

YTD Financial Report  
Consolidated  
9/30/20XX  
Interim IS  
Per Unit

Filtered: Properties with 40+ units

Property	A	B	C	D	E	F	G	H	I	J	
<b>Operating Revenues</b>											
Rental Income	8,018	6,437	6,883	6,614	7,614	7,677	8,627	7,069	11,435	5,903	
Residential Vacancy	(116)	(185)	(59)	(159)	(219)	(87)	(100)	(210)	(414)	(94)	
Residential Concessions	(12)	(4)	(52)	(3)	(11)	(12)	-	(7)	(19)	-	
Commerical Income	-	-	-	-	-	155	-	-	2,066	2,127	
Commerical NNN Income	-	-	64	-	-	-	-	-	475	125	
Commercial Concessions	-	-	-	-	-	-	-	-	(77)	-	
Bad Debt	(13)	(40)	-	(7)	(5)	-	(7)	(48)	(5)	(4)	
Other Tenant Income	127	174	589	323	39	77	763	654	1,103	363	
Other Income	20	-	20	-	3	2	30	-	0	25	
<b>Total Operating Revenues</b>	<b>8,025</b>	<b>6,382</b>	<b>7,445</b>	<b>6,768</b>	<b>7,421</b>	<b>7,811</b>	<b>9,312</b>	<b>7,457</b>	<b>14,564</b>	<b>8,445</b>	
<b>Operating Expenses</b>											
Salary & Benefits	953	742	765	1,011	1,355	1,764	662	888	814	786	
Administrative	619	589	743	597	653	709	684	772	388	568	
Management Fee	680	1,046	706	1,117	450	549	841	736	791	648	
Marketing & Advertising	-	2	2	2	2	2	2	2	10	2	
Utilities	412	659	1,171	826	849	989	835	1,007	1,116	1,291	
Repairs & Maintenance	555	794	1,333	1,134	926	910	1,412	2,171	1,859	1,095	
Legal & Professional	122	89	173	89	125	238	191	175	527	178	
Real Estate Taxes	119	4	9	12	31	18	149	16	478	15	
Property & Liability Insurance	223	174	216	162	178	209	305	309	421	220	
Other Taxes / Licenses / Permits	3	23	41	18	4	14	9	3	14	12	
<b>Total Operating Expenses</b>	<b>3,687</b>	<b>4,121</b>	<b>5,159</b>	<b>4,967</b>	<b>4,573</b>	<b>5,404</b>	<b>5,089</b>	<b>6,079</b>	<b>6,417</b>	<b>4,813</b>	
<b>Net Operating Income</b>	<b>4,338</b>	<b>2,261</b>	<b>2,286</b>	<b>1,802</b>	<b>2,849</b>	<b>2,407</b>	<b>4,223</b>	<b>1,377</b>	<b>8,147</b>	<b>3,632</b>	
Reserve Deposits	431	323	450	1,210	379	450	287	417	245	362	Cash
Interest Expense	2,208	944	575	-	838	860	2,776	948	4,315	1,485	
Principal Payments	742	378	158	146	685	335	649	232	-	870	
<b>Total Debt Service</b>	<b>2,950</b>	<b>1,322</b>	<b>733</b>	<b>146</b>	<b>1,523</b>	<b>1,195</b>	<b>3,425</b>	<b>1,181</b>	<b>4,315</b>	<b>2,355</b>	Cash (Excludes Reserve Deposits)
<b>DSCR</b>	<b>1.32</b>	<b>1.47</b>	<b>2.51</b>	<b>4.04</b>	<b>1.62</b>	<b>1.64</b>	<b>1.15</b>	<b>0.81</b>	<b>1.83</b>	<b>1.39</b>	<u>(NOI - Reserve Deposits)</u> Debt Service
<b>Non-Operating Expenses</b>											
Interest (Income)	-	-	-	-	-	-	-	-	-	-	Cash (Excludes Reserve Interest)
Depreciation	6,233	841	5,850	778	1,099	1,914	5,140	4,633	2,766	3,006	Non-Cash
Amortization	132	-	116	-	18	20	272	88	564	79	Non-Cash
Partnership Expenses	-	-	-	3	-	505	-	199	-	847	Cash
Other Interest & Finance Costs	-	(12)	(1)	(16)	(1)	25	(6)	(2)	-	(1)	Non-Cash
Capital Expenditures	-	-	-	-	-	-	-	-	-	-	Cash (Only Fixed Assets Paid with CF)
Other (Income) Expenses	-	-	-	-	-	-	-	-	-	-	Cash ("Other" Cash Based Non-Op Ex)
<b>Total Non-Operating Expenses</b>	<b>6,364</b>	<b>828</b>	<b>5,965</b>	<b>765</b>	<b>1,116</b>	<b>2,463</b>	<b>5,406</b>	<b>4,917</b>	<b>3,330</b>	<b>3,932</b>	
<b>Cash Flow</b>											
Other Cash Flow (Other Reserve Deposits)	-	(16)	(68)	(18)	-	-	-	(82)	-	(18)	Cash
<b>Total Cash Flow</b>	<b>957</b>	<b>600</b>	<b>1,036</b>	<b>425</b>	<b>946</b>	<b>257</b>	<b>511</b>	<b>(501)</b>	<b>3,587</b>	<b>49</b>	

