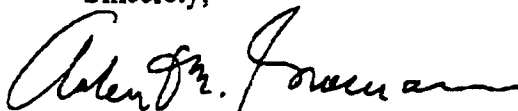
Dear Ms. Stasch:

I am writing to you in my capacity as Chairman of the Hyde Park-Kenwood Conservation Community Council ("CCC"). This letter will acknowledge the CCC's initial review of New Kenwood's proposed development of a multifamily apartment building for senior citizens (beginning at age 55) at 48th and Cottage Grove. While the CCC met on August 18, 1998 to discuss the development, it is the CCC's policy not to take a formal vote until financing is in place. Consequently, our review at the time was for clarification and advisory in nature.

We were encouraged by the New Kenwood proposal. The project would provide an aesthetic and commercial boost to the community. It will resolve a nagging problem of uncontrolled parking along the vacant lot and adjoining alley. Furthermore, the New Kenwood team consists of experienced and successful developers who are knowledgeable of this community and the senior citizen market, which is being targeted.

We look forward to their return to the CCC for further consideration and, based on what we have seen thus far, final approval.

Sincerely,



Robert M. Grossman

RMG/lm

053928

THE UNIVERSITY OF CHICAGO

5801 SOUTH ELLIS AVENUE  
CHICAGO • ILLINOIS 60637

98 10/30/98 10 2 20

(773) 702-3627

Vice President for  
Community Affairs

October 30, 1998

Ms. Julia Stasch  
Commissioner  
City of Chicago Department of Housing  
318 South Michigan Avenue  
Chicago, IL 60604

Dear Ms. Stasch:

The University of Chicago enthusiastically supports New Kenwood, LLC's application to the City's Department of Housing for \$1.7 million in second mortgage financing. These funds will be used to build Cottage View Towers, a 97-unit apartment building for seniors at 4801 South Cottage Grove in West Hyde Park.

As you know, there is a growing demand for high-quality, well-maintained, affordable senior housing on the South Side of Chicago. Unfortunately, the demand for this type of housing far exceeds supply.

Your loan proceeds, coupled with Trust Fund monies from the Illinois Housing Development Authority, will give the developer an opportunity to turn a vacant lot in West Hyde Park into a community asset. Not only will this project create high-quality housing; it will house a range of social service programs targeted to seniors and create job opportunities for community residents.

Cottage View Towers will have a significant impact on West Hyde Park and significantly contribute to the momentum already generated by other positive signs of community revitalization. The University has full confidence in the development team to deliver an aesthetically attractive building and provide a safe, affordable, and secure place for our seniors.

Thank you for the opportunity to voice my support for this project. Please call me at (773) 702-3627 if you have any questions.

Respectfully submitted,



Henry S. Webber



**TONI PRECKWINKLE**  
ALDERMAN, 4TH WARD  
4646 SOUTH DREXEL BOULEVARD  
CHICAGO, ILLINOIS 60653  
TELEPHONE: 773-536-8103

**CITY COUNCIL**  
**CITY OF CHICAGO**  
**COUNCIL CHAMBER**

CITY HALL - ROOM 209  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE 312-744-2690

**COMMITTEE MEMBERSHIPS**

- COMMITTEES, RULES AND ETHICS
- ENERGY, ENVIRONMENTAL PROTECTION AND PUBLIC UTILITIES
- FINANCE
- HISTORICAL LANDMARK PRESERVATION
- PARKS AND RECREATION

October 27, 1998

Sondra C. Ford  
Manager, Community Development Programs  
Illinois Housing Development Authority  
401 North Michigan Ave, Suite 900  
Chicago, IL 60611

Re: New Kenwood LLC

Dear Ms. Ford,

I am writing in support of the New Kenwood LLC's proposal to build a ninety seven unit apartment building at 48th and Cottage Grove for senior citizens. The project will include an innovative combination of home health care, adult day care and a wellness center for seniors conducted by the Dorothy Sims Registry, an experienced provider. This project is much needed and will be a valuable asset to the Fourth Ward.

Specifically, I support the acquisition by New Kenwood LCC of the land necessary to build this project pending final approval by the Hyde Park Conservation Community Council. The CCC has given the project preliminary approval, contingent only on financing.

I hope the Illinois Housing Development Authority will give this project its full support.

Sincerely,

Toni Preckwinkle  
Fourth Ward Alderman





CITY COUNCIL  
CITY OF CHICAGO  
COUNCIL CHAMBER

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1646 SOUTH DREXEL BOULEVARD  
CHICAGO, ILLINOIS 60653  
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October 27, 1998

Julia Stasch, Commissioner  
Department of Housing  
318 South Michigan Avenue  
Chicago, IL 60604

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I hope that the Department of Housing will provide the second mortgage financing this valuable project requires.

Sincerely,

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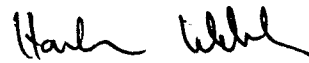
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121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
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## THE DAVIS GROUP, L.L.C.

The Davis Group, L.L.C. is an Illinois limited liability company controlled by Allison Davis. Mr. Davis, a native of Chicago, has been a member of the Illinois Bar since 1964. Since 1970, he has represented community development corporations and profit motivated sponsors of affordable housing. As an attorney/consultant or as developer/attorney, he has played a major role in the development of 2,145 units of affordable housing. Many of these developments are characterized by economic integration. Davis is the managing partner of 408 of these units.

As a founder of the Woodlawn Preservation and Investment Corporation and the Fund for Community Redevelopment and Revitalization, he has been intimately involved in the planning, design and development of economically integrated housing for the Woodlawn and North Kenwood communities.

From 1980 to 1984, Davis established and administered the Local Initiatives Support Corporation's ("LISC") programs in Chicago. By 1984, the LISC-Chicago program was the largest such program in the country. During this time period, more than \$50,000,000 of construction of affordable housing was triggered.

A list of the affordable housing developments and planning efforts Davis has worked on is attached as Exhibit B. Attached as Exhibit C is Mr. Davis' vitae.

EXHIBIT B

AFFORDABLE HOUSING ACTIVITIES AND  
RELATED REFERENCES OF ALLISON S. DAVIS

1. 1971 Jackson Park Terrace, 60th and Stony Island - attorney consultant - 322 unit mixed income development. One of the first developments financed by the Illinois Housing Development Authority - remains a model of economic integration. Attorney References: Dr. Arthur M. Brazier and Dr. Leon D. Finney, Jr.
2. 1972 Woodlawn Rehab - 101 units of rehabilitated housing - on scattered sites in Woodlawn. We served as the attorney and development consultant. FHA insured and subsidized mortgage. Attorney Reference: Dr. Leon D. Finney, Jr.
3. 1976 Park Shore East Cooperative, 62nd and Stony Island - 148 townhouse co-op units, 50% market rate/50% subsidized. A model of economic integration - served as an attorney and represented an interim lender. Attorney Reference: Dr. Leon D. Finney, Jr.
4. 1977 Park Shore East Elderly, 63rd and Harper - 204 units - elderly and handicapped units; insured and subsidized mortgage. Represented interim lender. Attorney Reference: Dr. Leon D. Finney, Jr.
5. 1976 Evergreen Sedgwick Apartments - Evergreen and Sedgwick two blocks north of Cabrini Green 84 unit §236. Stable working tenants, immaculately maintained, attorney-consultant, owner and managing general partner. Attorney References: Charles Smith, William Moorehead and Ronald Laurent.
6. 1979 Evergreen Towers, Cleveland and Goethe - 100 unit elderly and handicapped development 100% financed and subsidized. Attorney-consultant. Attorney References: William Moorehead and Ronald Laurent.
7. 1983 Evergreen Terrace Apartments, Cleveland and Goethe - 84 units, 100% subsidized and insured federal mortgage - attorney-consultant and owner. Acknowledged

to be one of the best maintained, subsidized developments in the city. Very stable tenant population. In the shade of Cabrini-Green. Attorney References: William Moorehead, James Loewenberg and Charles Smith.

8. 1988 Grove Parc, 61st and Cottage Grove - 504 units. Purchased by the Woodlawn Preservation and Investment Corporation from HUD for \$1.00; \$7,000,000 rehabilitation completed; 100% §8; attorney-consultant. This property had been a nightmare for 25 years. WPIC's efforts to rehabilitate the property and gradually reduce gang activity are beginning to show positive results. Attorney References: Dr. Arthur M. Brazier, Victor H. Knight and Andrew Ditton.
9. 1981-1986 Coordinator of the Chicago LISC Program. Established and administered the first program in the City of Chicago which provided meaningful grants and loans to community development corporation for the development. The program leveraged \$50,000,000 of new construction and rehabilitation. Attorney References: Mitchell Sviridoff, Franklin Cole and Andrew Ditton.  
  
