



## PROPOSED SOURCES & USES - 223(f)

Project: Summer Meadows  
Location: Durham, NC  
Units: 83 Units  
As of: 2/14/2024

Estimates are based on assumptions and information provided to date.

### SOURCES

New Loan Amount	\$15,966,500
Current Rep. Reserve Balance	\$0
Other Sources	\$0
<b>TOTAL SOURCES</b>	<b>\$15,966,500</b>

### USES

Existing Debt	\$9,850,000
Total Indebtedness	\$9,850,000
Initial Deposits to Rep. Reserves	\$166,000
Required Repairs*	\$25,000
HUD Initial Escrow MIP	0.25% \$39,916
HUD Inspection Fee	\$1,500
HUD Application Fee	0.30% \$47,900
Financing Fee	1.00% \$159,665
GNMA Placement Fee	\$3,500
Processing Fee	\$7,500
Total HUD & Lender Fees	\$259,981
3rd Party Costs (Appraisal, Environmental, PCNA)	\$31,500
Title Policy / Recording	\$25,000
Lender Legal	\$25,000
Borrower Legal	\$25,000
Survey	\$5,000
Other Fees	\$0
<b>TOTAL USES</b>	<b>\$10,412,481</b>

**Net Proceeds** **(\$5,554,019)**

Repair Escrow (Non-Mortgageable) \$3,000

HUD Required 50% Cashout Holdback \$0

**Equity Requirement/(Cash Available at Closing)** **(\$5,551,019)**

\* Estimate for needed repairs is subject to an assessment by an independent third-party consultant hired by Bravo Capital

### PROPOSED TERMS

Value	\$24,080,000	Interest Rate (includes Green MIP)	5.95%
LTV	66.31%	Monthly P&I (includes MIP)	\$91,172
Principal Amount	\$15,966,500	Annual P&I (includes MIP)	\$1,094,064
Term (months)	420	Debt Service Coverage	1.18

### UNDERWRITING

#### Underwritten NOI

	UW-LTV	UW-DSC
Residential Income	\$1,737,600	\$1,737,600
Other Income	\$181,012	\$181,012
Gross Income	\$1,918,612	\$1,918,612
Economic Vacancy	(\$95,931) 5.0%	(\$134,303) 7.0%
<b>Effective Gross Income</b>	<b>\$1,822,682</b>	<b>\$1,784,309</b>
Operating Expenses	\$477,574	\$476,422
Rep. Reserves	\$20,750 \$250pu	\$20,750 \$250pu
<b>Total Expenses</b>	<b>\$498,324 \$ 6,004</b>	<b>\$497,172 \$ 5,990</b>

#### HUD Mortgage Constraints

(1) Borrower's Request	N/A
(2) 1.176x Debt Service Coverage	\$15,966,500
(3) Statutory Per Unit Limitations	\$18,120,900
(4) 85.00% of Value	\$20,468,000
(5) Transaction cost or 80% of Value	\$19,264,000
(6) Criteria 11	N/A

**Maximum Mortgage Amount** **\$15,966,500**

<b>NOI</b>	<b>\$1,324,358</b>	<b>\$1,287,137</b>
Cap Rate	5.50%	
<b>Estimated Value</b>	<b>\$24,080,000</b>	

Comments:

Contact [info@bravocapital.com](mailto:info@bravocapital.com) for more information.