Total Cash Flow = NOI - Reserve Deposits - Total Debt Service - Cash Non-Operating Expenses - Other Cash Flow (Other Reserve Deposits)

## YTD Financial Comparison Report

Generic CHH Property

Seattle, WA

Stabilized

10/31/20XX

Interim IS

This report has "drill down" capability

Total formulas are "live" - see how data is calculated in Excel

Totals sheet in excel report - consolidates data over selected properties

	YTD ACTUAL	YTD BUDGET	VARIANCE	% VAR	ANNUALIZED
<b>Operating Revenues</b>					
Rental Income	839,641	842,880	(3,239)	(0.38%)	1,007,569
Loss to Market	-	-	-	-	-
Residential Vacancy	(10,350)	(11,871)	1,521	12.81%	(12,420)
Residential Concessions	(625)	(10,175)	9,551	93.86%	(750)
Commerical Income	-	-	-	-	-
Commerical NNN Income	-	-	-	-	-
Commercial Vacancy	-	-	-	-	-
Commercial Concessions	-	-	-	-	-
Loss to Lease	-	-	-	-	-
Bad Debt	903	-	903	-	1,084
Other Tenant Income	14,986	11,571	3,415	29.51%	17,983
Other Income	194	250	(56)	(22.40%)	233
<b>Total Operating Revenues</b>	<b>844,749</b>	<b>832,654</b>	<b>12,095</b>	<b>1.45%</b>	<b>1,013,699</b>
<b>Operating Expenses</b>					
Salary & Benefits	124,027	121,618	(2,409)	(1.98%)	148,832
Administrative	56,005	58,235	2,230	3.83%	67,206
Management Fee	71,823	71,823	-	-	86,187
Marketing & Advertising	-	-	-	-	-
Utilities	22,970	38,972	16,002	41.06%	27,563
Repairs & Maintenance	73,723	75,898	2,175	2.87%	88,467
Legal & Professional	11,144	8,000	(3,144)	(39.30%)	13,373
Real Estate Taxes	26,423	30,920	4,497	14.54%	31,708
Property & Liability Insurance	22,056	22,063	7	0.03%	26,467
Other Taxes / Licenses / Permits	735	178	(557)	(312.81%)	882
<b>Total Operating Expenses</b>	<b>408,905</b>	<b>427,706</b>	<b>18,801</b>	<b>4.40%</b>	<b>490,686</b>
<b>Net Operating Income</b>	<b>435,844</b>	<b>404,948</b>	<b>30,896</b>	<b>7.63%</b>	<b>523,013</b>
Reserve Deposits	36,670	36,670	-	-	44,004
Interest Expense	218,519	219,765	1,246	0.57%	262,223
Principal Payments	69,946	68,700	(1,246)	(1.81%)	83,935
<b>Total Debt Service</b>	<b>288,465</b>	<b>288,465</b>	<b>-</b>	<b>-</b>	<b>346,158</b>
<b>DSCR</b>	<b>1.38</b>	<b>1.28</b>	<b>0.11</b>	<b>8.39%</b>	<b>1.38</b>
<b>Non-Operating Expenses</b>					
Interest (Income)	-	-	-	-	-
Depreciation	611,098	-	(611,098)	-	733,318
Amortization	12,871	-	(12,871)	-	15,445
Partnership Expenses	-	-	-	-	-
Other Interest & Finance Costs	(2,995)	-	2,995	-	(3,594)
Capital Expenditures	-	-	-	-	-
Other (Income) Expenses	-	-	-	-	-
<b>Total Non-Operating Expenses</b>	<b>620,974</b>	<b>-</b>	<b>(620,974)</b>	<b>-</b>	<b>745,169</b>
<b>Cash Flow</b>					
Soft Debt	-	-	-	-	-
Other Cash Flow	-	-	-	-	-
<b>Total Cash Flow</b>	<b>110,709</b>	<b>79,813</b>	<b>30,896</b>	<b>38.71%</b>	<b>132,851</b>

