

SOURCES OF FUNDS

YOUR TEAM NAME HERE

white space indicates data entry

DEBT ATTRACTION CALCULATION	Requirements
Anticipated Debt Coverage Ratio during Construction	
Anticipated Debt Coverage Ratio at 1st year of Stabilization	
Loan to Value Ratio	
Capitalization Rate (First year of Stabilization)	
Stabilized NOI (First year of Stabilization)	\$231,245
Fair Market Value (At project completion)	\$0
Bank Loan Committed	
Projected Tax Rate	
Projected Property Tax Payment	

PROPOSED PERMANENT FINANCING

	Amount	Rate	Amortization	Term	Pymts. Begin		Source
Bank Loan	\$ -						
Other Loan							
Interest Only Loan #1	\$ 2,365,000	7.80%		36	0		CHC
Interest Only Loan #2	\$ -	0.00%		0	0		
Other Financing #1		0.00%			0		
Other Financing #2		0.00%	0	0	0		
Developer Loan		0.00%	0	0	0		
Cash Flow Loan	\$ 845,000	0.00%	0	0		% of CF	City of Clearwater
TOTAL LOANS	\$ 3,210,000	% of Total					
Other Financing #1							
Other Financing #2							
TOTAL OTHER FINANCING	\$ -	% of Total					
EQUITY	\$ -	% of Total					
TOTAL SOURCES	\$ 3,210,000						

Financing Notes
Interest reserve funded at closing: \$135,000

TOTAL DEV. COST	\$ 3,210,000
TOTAL SOURCES	\$ 3,210,000
GAP	\$ -
CASH FLOW	1 2 3 4 5
	\$ 46,775 \$ 49,659 \$ 52,523 \$ 55,361 \$ 58,167
RETURN ON EQUITY	#DIV/0!