

EXHIBIT 5C
LCRA 8/4/23

Sources and Uses (enter data in yellow cells)

SOURCES		USES OF FUNDS	
One All Cap Acquisition Loan	140,000	Acquisition	255,000
Two Adjusted Bridge Loan	1,186,401	Construction	1,483,598
Three Owner Equity	132,000	Architectural/Engineering	165,808
Four Adjusted CCED Grant 32%	686,306	Interim Const. Expense	29,001
Five RebuildKC Grant	-	Financing Fees & Expense	50,500
Six PIAC N/A	-	Other Soft Costs	27,800
Seven CDBG Residential N/A	-	Developer Fee	115,000
Eight CDBG Commercial N/A	-	Reserves	18,000
Nine	-	Other	-
LIHTC Equity (if used, enter equity raised)	-	Other	-
TOTAL SOURCES OF FUNDS	2,144,707	TOTAL USES OF FUNDS	2,144,707

Source Detail	Type	Amount	Int Rate	Amortization	Monthly Payment
One All Cap Acquisition Loan	Other	140,000	0.00%	300	\$0
Two Adjusted Bridge Loan	Hard Debt	1,326,401	6.00%	300	(\$8,546)
Three Owner Equity	Soft Debt	132,000	0.00%	300	\$0
Four Adjusted CCED Grant 32%	Hard Debt	686,306	0.00%	300	\$0
Five RebuildKC Grant	Hard Debt	-	0.00%	300	\$0
Six PIAC N/A	Hard Debt	-	0.00%	300	\$0
Seven CDBG Residential N/A	Hard Debt	-	0.00%	300	\$0
Eight CDBG Commercial N/A	Hard Debt	-	0.00%	300	\$0
Nine	Hard Debt	-	0.00%	300	\$0

See Table below to compute LIHTC equity if using Low-Income

	Total	Commercial (if any)	Eligible Basis (if LIHTC)
ACQUISITION			
Land	-	N/A	N/A
Existing Building	255,000	N/A	N/A
Sub Total	255,000		
CONSTRUCTION			
Construction Hard Costs	927,664	-	-
General Conditions	100,605	-	-
Contractor Profit and Overhead	65,731	-	-
Construction Contingency	124,934	-	-
Other Owner Representative	-	-	-
Other (Prevailing Wage)	208,224	-	-
Other (Market Escalation)	36,440	-	-
Sub Total	1,483,598		
ARCHITECTURAL AND ENGINEERING			
Architect Fee-Design	96,425	-	-
Architect Fee-Inspection	-	-	-
Engineering Fees	64,283	-	-
Other (specify) Soils Report	-	-	-
Architect Other (Rear)	2,500	-	-
Engineer Other (Rear)	2,600	-	-
Sub Total	165,808		
INTERIM CONSTRUCTION EXPENSE			
Const. Loan Origination Fee	2,000	-	-
Const. Interest	8,500	-	-
Const. Insurance	3,600	-	-
P & P Bond Premium	-	-	-
Permits	8,776	-	-
Construction Period Tax	3,250	-	-
Construction Period Insurance	2,500	-	-
Permit Other (Rear)	375	-	-
Other (specify)	-	-	-
Other (specify)	-	-	-
Sub Total	29,001		
FINANCING FEES AND EXPENSE			
Perm. Loan Origination Fee	-	-	-
Tax Credit Fees	2,500	-	-
Title Insurance and Recording	500	-	-
Transfer Tax	-	-	-
Lender's Counsel	-	-	-
Soft Cost Contingency	40,000	-	-
Other (Interest)	7,500	-	-
Other (specify)	-	-	-
Other (specify)	-	-	-
Sub Total	50,500		
OTHER SOFT COSTS			
Appraisal	2,800	-	-
Market Study	2,500	-	-
Environmental Report	4,400	-	-
Site Survey	2,500	-	-
Relocation Costs	-	-	-
Legal Fees	6,400	-	-
Accounting Fees	1,000	-	-
Const. Admin. Svcs. Fee	-	-	-
Other (specify) Special Inspections	2,100	-	-
Other (specify) Tax Abatement Fees	6,100	-	-
Other (specify) FF&E	-	-	-
Sub Total	27,800		
DEVELOPER FEE			
Developer Fee	80,000	-	-
Other (Preservation)	35,000	-	-
Sub Total	115,000		
RESERVES			
Operating Reserve	5,000	-	-
Replacement Reserve	-	-	-
Rent - Up Reserve	5,000	-	-
Insurance Escrow	5,000	-	-
Real Estate Tax Escrow	3,000	-	-
Tax Credit Monitor Fee	-	-	-
Other Fire Sprinkler	-	-	-
Other (specify)	-	-	-
Other (specify)	-	-	-
Sub Total	18,000		
Total Development Cost	406,109		

300

hard
soft 1,738,598
406,109

300

LIHTC Calculation (if Low-Income Housing Tax Credits are used as a source)		
Credit Type	4%	9%
Eligible Basis	-	20,617,414
Applicable Fraction	-	1
Qualified Basis	-	20,617,414
QCT or discretionary basis boost (yes/no)	-	no
QCT or discretionary basis boost	-	20,617,414
Credit Percentage	3.21%	6,000%
Annual Credit	-	1,855,592
Total LIHTC	-	18,555,672
Equity Pricing Spread	-	0.8%
Total LIHTC Equity Value	3	16,325,992

enter appropriate amount in Sources Table at cell B13