

Exhibit A

Project and Financing

BORROWER: HUB32, LLC, an Illinois limited liability company, of which HUB32 Manager, LLC, an Illinois limited liability company, is the managing member.

PROJECT: Acquisition of land and construction of one building generally located at 201 North Kedzie Avenue, Chicago, Illinois 60612, 3209 West Lake Street, Chicago, Illinois 60612, 3201 West Lake Street, Chicago, Illinois, 60612 (the "City Parcels" and, together with that certain to-be-vacated public alley legally described in Exhibit B, the "Property") containing a total of 51 units, of which 51 units will be affordable apartments for low- income families (together with related common areas along with commercial space, the "Project").

AFFORDABLE HOUSING LOAN:

Source: Multi-Family Program Funds
Amount: Not to exceed \$10,000,000
Term: 35 years plus construction period or such other term acceptable to the Authorized DOH Officer
Interest: Zero percent per annum or such interest rate as may be acceptable to the Authorized DOH Officer
Security: Non-recourse loan(s); second mortgage on the Property (the "City Mortgage")

ADDITIONAL FINANCING:

1. Senior Loan (the "Senior Loan")

CONSTRUCTION PERIOD

Amount: Approximately \$15,000,000 or such other amount acceptable to the Authorized DOH Officer
Term: 24 months plus one six-month extension or such other term that is acceptable to the Authorized DOH Officer
Source: A to-be-determined bank acceptable to the Authorized DOH Officer
Interest: A to-be-determined variable rate acceptable to the Authorized DOH Officer
Security: Mortgage on the Property senior to the lien of the City Mortgage

PERMANENT PERIOD

Amount: Approximately \$680,000 or such other amount acceptable to the Authorized DOH Officer
Term: 17 years or such other term that is acceptable to the Authorized DOH Officer

Source: A to-be-determined bank acceptable to the Authorized DOH Officer
Interest: A to-be-determined rate acceptable to the Authorized DOH Officer
Security: Mortgage on the Property senior to the lien of the City Mortgage

** refinancing of the permanent period loan is permitted provided the principal amount does not exceed the principal amount of the loan at the time of refinancing (excluding any amounts having been advanced by the senior lender for the protection of its security interest); the interest rate does not exceed the market rate of interest for comparable loans at the time of refinancing; and the projected debt service coverage ratio exceeds the debt service coverage ratio required (if any) to be maintained under the City's Loan.

2. TIF Loan
Amount: Not to exceed \$14,500,000
Term: 35 years plus construction period or such other term that is acceptable to the Authorized DPD Officer
Source: TIF Funds loaned to the Borrower pursuant to a redevelopment agreement
Interest: Zero percent per annum or such interest rate as may be acceptable to the Authorized DPD Officer
Security: Mortgage on the Property junior to the lien of the City Mortgage, or other security acceptable to the Authorized DPD Officer
3. Energy Grant/Loan
Amount: Approximately \$304,331 or such other amount acceptable to the Authorized DOH Officer
Term: 35 years plus construction period or such other term that is acceptable to the Authorized DOH Officer
Source: ComEd grant to the Borrower or to a to-be-determined grantee acceptable to the Authorized DOH Officer; provided that the funds will then be loaned to the Borrower, or another source acceptable to the Authorized DOH Officer
Interest: Zero percent per annum or such interest rate as may be acceptable to the Authorized DOH Officer
Security: Mortgage on the Property junior to the lien of the City Mortgage, or other security acceptable to the Authorized DOH Officer
4. Tax Credit Equity
Amount: Approximately \$15,617,188 or such other amount acceptable to the Authorized DOH Officer
Source: To be derived from the syndication of low-income housing tax credits allocated by the City

5. General Partner Equity
Amount: \$100
Source: General Partner