

## 14th/Pacific/Pine Proforma - Sources and Uses

<b>Development Costs</b>	
Land Acquisition	990,000
Closing Costs	10,000
Direct Costs	2,468,000
Indirect Costs	731,000
Financing/Closing Costs	203,000
<b>TOTAL</b>	<b>\$ 4,402,000</b>

<b>Sources (construction)</b>	
Construction Loan	1,965,547
Habitat LA Grants	1,000,000
LBCIC Acquisition Loan	990,000
In-Kind	150,000
Habitat Loan	47,209
Deferred Developer Fee	249,244
<b>TOTAL</b>	<b>\$ 4,402,000</b>

<b>Sales Revenue /Permanent Revenue Sources</b>	
Buyer Downpayments	40,000
First Mortgages	1,905,200
CalHome (low-income units)	342,000
Wish (low-income units)	90,000
<b>Net Sales Proceeds</b>	<b>\$ 2,377,200</b>
LBCIC Second/Third Mortgages	990,000
Habitat Fourth Mortgages	632,800
<b>Total Silent Mortgages</b>	<b>\$ 1,622,800</b>
<b>Total Sales Proceeds</b>	<b>\$ 4,000,000</b>

<b>Distribution of Net Sales Revenue</b>	
<b>Net Sales Proceeds</b>	<b>\$ 2,377,200</b>
Construction Loan	1,965,547
Habitat Loan Repayment	47,209
Habitat Developer Fee	249,244
<b>Proceeds to Habitat</b>	<b>\$ 115,200</b>

**14th/Pacific/Pine Proforma - Sources and Uses Cont.**

<b>REPAYMENT OF CONSTRUCTION COSTS</b>		<b>Net Sales Proceeds</b>	<b>Grants/In-Kind (no repayment)</b>	<b>LBCIC Second Mortgages</b>	<b>TOTAL</b>
Construction Loan	1,965,547	1,965,547			1,965,547
Habitat LA Grants	1,000,000		1,000,000		1,000,000
LBCIC Loan	990,000			990,000	990,000
In-Kind	150,000		150,000		150,000
Habitat Loan	47,209	47,209			47,209
Deferred Developer Fee	249,244	249,244			249,244
<b>TOTAL</b>	<b>\$4,402,000</b>	2,262,000	1,150,000	990,000	4,402,000