Project Name:

Project Name:						
The **Sources** Columns should correspond with those listed on the Sources page of the Development Proforma.						
	Indicate Source	**Indicate Source**	**Indicate Source**	**Indicate Source**	**Indicate Source**	
	here:	here:	here:	here:	here:	
Uses						
Activity						**Amount**
Acquisition						$0
Construction/Rehabilitation						$0
Site Work						$0
Contingency						$0
Lead Abatement						$0
Demolition						$0
Environmental Remediation						$0
TOTAL HARD COSTS						$0
Architectural/Engineering						$0
Financing costs						$0
Legal costs						$0
Developer Fee						$0
Consultant Fee						$0
Relocation *						$0
Other: Detail in Preliminary Budget						$0
TOTAL SOFT Costs						$0
						$0
TOTAL	$0	$0	$0		$0	$0
* calculate permanent relocation at $9,000/household and temporary at $3,000/household						

Combined Application
Rent Worksheet

Project Name:

Complete the first seven columns (A through G) for **all units in the development**. If tenants pay their own utilities, use the Utility Allowance Sheet								
to calculate Utility Allowances. If the rent includes utilities, put a zero in the Utility column.								
Pre-set formulas will calculate gross monthly rent and annual rent (excluding utilities).								
Use the Annual Rent column total for line 2 on your operating proforma.								
A	B	C	D	E	F	G	H	I
		Do Tenants	Is unit a	Is unit a				
		Pay Utilities?	NOP unit?	HOME unit?	Utility	Gross	Net (of util. allow.)	
Unit Number	BR Count	Yes / No	Yes / No	Yes / No	Allowance	Monthly Rent	Monthly Rent	Annual Rent
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
							$0	$0
						TOTAL		$0

Combined Application
Operating Proforma

Annual Income		Notes				
Total Number of Units	0	INPUT				
Total Annual Rent (from Rent Worksheet)		INPUT				
Less Vacancy Rate of 5%	$0		If a higher vacancy rate will be calculated, please justify.			
Other Income (NOP, laundry etc.)		INPUT	Specify source: _____			
TOTAL Annual Income	$0					
Annual Operating Expenses						
Utilities (incl. sewer, water)	$0	INPUT				
Maintenance	$0	INPUT				
Taxes	$0	INPUT				
Insurance	$0	INPUT				
Reserves & Capital Expenditures	$0	INPUT				
Property Management	$0	INPUT	Approximately 6 - 8% of Gross Rent if professionally managed			
Supportive Services	$0	INPUT				
Other:_____	$0	INPUT				
TOTAL Operating Expenses						
Annual Cash Flow						
TOTAL Annual Income	$0					
TOTAL Operating Expenses	$0					
Net Operating Income (NOI)	$0		Total Annual Income less Total Operating Expenses			
NOI	**$0**					
Debt Service Coverage (DSC)		INPUT				
Amount Available for Debt Service	#DIV/0!					
Annual Interest Rate:		INPUT				
Term (**in years**):		INPUT				
Mortgage Amount						
Maximum Mortgage Amount:	#DIV/0!					
Actual Mortgage Amount:		INPUT				
Monthly Mortgage Payment:	#VALUE!					
Annual Debt Service	**#VALUE!**		monthly mortgage X 12			
Cash Flow	#VALUE!		NOI minus Annual Debt Service			
Debt Coverage Ratio	**#VALUE!**		NOI divided by Annual Debt Service			
Total Operating Cost per Unit	**#DIV/0!**		Divide Total Operating Expenses by the number of units.			

Combined Application
Development Proforma: SOURCES

Project Name:

SOURCES (fill in all those that apply)	Amount	Terms	Committed? Yes / No
RIH HOME funds			
Other HOME - City:			
Building Homes Rhode Island			
NOP Capital			
NSP 1			
NSP 3			
HUD 811			
HUD 202			
McKinney (Supportive Housing Program) Funds			
CDBG - municipality:			
Lead - RIH or Municipality:			
Thresholds			
Deferred Payment Special Needs funding			
Affordable Housing Program (FHLB)			
Housing Tax Credits			
Federal Historic Tax Credits			
State Historic Tax Credits			
Deferred Payment Loan (formerly Targeted Loan)			
Rhode Island Housing First Mortgage			
Non RIH Permanent Financing*			
Private Foundations			
Sales Proceeds			
Other:			
TOTAL			
*submit evidence of commitment	$0		