

National Housing & Rehabilitation  
Association

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**Symposium On Niche Development  
Tools & Opportunities  
And The  
Summer Institute**

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July 19-23, 2017  
Le Chateau Frontenac  
Quebec City, Canada

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# Roundtree Residences – SE Washington, DC





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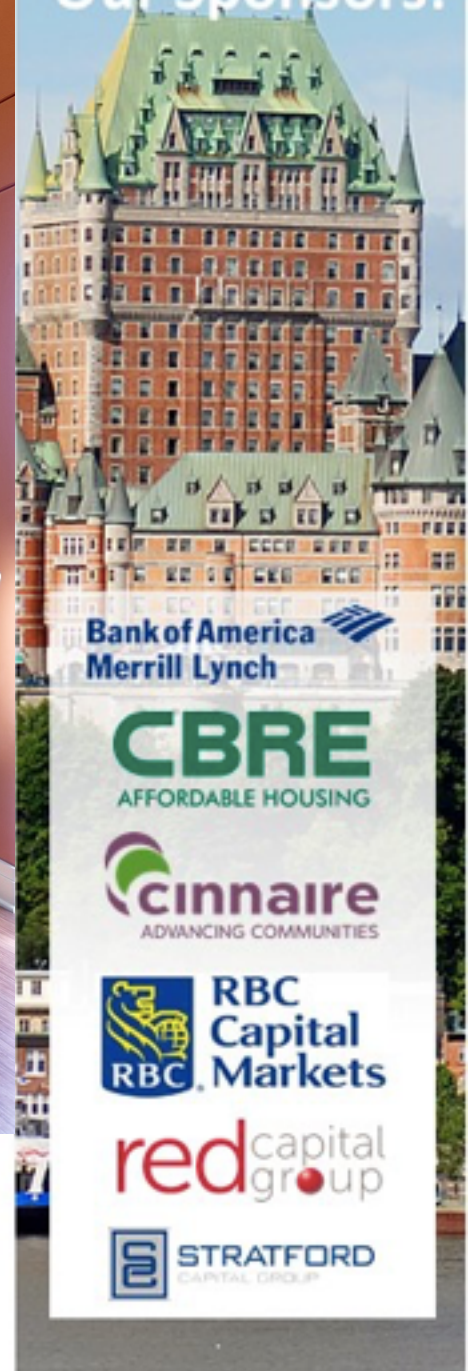
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# Sources & Uses

Sources		Uses	
Tax-Exempt Bonds	\$ 5,050,000	Land Cost	\$ 500,000
4% LIHTC Equity	\$ 5,158,233	Construction Costs	\$ 9,814,164
City Gap Financing	\$ 5,000,000	Soft Costs	\$ 2,047,444
Seller Note	\$ 656,836	Financing/Bond Costs	\$ 1,124,029
Unused Reserves	\$ 325,862	Developer Fee	\$ 1,795,014
		Reserves	\$ 910,280
<b>TOTAL</b>	<b>\$ 16,190,931</b>	<b>TOTAL</b>	<b>\$ 16,190,931</b>

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# PARKCHESTER APARTMENTS – SE WASHINGTON, DC



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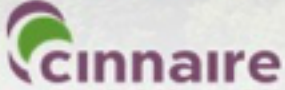




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# Sources & Uses

Sources		Uses	
Tax-Exempt Bonds	\$ 9,500,000	Acquisition	\$ 9,027,894
4% LIHTC Equity	\$ 8,090,546	Construction Costs	\$ 8,502,253
City Gap Financing	\$ 6,413,410	Soft Costs	\$ 1,712,149
Interim Income	\$ 115,000	Financing/Bond Costs	\$ 1,884,819
Existing Reserves	\$ 167,413	Developer Fee	\$ 2,442,632
		Reserves	\$ 716,622
<b>TOTAL</b>	<b>\$ 24,286,369</b>	<b>TOTAL</b>	<b>\$ 24,286,369</b>

