

Villas at Plano Gateway
Shiloh and Wyngate, Gateway Plano, Collin County, TX
4% Affordable
IBC Interim and Perm with 223 F take out

Projected Taxable Income (Loss)											
Year	NOI	GP Distribution	Reserves	Interest Expense	Interest Income	Asset Management Expense	Partnership Management Fee	Incentive Management Fee	Depreciation	Funded Expenses	Taxable Income (Loss)
2012	-		-		-				-	-	-
2013	-		-		-				-	-	-
2014	1,447,660		75,000	(1,128,641)	-	(10,000)	-	(14,207)	(2,536,064)	(9,185)	(2,175,437)
2015	1,465,384		77,250	(1,120,767)	-	(10,300)	-	(15,536)	(2,262,212)	(9,185)	(1,875,366)
2016	1,483,126		79,568	(1,112,415)	-	(10,609)	-	(16,867)	(2,177,868)	(9,185)	(1,764,251)
2017	1,500,875		81,955	(1,103,556)	-	(10,927)	-	(115,977)	(2,103,637)	(9,185)	(1,760,452)
2018	1,518,622		84,413	(1,094,158)	-	(11,255)	-	(195,289)	(2,057,373)	(9,185)	(1,764,224)
2019	1,536,357		86,946	(1,084,190)	-	(11,593)	-	(208,589)	(1,115,531)	(9,185)	(805,785)
2020	1,554,066		89,554	(1,073,616)	-	(11,941)	-	(221,871)	(1,012,765)	(9,185)	(685,757)
2021	1,571,740		92,241	(1,062,399)	-	(12,299)	-	(235,126)	(981,455)	(9,185)	(636,484)
2022	1,589,364		95,008	(1,050,502)	-	(12,668)	-	(248,345)	(913,541)	(9,185)	(549,868)
2023	1,606,927		97,858	(1,037,881)	-	(13,048)	-	(261,517)	(852,750)	(9,185)	(469,595)
2024	1,624,414		100,794	(1,024,493)	-	(13,439)	-	(274,632)	(833,819)	(9,185)	(430,360)
2025	1,641,811		103,818	(1,010,292)	-	(13,842)	-	(287,680)	(776,276)	(9,185)	(351,646)
2026	1,659,104		106,932	(995,229)	-	(14,258)	-	(300,650)	(724,752)	(9,185)	(278,036)
2027	1,676,276		110,140	(979,250)	-	(14,685)	-	(313,529)	(715,981)	(7,381)	(244,410)
2028	1,693,312		113,444	(962,300)	-	(15,126)	-	(326,305)	(666,659)	(5,250)	(168,885)
2029	1,710,193		116,848	(944,321)	-	(15,580)	-	(338,966)	(442,813)	(5,250)	80,111
Totals	25,279,231	-	1,511,766	(16,784,010)	-	(201,569)	-	(3,375,086)	(20,173,495)	(137,282)	(13,880,445)