

**Attachment A**  
**The Oaks Apartments**  
**Multifamily Housing Revenue Note**  
**Plan of Finance\***

	<u>Construction</u>	<u>Permanent</u>
Tax Exempt Note	\$ 7,100,000	\$ 2,974,800
4% Low Income Housing Tax Credits	\$ 900,000	\$ 4,480,210
Citibank Subordinate Loan Program	\$ -	\$ 540,000
City of Walnut Creek	\$ 612,567	\$ 612,567
Seller Take-Back, Project Reserves, Operating Income, and Sponsor Loan	\$ 2,984,460	\$ 3,060,383
Deferred Developer Fee		\$ 360,083
<b>Total</b>	<b>\$ 11,597,027</b>	<b>\$ 12,028,043</b>

*\* The amounts below will be refined during the transaction closing.*