# CHH Generic Property

123 Capitol Hill Drive, Seattle, WA 98122

9/30/20XX

# Property Profile Report

## Investment Information

<b>Partnership Name</b>	Generic Property, LLC	<b>Status</b>	Stabilized
<b>Total Units</b>	55	<b>Deal Type</b>	New Construction
<b>Total Buildings</b>	1	<b>Credit Type</b>	4%
<b>Asset Manager</b>	-	<b>Affordability</b>	Affordable
<b>Property Manager</b>	Capitol Hill Property Management	<b>Building Type</b>	Midrise (4-6 Stories)
<b>Syndicator</b>	Generic Bank, N. A.	<b>Location Type</b>	Urban - LG
<b>Acquisition Date</b>	11/31/2010	<b>Total Dev. Cost</b>	\$12,345,678
<b>Year Built/Renovated</b>	2012	<b>Total Dev. Cost/Unit</b>	\$224,466.87
<b>Placed In Service</b>	3/21/2012		
<b>Initial Compliance End</b>	12/31/2027		



## Occupancy Trending

	Sep-XX	Aug-XX	Jul-XX	Jun-XX	May-XX	Apr-XX	Mar-XX	Feb-XX	Jan-XX
<b>Physical Occupancy</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Vacant Units</b>	-	-	-	-	-	-	-	-	-

## Financials

	MTD			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating Revenues</b>						
Rental Income	38,748	38,717	31	348,678	348,453	225
Residential Vacancy	-	(1,045)	1,045	(221)	(9,408)	9,187
Bad Debt	-	(42)	42	-	(375)	375
Other Tenant Income	4,532	3,539	992	29,985	31,852	(1,867)
Other Income	-	317	(317)	0	2,857	(2,857)
<b>Total Revenues</b>	<b>43,280</b>	<b>41,487</b>	<b>1,793</b>	<b>378,442</b>	<b>373,799</b>	<b>5,063</b>
<b>Operating Expenses</b>						
Salary & Benefits	3,196	2,951	(245)	24,204	28,673	4,468
Administrative	3,244	3,016	(229)	30,510	27,172	(3,338)
Management Fee	3,767	3,767	-	33,904	33,904	-
Marketing & Advertising	-	8	8	80	68	(13)
Utilities	6,282	3,769	(2,513)	40,885	33,920	(6,965)
Repairs & Maintenance	5,686	5,308	(377)	59,498	47,776	(11,722)
Legal & Professional	-	100	100	6,675	8,750	2,075
Real Estate Taxes	-	-	-	3,816	6,150	2,334
Property & Liability Insurance	1,354	1,376	21	12,417	12,380	(37)
Other Taxes / Licenses / Permits	-	29	29	71	259	188
<b>Total Expenses</b>	<b>23,529</b>	<b>20,323</b>	<b>(3,206)</b>	<b>212,061</b>	<b>199,052</b>	<b>(13,009)</b>
<b>Net Operating Income</b>	<b>19,751</b>	<b>21,164</b>	<b>(1,413)</b>	<b>166,381</b>	<b>174,327</b>	<b>(7,946)</b>
Reserve Deposits	1,313	1,313	-	11,819	11,819	-
Interest Expense	12,265	12,329	64	108,976	110,961	1,985
Principal Payments	2,956	2,899	(57)	28,013	26,089	(1,924)
<b>Total Debt Service</b>	<b>15,221</b>	<b>15,228</b>	<b>7</b>	<b>136,989</b>	<b>137,050</b>	<b>61</b>
<b>DSCR</b>	<b>1.21</b>	<b>1.30</b>	<b>(0.09)</b>	<b>1.13</b>	<b>1.19</b>	<b>(0.06)</b>
<b>Non-Operating Expenses</b>						
Depreciation	20,934	944	(19,990)	203,685	8,496	(195,189)
Amortization	1,209	-	(1,209)	10,885	-	(10,885)
Partnership Expenses	-	1,524	1,524	-	13,718	13,718
Other Interest & Finance Costs	-	-	-	(251)	-	251
<b>Total Non-Operating Expenses</b>	<b>22,144</b>	<b>2,468</b>	<b>(19,675)</b>	<b>214,319</b>	<b>22,214</b>	<b>(192,105)</b>
<b>Cash Flow</b>						
<b>Total Cash Flow</b>	<b>3,217</b>	<b>3,099</b>	<b>118</b>	<b>17,574</b>	<b>11,741</b>	<b>5,833</b>