The Chicago program at that time was considered to be the premier LISC program in the country.
10. 1993 Central Woodlawn Phase I - 8 scattered buildings with 154 units. Utilized city sponsored tax reactivation program and city low income tax credits. Development is economically mixed. Lawyer-consultant. Attorney References: Dr. Arthur M. Brazier, Saul Klibanow, Victor Knight and Jonathan Kleinbard.
11. 1993 - 22 single family market rate townhomes developed by the Thrush Companies and Woodlawn Preservation and Investment Corporation (WPIC); attorney. First market rate single family homes constructed in Woodlawn in 70 years. Attorney References: Dr. Arthur M. Brazier, Victor H. Knight, George Thrush and Jonathan Kleinbard.
12. 1994-95 Central Woodlawn Phase II - Acquisition and rehabilitation of 6 building with 94 units. Joint venture between WPIC and Rescorp. Attorney References: Dr. Arthur M. Brazier, Victor H. Knight and Antoin Rezko.
13. 1994 Island Terrace, 64th and Stony Island - 240 units of family housing under new financing scheme 33% low income, 5% very low income, 62% market rent. Implementing \$2,000,000 rehabilitation program.

Allison S. Davis

Residential Project Experience as Owner/Counsel/Manager

Date s	Project/Community / Location	Units	Project Cost	Status	Type Structure	Role
1998	Evergreen Towers II New Construction of 101 units of mixed income senior's housing	101	\$12,500,000	Under-construction	11 story, concrete	Developer
1998	40-year lease to CHA (approved by HUD of 44 units of market rate housing at Mohawk North and Oscar Meyer locations. To be leased to CHA tenants as part of Cabrini replacement housing program, with Dan McLean.	44	\$5,500,000	16 units ready to turn over, balance under construction	2 bedroom units in 3 and 4 flat condo structure	Developer
1998	188A. Horner Replacement Housing. New construction of 44 units of replacement housing for CHA families- Joint venture with Near West Side CDC and Dan McLean.	44	\$3,700,000	Completed and occupied	All masonry structures with market rate amenities.	Developer
1997	Mohawk North-91 units (21 single family, 4 townhouses, 66 two bedroom condos) of for sale housing as a joint venture with MCL Corp.	91	\$18,000,000	Construction completed	Single family, townhouses and three flat condos	Developer
1997	Near West Show Case-1 single family townhouse and two 2 flats. Joint venture with Near West Side Development and MCL Corp.	5	\$480,000	Completed and occupied	Masonry construction with market rate amenities.	Developer
1996-97	Drexel Home Rehabilitation, tax credit, IHDA-funded mortgage, mixed income, Woodlawn, Chicago	92	\$7,767,000	Completed	Conversion of elderly housing to apartments/ masonry	Counsel to developer
1996-97	Island Terrace, mixed income rental building, including 5% very low income, 33% low income and 62% market rate units at 64 <sup>th</sup> & Stony Island, Chicago	240	\$1,700,000	Completed	Renovation of masonry apartment building	Developer and counsel



1996	Market-rate Homes, first-market rate houses in area for 70 years, Woodlawn, Chicago	22	\$3,000,000	Completed	Townhomes	Counsel to developer
1995	Central Woodlawn Phase II, Woodlawn, Chicago	94	\$8,102,525	Completed	Rehabilitation of 6 Apartment buildings, masonry construction	Counsel to developer
1995	Central Woodlawn Phase I, used City sponsored tax reactivation program and City low-income tax credits for mixed income development, Woodlawn, Chicago	154	\$12,872,776	Completed	Rehabilitation of 8 apartment buildings, masonry construction	Counsel to developer
1988-90	Grove Par, 100% Section 8 housing, Woodlawn, Chicago	504	\$5,750,000	Completed	Renovated apartments, masonry and brick structure	Counsel to developer
1983	Evergreen Terrace Apartments, 2.5 story units, 100% subsidized, one of the best maintained subsidized developments in the City, North Town, Chicago	84	\$5,000,000	Completed	Apartments/ frame construction & brick façade	Counsel to developer
1980	Evergreen Towers, 100% subsidized, 11 story apartment building for elderly and handicapped, North Town, Chicago	100	\$7,000,000	Completed	Apartment building/ poured concrete	Counsel to developer
1980	Park Shore East, elderly and handicapped housing, Woodlawn, Chicago	204	\$9,500,000	Completed	Apartments/ frame, concrete, and brick façade	Counsel to secondary lender
1980	Park Shore East Cooperative, a model of economic integration with 50% subsidized and 50% market rate housing, 62 <sup>nd</sup> & Stony Island.	148	\$12,000,000	Completed	Co-op townhomes/ wood frame & brick façade	Counsel to secondary lender
1976	Evergreen Sedgwick Apartments, Section 236, stable population of working tenants, well-maintained, North Town, Chicago	84	\$2,300,000	Completed	Apartments/ concrete & brick façade	Owner and Counsel

1974	Woodlawn Scattered Site Rehabilitation, Woodlawn, Chicago	101	\$4,000,000	Completed	Scattered site housing	Counsel to developer
1971	Jackson Park Terrace, one of the first developments financed by IDHA, and remains a model mixed-income development, Jackson Park Chicago.	322	\$9,500,000	Completed	Apartments/ frame & concrete with brick façade	Counsel to developer

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

Guarantee No.

Escrow No.

The affiant, Cottage View Terrace, L.P., being duly sworn on oath deposes and says that he is the owner of the following described premises in Cook County, Illinois, to wit: 4801 S. Cottage View Blvd., Chicago, IL 606-- , as described in detail in title commitment No. N9701669.

1. That he is thoroughly familiar with all the facts and circumstances concerning the premises described above.
2. That during the six months last past the only work done or materials furnished in connection with the mentioned premises are listed below.
3. That the only contracts let for the furnishing of future work or materials relative to the contemplated improvements are as listed below.
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due, if any.

Name & Address	Kind of Work	Original Contract	Adjusted Contract	Previously Paid	Amount of this Payment	Balance to Become Due
Loewenberg + Associates, Inc. 1 W Superior Place #200 Chicago, IL 60619	Architect: Design	\$220,000.00	\$220,000.00	\$0.00	\$220,000.00	\$0.00
Loewenberg + Associates, Inc. 1 W Superior Place #200 Chicago, IL 60619	Architect: Supervision	\$55,000.00	\$55,000.00	\$0.00	\$0.00	\$55,000.00
Sachnoff & Weaver, Ltd. 30 S. Wacker Drive, 29th Floor Chicago, IL 60606-7484	Legal -- Transaction/Finance	\$100,000.00	\$100,000.00	\$0.00	\$54,449.02	\$45,550.98
Antonio & Associates 180 N. LaSalle, #2225 Chicago, IL 60601	Legal -- Tax Review	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00
Charity & Associates 20 North Clark Suite 205 Chicago, IL 60602	Legal -- Org. & Cost Cert. (Reimburse New Kenwood LLC)	\$7,500.00	\$7,500.00	\$0.00	\$615.00	\$6,885.00
Friduss, Lukee, Schiff & Co., PC 4747 W. Petersen Ave., #300 Chicago, IL 60646	Accounting -- Cost Cert.	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00
Walsh Construction Company of IL 929 W. Adams Street Chicago, IL 60607	General Contractor (Residential Space Costs)	\$9,741,408.00	\$9,741,408.00	\$0.00	\$0.00	\$9,741,408.00
Walsh Construction Company of IL 929 W. Adams Street Chicago, IL 60607	General Contractor (Commercial Space Costs)	\$434,307.00	\$434,307.00	\$0.00	\$0.00	\$434,307.00
Walsh Construction Company of IL 929 W. Adams Street Chicago, IL 60607	Performance Bond Premium (Reimbursement)	\$65,000.00	\$65,000.00	\$0.00	\$65,000.00	\$0.00
	Construction Contingency	\$273,288.00	\$273,288.00	\$0.00	\$0.00	\$273,288.00
City of Chicago 121 North LaSalle Street Chicago, IL 60602	Land Purchase	\$1.00	\$1.00	\$0.00	\$1.00	\$0.00
Compliance Engineering Consultants 481 Armstrong Drive Buffalo Grove, IL 60089	Phase I Env. Study (Reimburse New Kenwood LLC)	\$2,650.00	\$2,650.00	\$0.00	\$2,650.00	\$0.00
Environmental Design International, Inc. 200 South Michigan Suite 700 Chicago, IL 60604	Phase II & Ila Env. Study (Reimburse New Kenwood LLC)	\$17,892.50	\$17,892.50	\$0.00	\$17,892.50	\$0.00
Illinois Environmental Protection Agency 1021 N. Grand Ave. East, PO Box 19276 Springfield, IL	SRP Prog. Enrollmt. Fee (Reimburse New Kenwood LLC)	\$500.00	\$500.00	\$0.00	\$500.00	\$0.00
Environmental Design International, Inc. 200 South Michigan, Suite 700 Chicago, IL 60604	Phase Ila Environmental	\$10,331.00	\$10,331.00	\$0.00	\$10,331.00	\$0.00
Carlson's Environmental, Inc. 65 East Wacker Place, Suite 1500 Chicago, IL 60601	Remediation Consultant	\$36,500.00	\$36,500.00	\$0.00	\$26,500.00	\$10,000.00
Walsh Construction Company of IL 929 W. Adams Street Chicago, IL 60607	Tank Excavation and Disposal (Reimbursement)	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00
<b>PAGE 1 SUBTOTAL</b>		<b>\$11,001,877.50</b>	<b>\$11,001,877.50</b>	<b>\$0.00</b>	<b>\$397,938.52</b>	<b>\$10,603,938.98</b>

