



Kmart Redevelopment
City of West St. Paul
 369 Affordable Apartments
Multi-Year Operating Proforma

		2022	Stabilized 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Income																
Rental Income																
Gross Potential Rent	Inflator 2.0%	5,911,041	6,029,262	6,149,847	6,272,844	6,398,301	6,526,267	6,656,792	6,789,928	6,925,727	7,064,241	7,205,526	7,349,636	7,496,629	7,646,562	7,799,493
Less: 5.0% Stabilized Vacancy		(295,552)	(301,463)	(307,492)	(313,642)	(319,915)	(326,313)	(332,840)	(339,496)	(346,286)	(353,212)	(360,276)	(367,482)	(374,831)	(382,328)	(389,975)
Less: Additional Pre-stabilization Vacancy		(2,068,864)														
Total Rental Income		3,546,625	5,727,799	5,842,355	5,959,202	6,078,386	6,199,953	6,323,953	6,450,432	6,579,440	6,711,029	6,845,250	6,982,155	7,121,798	7,264,234	7,409,518
Other Residential Income																
Underground Parking	Vacancy Rate 10.0% Inflator 2.0%	215,862	220,179	224,583	229,075	233,656	238,329	243,096	247,958	252,917	257,975	263,135	268,398	273,765	279,241	284,826
Storage Income (Interior)	10.0% 2.0%	49,939	50,938	51,957	52,996	54,056	55,137	56,240	57,364	58,512	59,682	60,876	62,093	63,335	64,602	65,894
Storage Income (Garage)	35.0% 2.0%	24,970	25,469	25,978	26,498	27,028	27,568	28,120	28,682	29,256	29,841	30,438	31,047	31,667	32,301	32,947
Other	0.0% 2.0%	80,621	82,233	83,878	85,555	87,266	89,012	90,792	92,608	94,460	96,349	98,276	100,242	102,246	104,291	106,377
Less: Vacancy		(35,319)	(36,026)	(36,746)	(37,481)	(38,231)	(38,996)	(39,775)	(40,571)	(41,382)	(42,210)	(43,054)	(43,915)	(44,794)	(45,690)	(46,603)
Less: Additional Pre-stabilization Vacancy		(135,984)														
Total Other Residential Income		200,088	342,794	349,649	356,642	363,775	371,051	378,472	386,041	393,762	401,637	409,670	417,863	426,221	434,745	443,440
Effective Gross Income (EGI)		3,746,713	6,070,592	6,192,004	6,315,844	6,442,161	6,571,004	6,702,424	6,836,473	6,973,202	7,112,666	7,254,920	7,400,018	7,548,018	7,698,979	7,852,958
Expenses																
Rental Unit Expenses																
Operating Expenses	Inflator 2.0%	1,369,212	1,396,596	1,424,528	1,453,019	1,482,079	1,511,721	1,541,955	1,572,794	1,604,250	1,636,335	1,669,062	1,702,443	1,736,492	1,771,222	1,806,646
Management Fee: 2.0% of EGI	Fixed to EGI	74,934	121,412	123,840	126,317	128,843	131,420	134,048	136,729	139,464	142,253	145,098	148,000	150,960	153,979	157,059
Property Taxes	2.00%	518,550	528,921	539,499	550,289	561,295	572,521	583,971	595,651	607,564	619,715	632,109	644,752	657,647	670,800	
Reserves: \$300 PUPY	Every 5 Yrs @ 10.00%	110,700	110,700	110,700	121,770	121,770	121,770	121,770	121,770	133,947	133,947	133,947	133,947	133,947	147,342	147,342
Total Rental Unit Expenses		1,554,846	2,147,258	2,187,989	2,240,605	2,282,982	2,326,206	2,370,295	2,415,265	2,473,312	2,520,099	2,567,822	2,616,500	2,666,151	2,730,190	2,781,847
Total Expenses		1,554,846	2,147,258	2,187,989	2,240,605	2,282,982	2,326,206	2,370,295	2,415,265	2,473,312	2,520,099	2,567,822	2,616,500	2,666,151	2,730,190	2,781,847
NET OPERATING INCOME		2,191,867	3,923,334	4,004,015	4,075,239	4,159,179	4,244,798	4,332,130	4,421,208	4,499,890	4,592,567	4,687,097	4,783,518	4,881,867	4,968,789	5,071,112