<b>Operating CF Actual</b>	<b>17,574</b>	<b>1st Mortgage Lender</b>	<b>Happy Bank</b>
<b>Required RR Deposits</b>	<b>13,969</b>	<b>1st Mortgage Balance</b>	<b>2,366,952</b>
<b>Replacement Reserve Balance</b>	<b>77,542</b>	<b>2nd Mortgage Lender</b>	<b>Washington State Housing Finance Commission</b>
<b>Operating Reserve Balance</b>	<b>211,950</b>	<b>2nd Mortgage Balance</b>	<b>2,500,000</b>

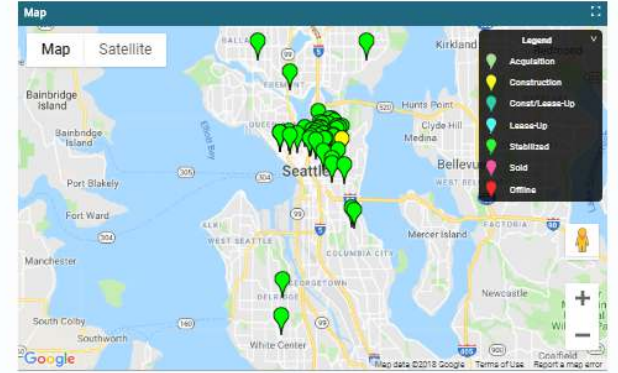
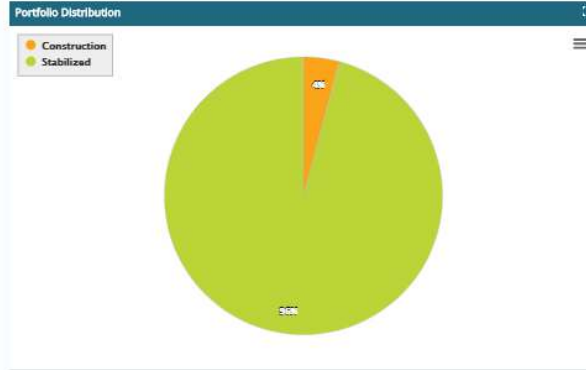
## Property Description

Limited free parking available, option for W/D in unit, community balconies on each floor, bike storage, dishwashers. Households must have monthly income of at least 2.5 times rent and must not exceed 60% of area median income limits. The project resulted from the transformation of a polluted lot in central Seattle, vacant for fourty years, into a vibrant affordable housing and retail construction project. The units are built to last, with sustainable design features that make the building more efficient to maintain, such as triple-glazed windows, a heat recovery ventilation system, and a high-efficiency hot water system.

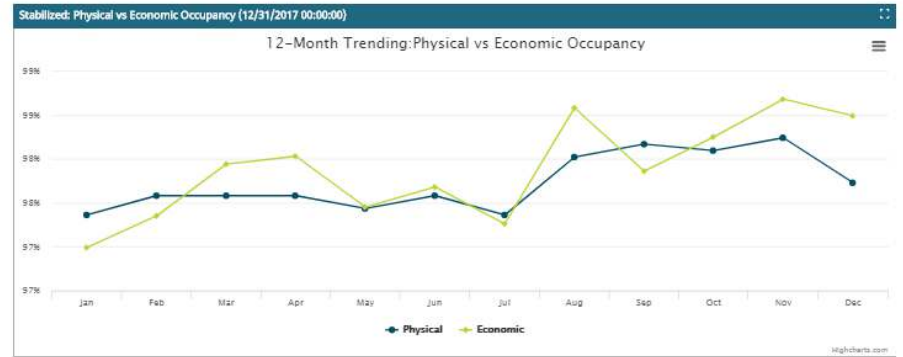
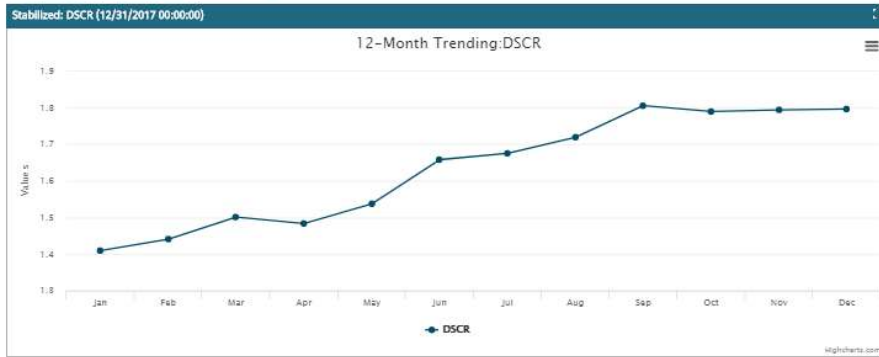
## Operating Strategy