Name & Address	Kind of Work	Original Contract	Adjusted Contract	Previously Paid	Amount of this Payment	Balance to Become Due
Illinois Environmental Prot. Agency 1021 North Grand Avenue East, PO Box Springfield, IL	EPA Enrollment	\$4,500.00	\$4,500.00	\$0.00	\$0.00	\$4,500.00
Louis K. Walter, Jr. & Associates 215 Industrial Lane Whelling, IL 60090-6301	Soil Tests	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
	Environmental Contgcy.	\$19,131.50	\$19,131.50	\$0.00	\$0.00	\$19,131.50
Near North Insurance Brokerage 875 N. Michigan Ave. Chicago, IL 60611	Pollution Insurance	\$39,000.00	\$39,000.00	\$0.00	\$39,000.00	\$0.00
Developers Mortgage Co 221 North LaSalle S. , Suite 3333 Chicago, IL 60601	FHA Financing Fee	\$62,938.00	\$62,938.00	\$0.00	\$62,938.00	\$0.00
Developers Mortgage Co 221 North LaSalle S. , Suite 3333 Chicago, IL 60601	FHA Inspection Fee (Reimburse New Kenwood LLC)	\$15,735.00	\$15,735.00	\$0.00	\$15,735.00	\$0.00
TRI Capital Corp. 100 Pine St. 16th Floor San Francisco, CA 94111	Mortgage Ins. Premium (Two years)	\$31,469.00	\$31,469.00	\$0.00	\$15,734.50	\$15,734.50
George A. Kennedy and Associates, Inc. 104 South Michigan Avenue Chicago, IL 60603	FHA Architectural Review	\$7,750.00	\$7,750.00	\$0.00	\$5,000.00	\$2,750.00
Developers Mortgage Co 221 North LaSalle S. , Suite 3333 Chicago, IL 60601	HUD/FHA Examination Fee (Reimburse New Kenwood LLC)	\$9,440.70	\$9,440.70	\$0.00	\$9,440.70	\$0.00
Applied Real Estate Analysis, Inc. 53 West Jackson Blvd., Suite 230 Chicago, IL 60604	Market Study (Reimburse New Kenwood LLC)	\$8,734.00	\$8,734.00	\$0.00	\$8,734.00	\$0.00
Gremlay & Biederman 4505 N. Elston Chicago, IL 60630	Survey Recertification (Reimburse New Kenwood LLC)	\$950.00	\$950.00	\$0.00	\$950.00	\$0.00
Urban Real Estate Research 18 East Huron Street Chicago, IL 60611	Appraisal (Reimburse New Kenwood LLC)	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
Gremlay & Biederman 4505 N. Elston Chicago, IL 60630	Survey	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$0.00
Professional Associated-Space Control Co. 7100 N. Tripp Ave. Lincolnwood, IL 60712	Topographical Survey	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
Near North Insurance Brokerage 875 N. Michigan Ave. Chicago, IL 60611	Gen. Liability & Builder's Risk Insurance	\$25,197.00	\$25,197.00	\$0.00	\$25,197.00	\$0.00
New Kenwood, LLC 54 W. Hubbard St., #205 Chicago, IL 60610	Developer Fee	\$427,500.00	\$427,500.00	\$0.00	\$427,500.00	\$0.00
Near North National Title Corp. 222 N. LaSalle St. Chicago, IL 60602	Title & Recording	\$13,198.00	\$13,198.00	\$0.00	\$13,198.00	\$0.00
TRI Capital Corp. 100 Pine St. 16th Floor San Francisco, CA 94111	Real Estate Tax Escrow	\$23,000.00	\$23,000.00	\$0.00	\$23,000.00	\$0.00
TRI Capital Corp. 100 Pine St. 16th Floor San Francisco, CA 94111	Insurance Escrow	\$23,000.00	\$23,000.00	\$0.00	\$23,000.00	\$0.00
Cottage View Terrace, LP 54 W. Hubbard St. #205 c/o ASD Chicago, IL 60610	Construction Period Tax Escrow	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00
TRI Capital Corp. 100 Pine St. 16th Floor San Francisco, CA 94111	Construction Interest (A-Bond)	\$126,859.00	\$126,859.00	\$0.00	\$0.00	\$126,859.00
Bank One NA, IL109535 One Bank One Plaza Chicago, IL	Construction Interest (B-bond)	\$229,001.00	\$229,001.00	\$0.00	\$175,500.00	\$53,501.00
J.P. Morgan - Acct #999-97-979 ABA #021-000-238 60 Wall St., New York, NY 10260	B-Bond Cap Fee	\$27,000.00	\$27,000.00	\$0.00	\$27,000.00	\$0.00
<b>PAGE 2 SUBTOTAL</b>		<b>\$1,135,653.20</b>	<b>\$1,135,653.20</b>	<b>\$0.00</b>	<b>\$883,177.20</b>	<b>\$252,476.00</b>

Name & Address	Kind of Work	Original Contract	Adjusted Contract	Previously Paid	Amount of this Payment	Balance to Become Due
LaSalle Capital Markets 181 W. Madison Ste 3200 Chicago, IL 60602	Print Bond Preliminary & Official Statements	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
LaSalle Capital Markets 181 W. Madison Ste 3200 Chicago, IL 60602	Underwriter's Remarketing Fee	\$9,700.00	\$9,700.00	\$0.00	\$4,956.16	4,743.84
Bank of New York 2 North LaSalle St. 10th Floor Chicago, IL 60602	Bond Trustee Fee	\$21,000.00	\$21,000.00	\$0.00	\$10,000.00	11,000.00
Universal Structured Finance Grp, Inc. 3312 Hillside Court Elizabeth Colorado 80107	A/B Bond Structuring Agent Fee	\$57,500.00	\$57,500.00	\$0.00	\$57,500.00	\$0.00
LaSalle Capital Markets 181 W. Madison Ste 3200 Chicago, IL 60602	Bond Underwriter's Takedown Fee	\$57,500.00	\$57,500.00	\$0.00	\$57,500.00	\$0.00
LaSalle Capital Markets 181 W. Madison Ste 3200 Chicago, IL 60602	A/B Bond CUSIPS	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	\$0.00
Standard & Poors 10 South Wacker Drive, Suite 2915 Chicago, IL 06060-7407	A/B Bond Rating	\$14,100.00	\$14,100.00	\$0.00	\$14,100.00	\$0.00
Shiff, Hardin, & Waite 6600 Sears Tower Chicago, IL 60606	A/B Bond Counsel	\$65,000.00	\$65,000.00	\$0.00	\$65,000.00	\$0.00
Burke, Burns, & Pinelli, Ltd 3 First National Plaza Suite 340 Chicago, IL 60602	A/B Bond Underwriter's Counsel	\$45,000.00	\$45,000.00	\$0.00	\$45,000.00	\$0.00
TRI Capital Corp. 100 Pine St. 16th Floor San Francisco, CA 94111	GNMA Issuer Fee	\$31,469.00	\$31,469.00	\$0.00	\$31,469.00	\$0.00
LaSalle Capital Markets 181 W. Madison Ste 3200 Chicago, IL 60602	A/B Bond Rating Agency Parameters	\$28,400.00	\$28,400.00	\$0.00	\$28,400.00	0.00
Bank One NA, IL109535 One Bank One Plaza Chicago, IL	B-Bond LoC Fees (Legal, Finance, Origination)	\$111,948.00	\$111,948.00	\$0.00	\$34,490.00	\$77,458.00
Chicago Department of Revenue 121 North LaSalle Street Chicago, IL 60602	Tax Credit/HOME Loan Appl. & Curb Permit Fees (Reimburse New Kenwood LLC)	\$1,300.00	\$1,300.00	\$0.00	\$1,300.00	\$0.00
Illinois Housing Dev. Authority 401 North Michigan Avenue, Suite 900 Chicago, IL 60611	Tax Credit & Trust Fund Loan Application Fees (Reimburse New Kenwood LLC)	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
Bank One NA, IL109535 One Bank One Plaza Chicago, IL	LP Fee for Construction Monitoring	\$14,000.00	\$14,000.00	\$0.00	\$14,000.00	\$0.00
Squire Sanders & Dempsey LLP 41 South High Street Columbus, OH 43215-6197	LP Legal for Equity Investment and LoC	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00	\$0.00
Wright Signs 1347 Souht laramie Avenue Cicero, IL 60064	Marketing/Leasing & Signage (Reimbursement)	\$48,500.00	\$48,500.00	\$0.00	\$850.00	\$47,650.00
Walsh Construction Company of IL 929 W. Adams Street Chicago, IL 60607	Change Order Retention	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TRI Capital Corp. 100 Pine St. 16th Floor San Francisco, CA 94111	Working Capital Reserve	\$62,938.00	\$62,938.00	\$0.00	\$62,938.00	\$0.00
TRI Capital Corp. 100 Pine St. 16th Floor San Francisco, CA 94111	Initial Operating Deficit Reserve	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00	\$0.00
	Soft Costs Contingency	\$142,808.80	\$142,808.80	\$0.00	\$0.00	\$142,808.80
<b>PAGE 3 SUBTOTAL</b>		<b>\$965,363.80</b>	<b>\$965,363.80</b>	<b>\$0.00</b>	<b>\$681,703.16</b>	<b>\$283,660.64</b>

