

ATTACHMENT A-3**PROJECT FINANCING ESTIMATE**

**Park Tanglewood Apartments
5309 Riverdale Road
Riverdale, Maryland 20737**

COUNCILMANIC DISTRICT 3

SOURCES	AMOUNT	%
HAPGC Tax Exempt Revenue Bonds	21,685,278.00	64.00%
LIHTC	10,607,127.00	31.00%
Developer Equity	2,634.00	0.00%
Interim Income (Tenant Rents, etc.)	1,553,411.00	5.00%
TOTAL	33,848,450.00	100.00%

USES	AMOUNT	%
Acquisition Costs (includes transfer tax & recordation)	20,450,000.00	60.00%
Construction Costs	6,144,807.00	18.00%
Construction Contingency	654,481.00	2.00%
Fees Related to Construction	400,000.00	1.50%
Financing Fees and Charges	2,350,830.00	7.00%
Developers Fee	2,809,594.00	8.00%
Syndication Related Costs	158,614.00	0.50%
Guarantees and Reserves	880,124.00	3.00%
TOTAL	33,848,450.00	100.00%