# Portfolio Overview

Status	Properties	%	Units	%
Construction	2	4.17%	225	14.20%
Stabilized	46	95.83%	1,364	85.80%
<b>Total</b>	<b>48</b>	<b>100.00%</b>	<b>1,589</b>	<b>100.00%</b>



Stabilized (YTD Operating Data As of: 12/31/2017)



Partnership Name	Property Name	Acquisition Date	City	State	IF Total Units	TDC	Per Unit	DSCR	Physical Occupancy	Economic Occupancy	NOI	Operating Cash Flow
Twelfth Avenue Arts Housing LLLP	Twelfth Avenue Arts Housing	12/27/2012	Seattle	WA	88	\$22,809,964	\$259,204	1.30	96.59%	99.32%	\$451,024	\$60,874
CHHIP	Devonshire	02/12/1993	Seattle	WA	62	\$2,030,519	\$32,750	15.90	100.00%	100.00%	\$144,409	\$35,329
Villa Apartments LP	Villa	08/28/1997	Seattle	WA	62	\$7,262,842	\$117,143	1.56	96.77%	98.09%	\$304,341	\$78,772
Elizabeth James Senior Housing	Elizabeth James	03/31/1995	Seattle	WA	60	\$2,659,529	\$44,325	1.35	96.67%	98.38%	\$164,600	\$12,119
Squire Park Plaza LLC	Squire Park Plaza	12/19/2014	Seattle	WA	60		\$197,254	1.52	96.67%	97.55%	\$717,974	\$226,910
El Nor LP	El Nor	12/28/1999	Seattle	WA	55	\$4,387,357	\$79,770	1.65	98.18%	100.00%	\$165,402	\$32,424
CHHIP	Bremer	12/10/1984	Seattle	WA	49	\$2,389,306	\$48,761	1.62	97.96%	98.38%	\$140,207	\$31,985
Pantages Apartments LLC	Pantages	07/11/2002	Seattle	WA	49	\$9,665,450	\$197,254	1.95	100.00%	99.90%	\$151,236	\$49,600
Broadway & Pine Apartments LLC	Broadway Crossing	08/16/2005	Seattle	WA	44	\$10,067,246	\$228,801	2.08	100.00%	111.71%	\$89,409	\$20,032
Jefferson & 12th LLC	Jefferson Housing	01/13/2011	Seattle	WA	40	\$10,231,647	\$255,791	1.25	95.00%	93.58%	\$227,853	\$29,443
Helen V Apartments LLC	Helen V	10/02/2001	Seattle	WA	38	\$4,586,807	\$120,705	2.79	97.37%	95.10%	\$368,812	\$212,051
Fleming Apartments LP	Fleming	06/29/1998	Seattle	WA	36	\$2,538,992	\$70,528	1.85	97.22%	97.91%	\$151,987	\$58,960
CHHIP	Brewster	07/29/1994	Seattle	WA	35	\$2,766,241	\$79,035	2.96	97.14%	97.43%	\$79,285	\$27,296
Oleta Apartments LP	Oleta	07/17/2000	Seattle	WA	34	\$3,492,110	\$102,709	1.29	100.00%	97.15%	\$123,489	\$17,248
Larned Apartments LP	Larned	12/30/1991	Seattle	WA	33	\$2,784,427	\$84,377		100.00%	100.00%	\$120,399	\$112,479