Name & Address	Kind of Work	Original Contract	Adjusted Contract	Previously Paid	Amount of this Payment	Balance to Become Due
STS Consultants, Ltd 750 Corporate Woods Parkway Vernon Hills, IL 60061	Independent Structural Examination	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00
Banc One CDC 200 S. Wacker Dr., 6th Floor Chicago, IL 60606-0976	Predev. Loan Interest (Reimburse New Kenwood LLC)	\$30,907.50	\$30,907.50	\$0.00	\$0.00	\$30,907.50
<b>PAGE 4 SUBTOTAL</b>		<b>\$40,907.50</b>	<b>\$40,907.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$40,907.50</b>
<b>ESCROW TOTAL</b>		<b>\$13,143,802.00</b>	<b>\$13,143,802.00</b>	<b>\$0.00</b>	<b>\$1,962,818.88</b>	<b>\$11,180,983.12</b>

ITEMS TO BE PAID OUTSIDE THE ESCROW

Bank One NA, IL109535 One Bank One Plaza Chicago, IL	B-Bond Interest	\$95,000.00	\$95,000.00	\$0.00	\$95,000.00	\$0.00
New Kenwood, LLC 54 W. Hubbard St., #205 Chicago, IL 60610	Deferred Developer Fee	\$427,500.00	\$427,500.00	\$0.00	\$0.00	\$427,500.00
TRI Capital Corp. 100 Oline Street, 16th Floor San Francisco, CA 94111	Operating Reserve	\$55,955.00	\$55,955.00	\$0.00	\$0.00	\$55,955.00
Banc One CDC 200 S. Wacker Dr., 6th Floor Chicago, IL 60606-0976	Replacement Reserve	\$48,500.00	\$48,500.00	\$0.00	\$0.00	\$48,500.00
<b>NON-ESCROW TOTAL</b>		<b>\$626,955.00</b>	<b>\$626,955.00</b>	<b>\$0.00</b>	<b>\$95,000.00</b>	<b>\$531,955.00</b>
<b>GRAND TOTAL</b>		<b>\$13,770,757.00</b>	<b>\$13,770,757.00</b>	<b>\$0.00</b>	<b>\$2,057,818.88</b>	<b>\$11,712,938.12</b>

By: Cottage View Terrace, L.L.C., sole general partner of Cottage View Terrace, L.P.

\_\_\_\_\_  
Allison S. Davis, Manager of Cottage View Terrace, L.L.C.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_

\_\_\_\_\_  
Notary Public

Pay the amount summarized below to:

**New Kenwood, LLC**  
**54 W. Hubbard St., #205**  
**Chicago, IL 60610**

As reimbursement for payments previously made to the following contractors for the work shown (invoices attached):

<b>CONTRACTOR</b>	<b>KIND OF WORK</b>	<b>AMOUNT</b>
Charity & Associates	Legal -- Org. & Cost Cert.	\$615.00
Compliance Engineering Consultants	Phase I Env. Study	2,650.00
Environmental Design International, Inc.	Phase II & IIa Env. Study	17,892.50
Illinois Environmental Protection Agency	SRP Prog. Enrollmt. Fee	500.00
Developers Mortgage Co	FHA Inspection Fee	15,735.00
Developers Mortgage Co	HUD/FHA Examination Fee	9,440.70
Applied Real Estate Analysis, Inc.	Market Study	8,734.00
Gremley & Biederman	Survey Recertification	950.00
Urban Real Estate Research	Appraisal	5,000.00
Chicago Department of Revenue	Application & Permit Fees	1,300.00
Illinois Housing Dev. Authority	Application Fees	1,000.00
<b>TOTAL REIMBURSEMENT</b>		<b>\$63,817.20</b>

Report date:

13-Jan

CITY OF CHICAGO, DEPARTMENT OF HOUSING-REAL ESTATE ANALYSIS  
04:00:12 PM PROJECT DESCRIPTION

**PROJECT SUMMARY:**

Developer:	New Kenwood LLC	Team/R.M.:	South/Kerr
Project Name:	Cottage View Terraces	Program:	MF/New
Address:	4801-53 S. Cottage Grove	Building Type:	Senior
Zip Code:	60653	Units:	97
Ward/ Community Area:	4/Kenwood	Square Footage:	91,984
Alderman:	Preckwinkle		

**SOURCES OF FUNDS:**

	Source	Amount	Percentage	Per Unit	Rate	Amort Per.	Term	Adj.
1st Mortgage/A Bond	FHA/Series A	\$3,146,900	22.8%	\$32,442	6.45%	40	40	Fixed
2nd Mortgage	DOH	\$5,293,379	38.3%	\$54,571	0.00%	40	40	
3rd Mortgage	IHDA	\$750,000	5.4%	\$7,732	1.00%	40	40	
Equity/B Bond	Bank 1	\$3,600,000	26.1%	\$37,113	0.00%	40	40	
Equity-Synd:	Bank 1	\$1,028,443	7.4%	\$10,603				
Equity-Owner:	New Kenwood LLC	\$100	0.0%	\$1				
<b>SOURCES OF FUNDS: TOTAL</b>		<b>\$13,818,822</b>	<b>100.0%</b>	<b>\$142,462</b>				

\* RATE, AMORT PER., & TERM ARE NOT USED IN 2ND, 3RD AND OTHER DEBT SVC CALCULATION

**USES OF FUNDS:**

**ACQUISITION COSTS:**

Land/Building	1	0.0%
Holding/Other Acquisition		0.0%
<b>TOTAL ACQUISITION COSTS</b>	<b>1</b>	<b>0.0%</b>

**HARD COSTS:**

Site Work/Demolition	696,590	5.0%
Rehab/Construction	8,153,913	59.0%
General Requirements	613,487	4.4%
Contractor Overhead/Profit	598,513	4.3%
Other Hard Costs: Perf. Bond Contingency @ 3.00%	65,000	0.5%
<b>TOTAL HARD COSTS</b>	<b>265,515</b>	<b>1.9%</b>
<b>SOFT COSTS:</b>	<b>10,393,018</b>	<b>75.2%</b>

**ASSUMPTIONS:**

Hard Cost Contingency	3.00%
Class 9 RE application?	Y
Rent Inflation Rate	4.00%
Expense Inflation Rate	4.00%
Residential Vacancy Rate	7.00%
Commercial Vacancy Rate	20.00%
Replacement Reserve	3.00%
Anticipated Loan Closing	Apr-00
Construction Period	450 days
Rent-Up Period	12 mos
Date of First Payment (2nd & 3rd Mortgages)	Jun-01
Adj. Mortgage Info:	
1st Adj. Period	0 years
Adjustment Rate	0.00%
Subsqnt Adj. Period	0 years
Adjustment Rate Cap	0.00%

**ANALYTICAL DATA:**

Appraised Value (After Rehab):	\$2,900,000
Total Loan-To-Value Ratio:	316.9
1st Mortgage Loan-To-Value Ratio:	108.5
Developer Fee	1.8%
Per Square Ft Construction Cost:	\$107.1
Per Unit Construction Cost:	\$107,100
Per Unit Total Development Cost:	\$142,462
Per Unit Operating Cost:	\$4,500
1st Full Yr (2003) Debt Svc Ratio	1.0

**TAX CREDIT ANALYSIS:**

Tax Credit Reservation	\$547,250
Premium? (Y/N)	Y
Source of Credits	DOH/TE Bo
Net Equity Amount	\$1,028,443
Source of Equity	Bank
Pricing	\$0.845
Historic Tax Credit Amount	\$
Historic Tax Credit Equity	\$
Historic Pricing	\$
Internal Rate of Return	\$
Net Sale Proceeds Scenarios:	
Mortgages Plus \$1	

Professional Services		
Architect		
Design		
Supervision	204,550	1.5%
Owners Legal Fees	50,638	0.4%
Enviro Remediation	115,000	0.8%
Bond/Syndication Legal	297,896	2.2%
Accounting	110,000	0.8%
Market Study	10,000	0.1%
Environmental Report	8,734	0.1%
Taxes and Insurance	9,900	0.1%
Real Estate Tax Escrow		0.0%
Insurance Escrow		0.0%
Title & Recording	12,000	0.1%
Const. Period Taxes	30,000	0.2%
Const. Period Insurance	25,000	0.2%
Financing Costs		
Rating Agency Reserves	125,000	0.9%
Non-Const. Bond Interest/Remarket./Surv.	141,336	1.0%
HUD/FHA Financing Costs	129,583	0.9%
Appraisal & Survey	6,250	0.0%
Construction Interest	383,423	2.8%
Marketing and Leasing	48,500	0.4%
Syndication Legal	29,000	0.2%
Reserves	392,157	2.8%
Mortgage Discount	211,370	1.5%
Developer Fee	855,000	6.2%
Bond Issue Costs	228,466	1.7%
Tax Credit Fees	2,000	0.0%
<b>TOTAL SOFT COSTS</b>	<b>3,425,803</b>	<b>24.8%</b>
<b>USES OF FUNDS: TOTAL</b>	<b>13,818,822</b>	<b>100.0%</b>