Tax Increment Financing Revenue	Inflator: 2%	166,231	363,863	371,141	378,564	386,135	393,858	401,735	409,769	417,965	426,324	434,851	443,548	0	0	0
ADJUSTED NET OPERATING INCOME		2,358,098	4,287,198	4,375,156	4,453,803	4,545,314	4,638,656	4,733,864	4,830,977	4,917,855	5,018,891	5,121,948	5,227,066	4,881,867	4,968,789	5,071,112
Debt Service																
Debt A: First Mortgage	Debt Terms 35 yr amortization @ 4.75%	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894	3,216,894
Debt B: TIF Mortgage	12 yr amortization @ 5.00%	364,259	364,259	364,259	364,259	364,259	364,259	364,259	364,259	364,259	364,259	364,259	364,259	0	0	0
Debt C: Dakota County Issuer Fee	Outstanding Principal @ 0.125%	68,126	67,323	66,482	65,600	64,674	63,704	62,687	61,621	60,503	59,330	58,101	56,811	55,460	54,042	52,556
Total Debt Service		3,649,279	3,648,476	3,647,635	3,646,752	3,645,827	3,644,857	3,643,840	3,642,774	3,641,655	3,640,483	3,639,253	3,637,964	3,272,354	3,270,936	3,269,450
Debt Coverage	Calc Method Debt A, B, & C	65%	118%	120%	122%	125%	127%	130%	133%	135%	138%	141%	144%	149%	152%	155%
Debt Coverage w/o Tax Increment Financing	Debt A, B, & C	60%	108%	110%	112%	114%	116%	119%	121%	124%	126%	129%	131%	149%	152%	155%
NET CASH FLOW		(1,291,181)	638,721	727,521	807,050	899,487	993,798	1,090,024	1,188,203	1,276,199	1,378,408	1,482,694	1,589,101	1,609,514	1,697,853	1,801,661
Expenses Paid from Net Cash Flow																
LP Asset Management Fee	Frequency Every Year @ Inflator 2%	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380	24,867	25,365	25,872	26,390
GP Asset Management Fee	Every Year @ 2%	22,140	22,583	23,034	23,495	23,965	24,444	24,933	25,432	25,941	26,459	26,989	27,528	28,079	28,640	29,213
Compliance Fee	Every Year @ 2%	22,140	22,583	23,034	23,495	23,965	24,444	24,933	25,432	25,941	26,459	26,989	27,528	28,079	28,640	29,213
Audit & Tax Return	Every Year @ 2%	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380	24,867	25,365	25,872	26,390
Ownership Expense	Every Year @ 2%	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	24,380	24,867	25,365	25,872	26,390
Subtotal		104,280	106,366	108,493	110,663	112,876	115,134	117,436	119,785	122,181	124,624	127,117	129,659	132,252	134,897	137,595
Deferred Developer Fees	Interest Rate Auto 0%	0	532,356	619,028	696,387	786,611	878,665	972,588	1,068,418	1,154,019	1,253,784	144,030	0	0	0	0
<i>Starting Deferred Fee Balance: \$8,160,856</i>																
DEFERRED FEE BALANCE (Paid off in Year 11)		8,105,885	7,573,529	6,954,502	6,258,114	5,471,503	4,592,839	3,620,251	2,551,832	1,397,814	144,030	0	0	0	0	0
<i>Working Capital Reserve Draw =</i>	1,455,977 Yes	<i>1,395,461</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NET CASH FLOW AVAILABLE FOR DISTRIBUTION		(0)	(0)	0	0	(0)	0	0	0	0	1,211,548	1,459,442	1,477,261	1,562,955	1,664,066	
Distributions from Net Cash Flow (LIHTC)																
CASH TO GENERAL PARTNER 1	Distribution 0.01%	(0)	(0)	0	0	(0)	0	0	0	0	121	146	148	156	166	
CASH TO GENERAL PARTNER 2	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CASH TO LIHTC INVESTOR LIMITED PARTNER	99.99%	(0)	(0)	0	0	(0)	0	0	0	0	1,211,426	1,459,296	1,477,114	1,562,799	1,663,900	