Property Information	
Property Name	Jefferson Housing
Partnership Name	Jefferson & 12th LLC
City	Seattle
State	WA
Construction Type	New Construction
Status	Stabilized
Tenancy	LP/LLC
Year Built	2012
Development Cost	\$10,231,647
Gross SF	54,842
Residential Gross SF	42,512
Residential Net SF	30,210
Total Residential Units	40
LIHTC Units	40
Commercial Net Rentable SF	4,595
Total Commercial Units	2
Total Land SF	9,791

Key Dates			
Event/Type	Event	Date Type	Date
Allocation Year	Max Bin	Actual	12/16/2010
Last Year of Compliance	Max BIN	Actual	12/31/2026
Acquisition	Closing	Actual	01/13/2011
Construction	PIS	Actual	09/21/2012
Compliance	End	Actual	12/31/2026
Construction	Perm CO	Actual	10/11/2012
Construction	Temp CO	Actual	09/21/2012

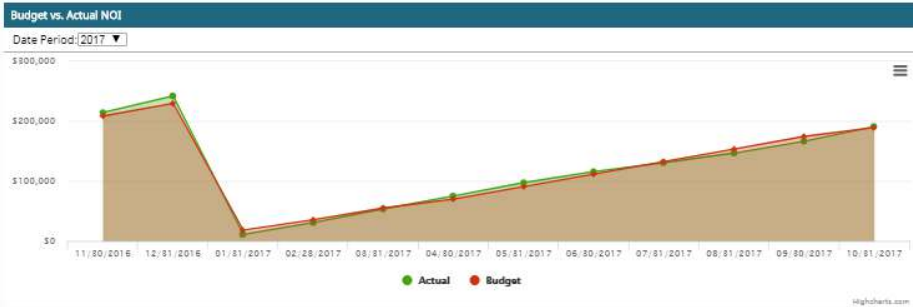
Rental Mix			
Unit Type	# of Bed	# of Bath	# of Units
One Bed	1	1	20
Two Bed	2	1	20

Contacts				
Role	Name	Title	Phone	Email
Asset Management	Brad Lange	Vice President of Asset Management	206-204-3846	<a href="mailto:blange@capitolhillhousing.org">blange@capitolhillhousing.org</a>
Finance	Melinda Gause	Lead Senior Accountant	206-204-3823	<a href="mailto:mgause@capitolhillhousing.org">mgause@capitolhillhousing.org</a>
Property Management	Asia Fahie	Portfolio Manager	206-204-3811	<a href="mailto:afahie@capitolhillhousing.org">afahie@capitolhillhousing.org</a>
Property Management	Lisa Wolcott	Site Manager	206-640-9913	<a href="mailto:lwolcott@capitolhillhousing.org">lwolcott@capitolhillhousing.org</a>

Vendors			
Role	Name	Phone	URL
Utility Benchmarking	WegoWise		<a href="http://www.wegowise.com/login">www.wegowise.com/login</a>
Architect	Environmental Works	206-329-8300	<a href="http://eworks.org">eworks.org</a>
Syndicator	Union Bank, N.A.		
General Contractor	Marpac Construction, LLC	206-329-4992	<a href="http://www.marpac.net">www.marpac.net</a>

Loan Information							
Lender	Type	Original Amt	Status	Maturity Date	Lien Pos	Outstanding Bal	Bal Date
Key Bank	Construction and Permanent Loan	\$2,512,088	Active	05/01/2028	1	\$2,323,860	10/31/2018
City of Seattle	Soft Debt	\$1,682,512	Active	12/31/2062	3	\$1,382,192	10/31/2018
Washington State Housing Finance Commission	Second Mortgage	\$2,500,000	Active	05/31/2066	2	\$2,500,000	10/31/2018
Key Bank	Construction	\$3,769,759	Paid Off	05/25/2013			

Reserve Requirements						
Type	Per Unit (RR Only)	Required Amount	Current Balance	Balance Date	Bank	
Replacement		\$406	\$85,778	10/31/2018		
Operating			\$213,120	10/31/2018		
Debt Service						



Reports	
Portfolio Budget Comparison Report - HPN	
Investment Operations Report	
Financials Comparison Report	
Journal Entry Review Report	
Occupancy Trending Report	
Third Parties Ad Hoc Report	

Documents	
8609	1
Audits	9
Tax Returns	1
Interims	146
Occupancy	86
Budget IS	9