**APARTMENT MIX & RENT STRUCTURE**

Unit Type	Income Level	30-50% AMI		51-60% AMI		Market Rate (Managers)		TOTALS	
		Units	Rents	Units	Rents	Units	Rents	Units	Rent
1 BR		39	530	4	588			43	23,022
1 BR				41	646			41	26,486
2 BR				6	708	1	777	7	5,025
2 BR				6	777			6	4,662
4 BR								0	0
Totals:		39	530	57	2,719	1	777	97	\$59,195
Percentage:		40.21%		58.76%		1.03%			

**COMMERCIAL**

Unit Type	Sq. Ft.	Units	Rents	Total
Senior Wellness Center/Office	4,246	1	3,918	3,918
				0
				0
				0
	4,246	1	3,918	3,918

**ANNUAL OPERATING BUDGET**

	RENT-UP 12 mos	E-O-Y 5mos	2003	2004	2005	2006	2007	
<b>INCOME:</b>								
Gross Residentl Rental Income	384,768	295,975	710,340	738,754	768,304	799,036	830,997	
Less: Res. Vacancy Losses	0	(20,718)	(49,724)	(51,713)	(53,781)	(55,933)	(58,170)	
Net Residential Rents	384,768	275,257	660,616	687,041	714,522	743,103	772,828	
Gross Commercial Income	25,467	19,590	47,016	48,897	50,853	52,887	55,002	
Less: Comm Vacancy Losses	0	(3,918)	(9,403)	(9,779)	(10,171)	(10,577)	(11,000)	
Net Commercial Rents	25,467	15,672	37,613	39,117	40,682	42,309	44,002	
Other Inc(Laundry,P'kng,Etc)	5,864	4,510	10,825	11,258	11,708	12,177	12,664	
<b>EFFECTIVE GROSS INCOME</b>	<b>416,098</b>	<b>295,439</b>	<b>709,054</b>	<b>737,416</b>	<b>766,913</b>	<b>797,589</b>	<b>829,493</b>	
<b>EXPENSES:</b>								
<b>Administrative:</b>	Per Unit							
Actng/Leg/Asset	82	8,000	3,333	8,000	8,320	8,653	8,999	9,359
Management Fees	361	35,050	14,604	35,050	36,452	37,910	39,426	41,004
On-Site Mgmt	773	75,006	31,253	75,006	78,006	81,126	84,372	87,746
Telephone/Misc	59	5,700	2,375	5,700	5,700	5,700	5,700	5,700
Total Admin.	1,276	123,756	51,565	123,756	128,478	133,389	138,497	143,809
Insurance	304	29,509	12,295	29,509	30,689	31,917	33,194	34,521
Property Taxes	635	61,566	25,653	61,566	64,029	66,590	69,253	72,024
<b>Maintenance:</b>								
Decorating	31	0	1,250	3,000	3,120	3,245	3,375	3,510
Elevator	74	7,200	3,000	7,200	7,488	7,788	8,099	8,423
Landscape	10	1,000	417	1,000	1,040	1,082	1,125	1,170
Payroll(Maint.)	850	82,458	34,358	82,458	85,756	89,187	92,754	96,464
Repairs	15	0	625	1,500	1,560	1,622	1,687	1,755
Replacemnt Resv	200	19,400	8,083	19,400	20,176	20,983	21,822	22,695
Scavenger-Pest	10	500	417	1,000	1,040	1,082	1,125	1,170
Security	495	48,000	20,000	48,000	49,920	51,917	53,993	56,153
Supplies	48	2,350	1,958	4,700	4,888	5,084	5,287	5,498
Other	0	0	0	0	0	0	0	0
Tot Maintenance:	1,735	160,908	70,107	168,258	174,988	181,988	189,267	196,838
<b>Utilities:</b>								
Electricity	103	10,000	4,167	10,000	10,400	10,816	11,249	11,699
Gas/Oil	361	17,500	14,583	35,000	36,400	37,856	39,370	40,945
Sewer/Water	51	4,900	2,042	4,900	5,096	5,300	5,512	5,732
Other	10	1,000	417	1,000	1,040	1,082	1,125	1,170
Total Utilities:	525	33,400	21,208	50,900	52,936	55,053	57,256	59,546
Advert./Credit	42	4,100	1,708	4,100	4,264	4,435	4,612	4,796
<b>TOTAL EXPENSES</b>	<b>4,516</b>	<b>413,239</b>	<b>182,537</b>	<b>438,089</b>	<b>455,385</b>	<b>473,372</b>	<b>492,079</b>	<b>511,534</b>
<b>NET OPERATING INCOME</b>		<b>2,859</b>	<b>112,902</b>	<b>270,965</b>	<b>282,032</b>	<b>293,541</b>	<b>305,510</b>	<b>317,959</b>
Less: Debt Service								
Mortgage-1st		219,741	91,559	219,741	219,741	219,741	219,741	219,741
MIP		15,735	6,556	15,735	15,735	15,735	15,735	15,735
Mortgage-4th		0	0	0	0	0	0	0
<b>TOTAL DEBT SERVICE</b>		<b>235,476</b>	<b>98,115</b>	<b>235,476</b>	<b>235,476</b>	<b>235,476</b>	<b>235,476</b>	<b>235,476</b>
<b>NET CASH FLOW</b>		<b>(232,617)</b>	<b>14,787</b>	<b>35,489</b>	<b>46,555</b>	<b>58,065</b>	<b>70,034</b>	<b>82,483</b>
Debt Coverage Ratio				1.15	1.20	1.25	1.30	1.35

## Cottage View Terraces

### PROJECT ASSUMPTIONS

#### ***Tax Issues:***

Federal Tax Rate	35.00%
State Tax Rate	7.18% ??
Residential Depreciation	27.5
Commercial Depreciation	40 ??
Acq. Credit (Yes 1, no 2)	2
Percent Of Acq. Eligible	0.0%
Applicable Fraction	100.0%
Federal Subsidy	

#### ***Project Cost Issues:***

Commercial Construction Cost	402,210
Comm. % of Total Construction	4.265%
Building Cost	0
Building cost % of acquisition	0.00%
% of the Project that is	
In Qualified Census Tracts	100.00%
Housing Portion of Hist. Credit	\$2

### TAX CREDIT CALCULATION

4% Credit %	3.64%	
9% credit %	3.64%	
Credit calculated		547,291
Credit allocated		547,291
Annual Credit to Project		547,291
Cents per Dollar		\$0.00
Credit/Unit		5,642

### INTERNAL RATE OF RETURN CALCULATION

Guess Range	20%
Internal Rate of Return	

### NET SALE PROCEEDS SCENARIOS

#### ***Calculation Results:***

Mortgages Plus \$1  
 Cap Rate  
 Original Cost  
 Appreciation

#### ***Assumptions:***

Cost of Sale	1.50%
Cap Rate	8.5%
Ann. App.	2.00%

### Misc. Assumptions:

Reserve Interest:

4.00%
-------

USES OF FUNDS BY TAX CATEGORY

Cottage View Terraces

0

<u>USES OF FUNDS:</u>	
<b>ACQUISITION COSTS:</b>	
Land/Building	1
Holding/Other Acquisition	0
<b>TOTAL ACQUISITION COSTS</b>	<b>1</b>
<b>HARD COSTS:</b>	
Site Work/Demolition	696,590
Rehab/Construction	8,153,913
General Requirements	613,487
Contractor Overhead/Profit	598,513
Other Hard Costs: Perf. Bond	65,000
Contingency @ 3.00%	265,515
<b>TOTAL HARD COSTS</b>	<b>10,393,018</b>
<b>SOFT COSTS:</b>	
Professional Services	204,550
Architect	50,638
Design	115,000
Supervision	297,896
Owners Legal Fees	110,000
Enviro Remediation	10,000
Bond/Syndication Legal	8,734
Accounting	9,900
Market Study	0
Environmental Report	0
Taxes and Insurance	0
Real Estate Tax Escrow	0
Insurance Escrow	12,000
Title & Recording	30,000
Const. Period Taxes	25,000
Const. Period Insurance	125,000
Financing Costs	141,336
Rating Agency Reserves	129,583
Non-Const. Bond Interest/Remarket./Surv.	6,250
HUD/FHA Financing Costs	383,423
Appraisal & Survey	48,500
Construction Interest	29,000
Marketing and Leasing	392,157
Syndication Legal	211,370
Reserves	855,000
Mortgage Discount	228,466
Developer Fee	2,000
Bond Issue Costs	3,425,803
Tax Credit Fees	13,818,822
<b>TOTAL SOFT COSTS</b>	<b>20,379,009</b>
<b>TOTAL SOFT COSTS</b>	<b>20,379,009</b>
<b>USES OF FUNDS: TOTAL</b>	<b>34,217,827</b>

