

Exhibit 5

	Construction Phase		
	Total	%	Per Unit (7)
Sources			
CRA Funding	\$1,000,000	21%	
Bank (Const. Loan)	\$1,450,000	31%	
Right Consulting LLC	\$2,000,000	43%	
Right Consulting (Land)	\$250,000	5%	
Total Sources	\$4,700,000		\$671,429
Uses			
Demolition	\$35,000	1%	
Sitework	\$240,000	6%	
Asbestos Testing/Removal	\$8,000	0%	
Dumpster / Trash Hauling	\$80,000	2%	
Landscape and Irrigation	\$50,000	1%	
Concrete and Structural	\$950,000	24%	
Framing, Drywall and Finishing	\$311,000	8%	
Masonry	\$165,000	4%	
Wood Floor Material/Install (vinyl flooring throughout)	\$161,000	4%	
Roofing	\$211,000	5%	
Interior Doors and Hardware	\$87,000	2%	
Exterior Windows & door & Store front	\$215,000	5%	
Kitchen Cabinetry	\$115,000	3%	
Painting	\$125,000	3%	
Specialties	\$40,000	1%	
Signage	\$45,000	1%	
Appliances	\$110,000	3%	
Elevator	\$155,000	4%	
Plumbing	\$255,000	6%	
HVAC	\$225,000	6%	
Fire Alarm/Sprinkler	\$100,000	3%	
Electrical	\$235,000	6%	
Security/Cameras/Access Control	\$82,000	2%	
Construction Costs	\$4,000,000	100%	\$571,429
Construction Contingency	\$200,000		
Architect Services, Permits and Fees	\$250,000		
Land Value	\$250,000		
Total Project Budget w/Fees	\$4,700,000		\$671,429

50% and 80% AMI HUD Rent Limits 989 1583 1187 1901

Rental Income Projections										
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues										
Property Rentals	\$29,805	\$119,220	\$122,797	\$122,797	\$126,480	\$126,480	\$130,275	\$130,275	\$134,183	\$134,183
Vacancy Allowance	-\$1,490	-\$5,961	-\$6,140	-\$6,140	-\$6,324	-\$6,324	-\$6,514	-\$6,514	-\$6,709	-\$6,709
Leased Income	\$75,240	\$300,960	\$309,989	\$309,989	\$319,288	\$319,288	\$328,867	\$328,867	\$338,733	\$338,733
Total Revenues	\$103,555	\$414,219	\$426,646	\$426,646	\$439,445	\$439,445	\$452,628	\$452,628	\$466,207	\$466,207
Operating Expenses										
Property Maintenance	\$2,235	\$8,942	\$9,210	\$9,210	\$9,486	\$9,486	\$9,771	\$9,771	\$10,064	\$10,064
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$25,000	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339
Property Management	\$2,981	\$11,922	\$12,280	\$12,280	\$12,648	\$12,648	\$13,027	\$13,027	\$13,418	\$13,418
Loan	\$26,325	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300	\$105,300
Total Expenses	\$56,541	\$176,164	\$178,289	\$179,834	\$182,070	\$183,710	\$186,062	\$187,801	\$190,276	\$192,121
Profit / Loss	\$47,014	\$238,056	\$248,356	\$246,811	\$257,374	\$255,735	\$266,566	\$264,828	\$275,931	\$274,087