

Exhibit A

Project and Sources of Funding

BORROWER: TTG Indian Trails Limited Partnership, an Illinois limited liability partnership, the general partner of which is TTG Indian Trails LLC, an Illinois limited liability company, of which The Transcend Development Group LLC, a Delaware limited liability company, is the manager and sole member.

PROJECT: Acquisition of three (3) five-story multi-family residential buildings located at 221-3 East 121st Place and 12141 South Indiana Avenue in the West Pullman neighborhood of Chicago, Illinois (the “**Facilities**”), and the complete rehabilitation of the Facilities to provide 179 units of affordable housing to low-income individuals and families. The rehabilitation of the Facilities includes upgrades to the site, building envelope, common areas, and residential units; parking lot improvements, security enhancements, and accessibility upgrades; new roofing, windows, and lighting for the building exteriors; modernized common spaces including laundry rooms and a new “flex space” with fitness, lounge, and business center; and full in-unit renovations with updated kitchens, bathrooms, flooring, finishes, appliances, HVAC, and life-safety systems.

SOURCES OF FUNDING:

1. **BONDS**
Amount: \$35,000,000
Source: Proceeds from the issuance of the Bonds
Term: Not to exceed [18] years
Interest: Such rate as is acceptable to an Authorized Officer
Security: Bond Mortgage and other Security for the Bonds (as such term is defined in the Indenture)
2. **EQUITY BRIDGE LOAN:**
Amount: Approximate amount of \$18,338,013
Source: Huntington National Bank
Term: 25 months + option for one (1) 6-month extension
Interest: Floating One Month Term SOFR plus 3.50% (SOFR floor of 1%)
Security: N/A
3. **TAX CREDIT EQUITY:**
Amount: \$22,252,131
Source: Tax Credit Investors
Term: N/A
Interest: N/A
Security: N/A

4. **NET OPERATING INCOME:**

Amount:	\$1,082,234
Source:	N/A
Term:	N/A
Interest:	N/A
Security:	N/A