	CREDIT 9%	CREDIT 4%	AMORT.	COMMERCIAL COSTS	BOND BASIS	DEPRECIABL	EXPENSED	NON-DEPREC.
	0	0	0	0	0	0	0	1
	0	0	0	0	0	0	0	1
	0	666,882	0	29,708	696,590	0	0	1
	0	7,806,168	0	347,745	8,153,913	0	0	1
	0	587,323	0	26,164	613,487	0	0	1
	0	572,988	0	25,525	598,513	0	0	1
	0	62,228	0	2,772	65,000	0	0	1
	0	9,695,589	0	431,914	10,127,503	0	0	265,515
	0	195,826	0	8,724	204,550	0	0	0
	0	48,478	0	2,160	50,638	0	0	0
	0	285,191	40,250	12,705	297,896	0	0	74,750
	0	6,223	77,500	426	6,500	0	0	55,000
	0	3,168	3,330	372	3,330	0	0	3,330
	0	8,362	0	422	8,734	0	0	8,734
	0	9,478	0	0	9,900	0	0	9,900
	0	11,488	0	512	12,000	0	0	0
	0	28,721	0	1,279	30,000	0	0	0
	0	23,934	0	1,066	25,000	0	0	0
	0	11,614	0	12,131	129,205	0	0	125,000
	0	3,278	126,160	3,423	129,205	0	0	125,000
	0	5,983	0	267	6,250	0	0	6,250
	0	342,149	0	16,352	357,391	0	0	37,282
	0	24,250	0	24,250	24,250	0	0	24,250
	0	818,536	0	36,464	855,000	0	0	29,000
	0	67,734	99,870	9,744	70,730	0	0	392,157
	0	1,870,164	371,360	90,492	1,953,473	0	0	211,370
	0	11,585,753	371,360	522,406	12,080,976	0	0	892,607
	0	2,000	0	200,942	200,942	0	0	1,158,123
	0	3,425,803	0	3,425,803	3,425,803	0	0	0
	0	13,818,822	0	13,818,822	13,818,822	0	0	0

**Pro-Forma Cost Breakdown**

**Bond Legal Detail**

Line Item	Amount
A/B Series Bond Counsel Schiff, Hardin & Waite	65,000
A/B Bond Underwriter's Counsel Burke, Burns & Pinelli	45,000
<b>TOTAL</b>	<b>110,000</b>

**Bond Issuance Costs Detail**

B Bond LoC Financing Fee Bank One NA	18,266
B Bond LoC First Quarter Trustee Fees	11,250
B-Bond Interest Rate Cap	10,000
B-Bond Remarketing Fee	51,000
Underwriter/USFGi Structuring Agent	2,250
LaSalle	57,500
A/B CUSIPS/Misc.	57,500
Printing	1,200
A/B Bond Rating	2,000
<b>TOTAL</b>	<b>17,500</b>
	<b>228,466</b>

**HUD Costs**

HUD/FHA Construction Period MIP	31,469
HUD/FHA Inspection Fee	15,735
Financing Fee	72,938
Exam Fee	9,441
<b>TOTAL</b>	<b>129,583</b>

**Reserves**

Tax and Insurance	46,000
Working Capital	62,938
Initial Operating Deficit	178,764
Replacement	48,500
Operating	55,955
<b>TOTAL</b>	<b>392,157</b>

**Syndication Legal**

B-Bond LoC Counsel	12,000
Tax Opinion	17,000
<b>TOTAL</b>	<b>29,000</b>

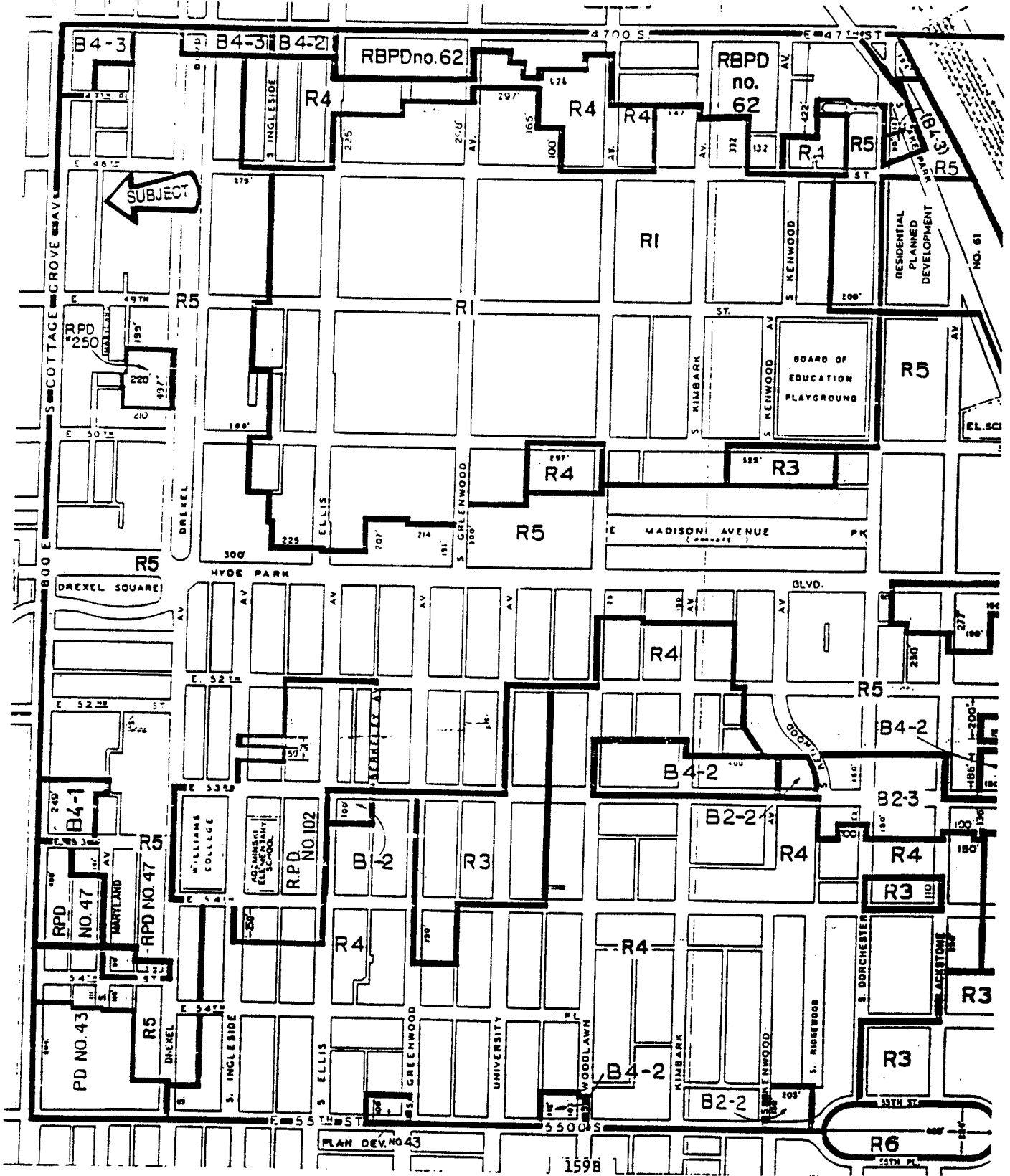
**Non-Constr. Bond Interest/Remarket./Surv.**

B Bonds after Construction	120,836
B Bond Annual Rating	2,500
B Bond Annual Remarketing	18,000
<b>TOTAL</b>	<b>141,336</b>

**Construction Loan Interest**

A Bond/FHA	127,843
B Bond	175,500
B Bond LoC Financing Fee	80,080
<b>TOTAL</b>	<b>383,423</b> <i>91,000</i>

ZONING MAP



PHOTOGRAPHS



**SUBJECT SITE SHOWING THE SOUTHWEST CORNER**

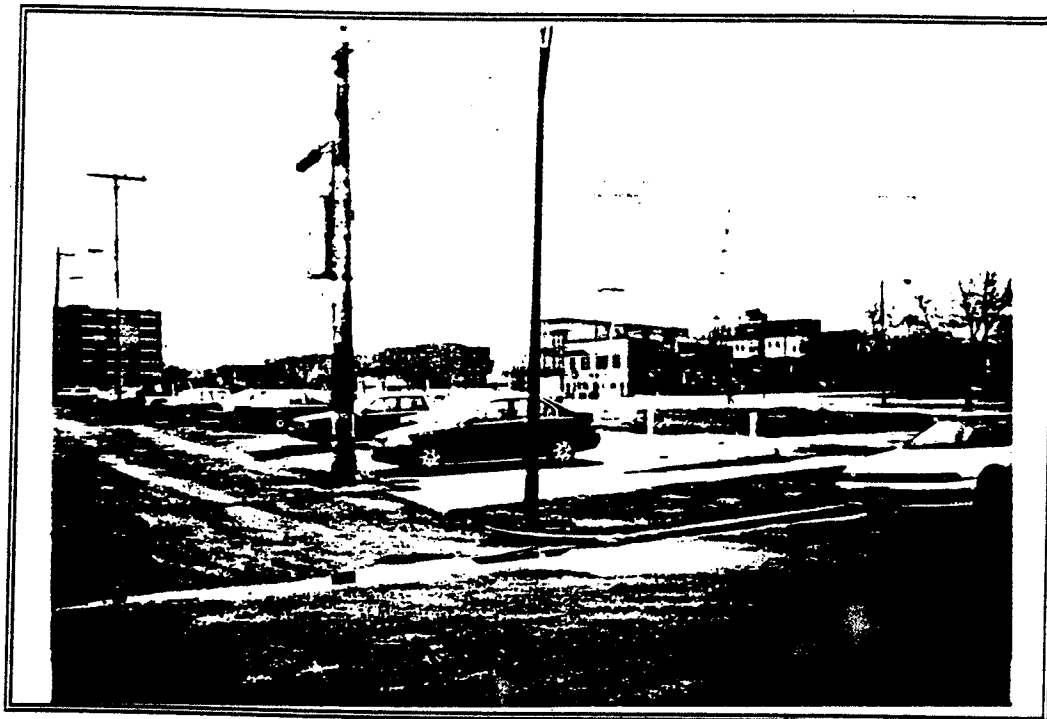


**SUBJECT SITE SHOWING THE NORTHWEST CORNER**

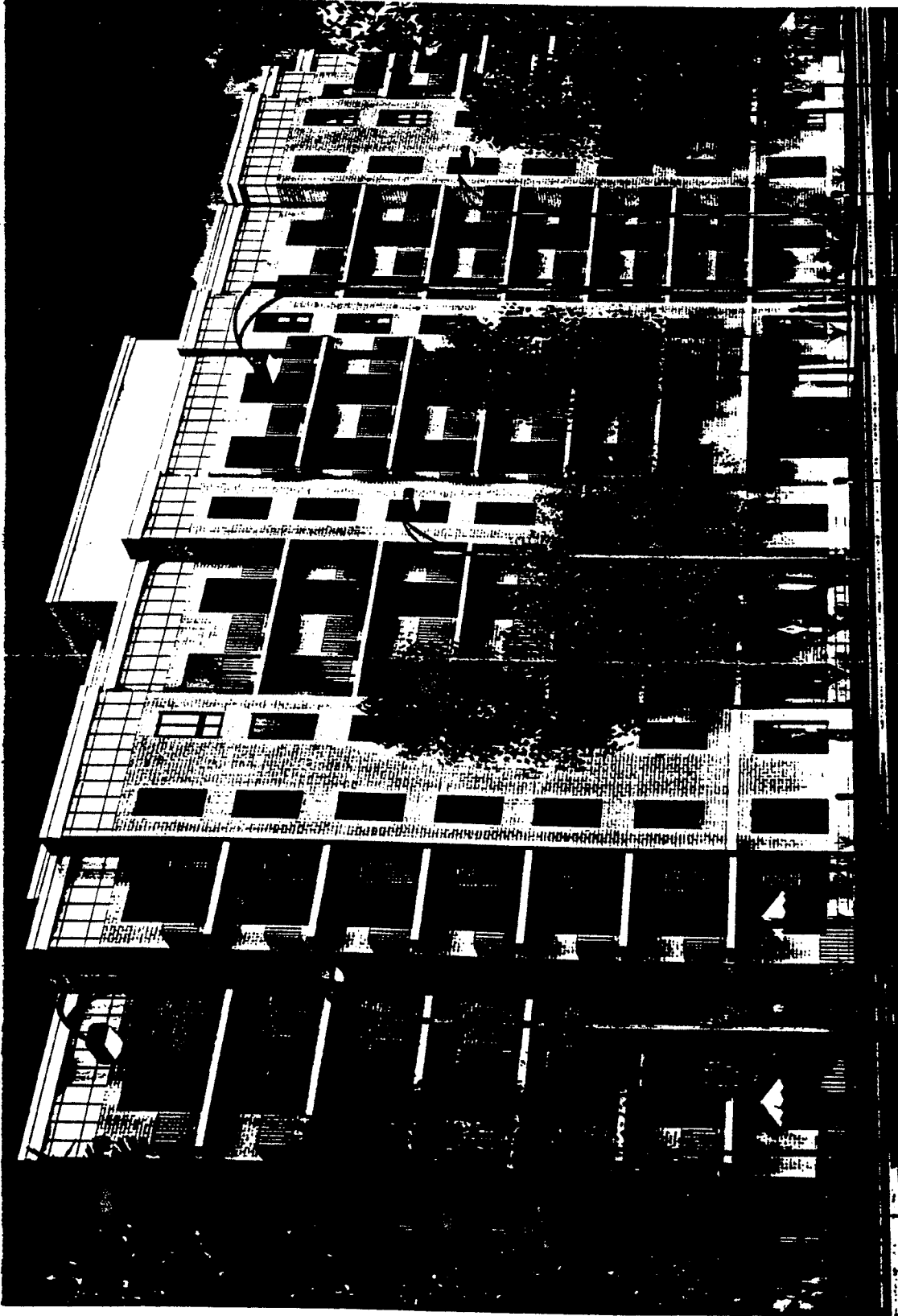
PHOTOGRAPHS



SUBJECT SITE SHOWING THE SOUTHEAST CORNER



SUBJECT SITE SHOWING THE NORTHEAST CORNER



4801 S. Cottage Grove Avenue  
Chicago, Illinois

Page 1 of 1

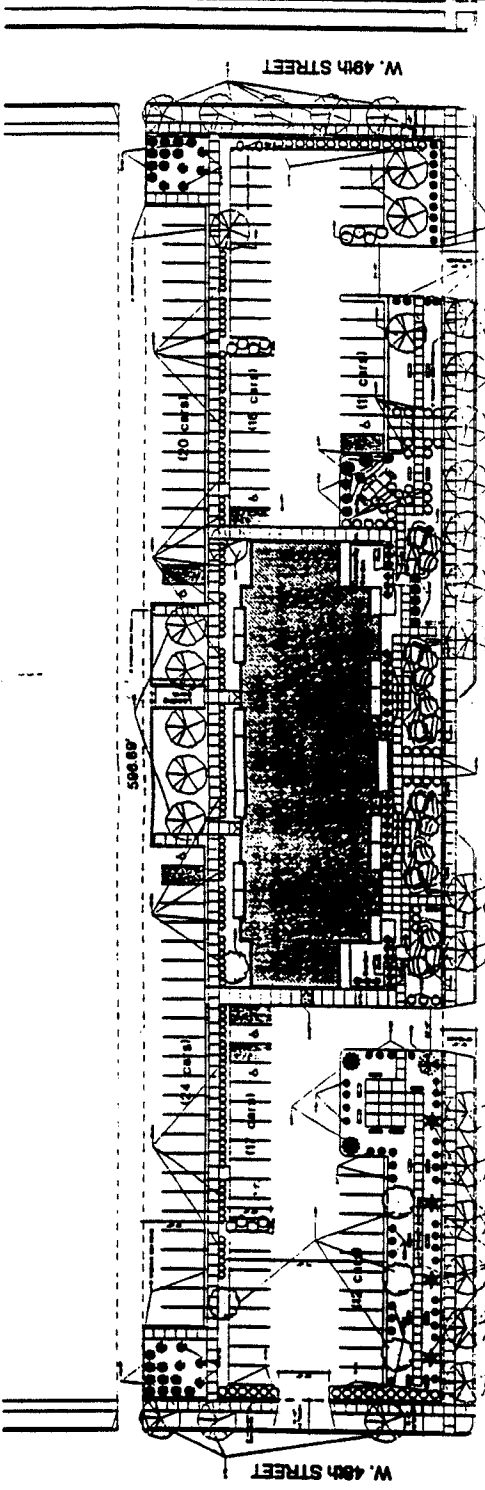


LOEWENBER  
ASSOCIATE


4801 S. COTTAGE GROVE AVENUE  
CHICAGO, IL  
NEW WOOD LLC  
OWNER

Landscape Plan

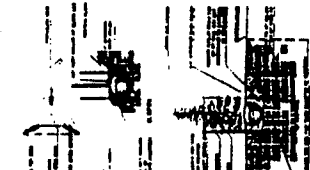
DATE: 11/15/05  
SCALE: AS SHOWN  
PROJECT: NEW WOOD LLC  
SHEET: L-1



Landscape Plan  
North  
Scale 1"=30'-0"

PLANT MATERIAL LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
(Symbol)	...	...	...	...
(Symbol)	...	...	...	...
(Symbol)	...	...	...	...
(Symbol)	...	...	...	...
(Symbol)	...	...	...	...



**SHRUB PLANTING**  
Scale 1/8"=1'-0"

**ORNAMENTAL TREE PLANTING**  
Scale 1/8"=1'-0"

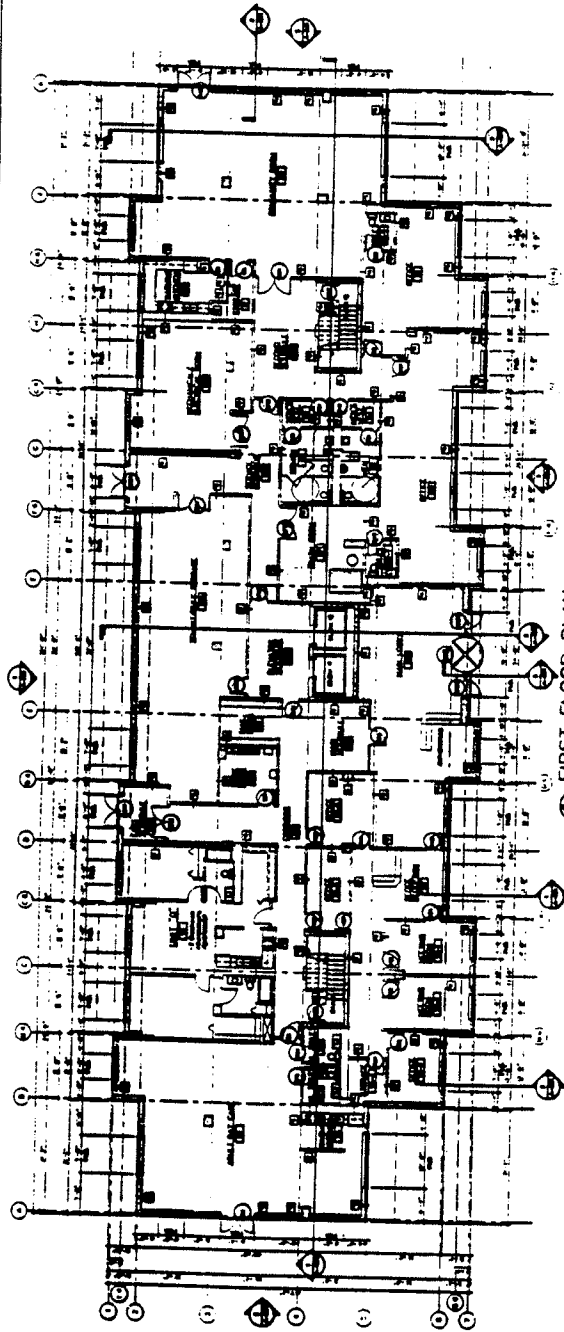
**EVERGREEN TREE PLANTING**  
Scale 1/8"=1'-0"

**CANOPY TREE PLANTING**  
Scale 1/8"=1'-0"

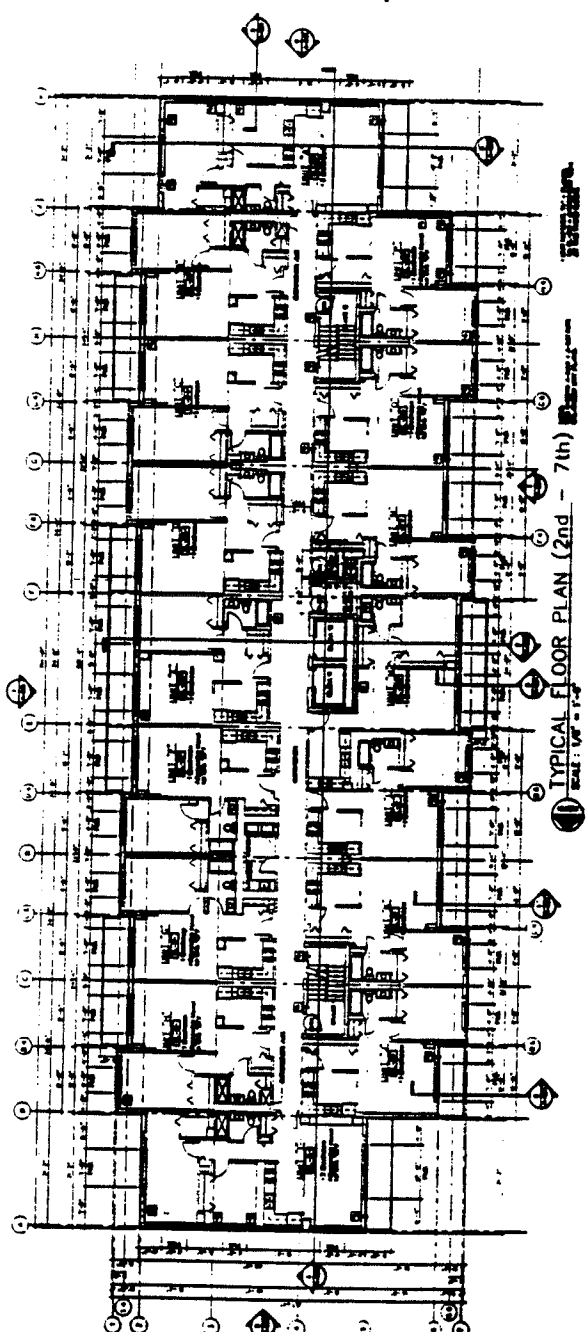
LOEWENBERG  
ASSOCIATES

COTTAGE VIEW  
TERRACE  
CHICAGO, ILLINOIS

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
A-101



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



TYPICAL FLOOR PLAN (2nd - 7th)  
SCALE: 1/8" = 1'-0"

## Cottage View Terrace: External Loan Summary

**BORROWER:**

Cottage View Terrace, L.P.  
(New Kenwood LLC/All Chicago)

The borrower is an Illinois limited partnership that has been formed. The partnership has two general partners, Allison Davis with .051% interest and Antoine Rezko with .049% interest. The limited partner is Allison Davis with a 99.9% interest.

At closing, Cottage View Terrace LLC will be the general partner of Cottage View Terrace, L.P. with a .1% interest and Banc One CDC Investor LLC will become the limited partner with a 99.9% interest in the limited partnership.

**Address:**

4801-59 South Cottage Grove Avenue

**PROJECT DESCRIPTION:**

New construction of a 97-unit masonry building for occupancy by senior citizens at 50% and 60% of area median income. There will also be 58 on-site parking spaces for building residents. The project site is currently city-owned and vacant.

The building will include first floor commercial space to be rented to the Dorothy Sims Registry, which is currently located in Evergreen Park. The Dorothy Sims Registry provides home health care services to senior citizens on the South Side. In addition, the Registry will operate an adult day care and wellness center that will be available to building and community residents.

The commercial lease will be triple net and income from the commercial space is 6.2% of the total operating revenues.

At the alderman's request, the developer will build 44 parking spaces off the alley to be sold to the cooperative apartment buildings across the alley. No loan and bond proceeds will be used to fund the non-project parking spaces, and the developer will sell at cost to the cooperative apartment buildings.

**DOH LOAN:**

\$5,293,379 HOME, Corporate, and Affordable Housing Bond Initiative

HOME funds can be used for forty-three of the one-bedroom units and six of the two bedroom units. Other funding sources will have to be used for the remaining units.

**Rate:**

0%

**Term of Loan:**

40 years

**Repayment:**

Principal due upon maturity

**Security:**

Second mortgage on the property

**Status:**

Non-recourse unless the borrower fails to comply with HOME affordability and occupancy requirements, in which case the borrower's obligation would be limited to the amount equivalent to their developer fee.

**Tax Credits:**

547,291 (4% generated by tax-exempt bond)

**Equity/Price/Syndicator:**

\$4,628,443 / 0.8457 (net) / Banc One CDC Investor LLC

**Series A Bonds:**

A first mortgage of \$3,146,900 at 6.45% amortized over 40 years with credit enhancement provided by an FHA-insured first mortgage through Developer's Mortgage. Bonds will be publically sold and retired through project cash flow.

**Series B Bonds:**

A public offering of low floating-rate bonds totaling \$3,600,000 capped at 4.5% for 24 months. The bonds will be enhanced by a letter of credit provided by Bank One, NA. Equity pay-ins will be as follows:

Closing: \$421,000 for project costs, FHA-required reserves, and other project costs.

Construction Completion: \$393,000 for project reserves (initial operating, tax and insurance, replacement) and 25% of development fee.

First month of first tax credit year (est. January 31, 2002): \$3.6 million to pay off B Bonds.

100% occupancy: \$213,000 for balance of development fee.

The project budget includes the following bond-related reserves:

Rating agency reserves: \$125,000 required by bond rating agency during construction to cover the difference between the reinvestment rate on the bond proceeds and the "pass through rate." Includes a consideration for investment income on the bonds.

Mortgage discount: \$211,000 to be used in the event that there is an interest rate difference between the first mortgage and prevailing bond interest rate at closing. Will be used to buy down a lower bond rate if necessary.

**Total Volume Cap Approval:**

\$7.5 million (includes cushion to ensure that 50% test will be met)

**Market:**

One unique feature of the development is that it includes two-bedroom units, which are not often found in senior housing developments. It is expected that those units will be occupied by senior citizens who care for grandchildren.

The Department of Housing's analysis of senior housing demand in the Oakland, Kenwood, and Grand Boulevard community areas indicates that unmet demand exceeds 1,500 apartments.

The market study of the surrounding subsidized, non-CHA senior housing developments revealed that there are waiting lists from 10 months to a three years for available units and some have waiting lists of 100 to 300 households. In addition, their analysis indicates that the building will be well-positioned to attract households with too much income to qualify for Section 8 certificates but have too little to afford market-rate units with the same amenities.

The study also notes that proposed rents are below the newer, market rate units in the area and comparable or slightly higher than rents in older market-rate buildings that do not offer amenities such as parking and security.