

Exhibit A

BORROWER: Casa Yucatan 4% LP, an Illinois limited partnership, the sole general partner of which is Casa Yucatan 4% GP, LLC, an Illinois limited liability company (the "General Partner"), the sole member and manager of which is currently The Resurrection Project, an Illinois not-for-profit corporation ("TRP"), provided at closing TRP may admit a 21% member of the General Partner, and others to be hereafter selected as limited partners.

PROJECT: 4% Project, as described in the Ordinance.

LOANS:

Loan 1

Source: Multi-Family Program Funds, 2024 Bonds proceeds, other bond proceeds, corporate funds, or another source acceptable to the Authorized DOH Officer

Amount: Not to exceed \$13,411,450

Term: Approximately 35 years plus construction period or another term acceptable to the Authorized DOH Officer

Interest: Zero percent per annum, or another rate acceptable to the Authorized DOH Officer

Security: Non-recourse loan; junior mortgage on the Property ("City Mortgage 1")

Alternate

Structure: If so determined by the Authorized DOH Officer, the City may provide a grant for all or a portion of the amount of the Loan 1 to TRP or another entity affiliated with TRP and acceptable to the Authorized DOH Officer. Repayment of such grant may or may not be secured by a mortgage on the Property with the same lien position as City Mortgage 1 and/or such other security acceptable to the Authorized DOH Officer.

Loan 2

Source: Multi-Family Program Funds, 2024 Bonds proceeds, other bond proceeds, corporate funds, or another source acceptable to the Authorized DOH Officer

Amount: Not to exceed \$9,622,794

Term: Approximately 35 years plus construction period or another term acceptable to the Authorized DOH Officer

Interest: Zero percent per annum, or another rate acceptable to the Authorized DOH Officer

Security: Non-recourse loan; junior mortgage on the Property ("City Mortgage 2", and collectively with City Mortgage 1, the "City Mortgages")

Alternate

Structure: If so determined by the Authorized DOH Officer, the City may provide a grant for all or a portion of the amount of the Loan 2 to TRP or another entity affiliated with TRP and acceptable to the

Authorized DOH Officer. Repayment of such grant may or may not be secured by a mortgage on the Property with the same lien position as City Mortgage 2 and/or such other security acceptable to the Authorized DOH Officer.

ADDITIONAL FINANCING:

1. Senior Construction Loan

Construction Period:

- Amount: Approximately \$21,750,000, or such other amount acceptable to the Authorized DOH Officer, during the construction period
- Source: CIBC Bank USA, an Illinois state chartered bank, or such other lender acceptable to the Authorized DOH Officer, to be funded through the issuance of one or more multi-family housing revenue bonds or notes (the "Notes") issued by the Illinois Housing Development Authority ("IHDA"), or another source acceptable to the Authorized DOH Officer
- Term: Not to exceed 42 months during the construction period
- Interest: Not to exceed 15% percent per annum
- Security: A mortgage lien on the Property (the "Senior Construction Mortgage") senior to the City Mortgages

Permanent Period:

- Amount: Approximately \$1,885,000*, or such other amount acceptable to the Authorized DOH Officer, during the permanent period
- Source: IHDA, or another source acceptable to the Authorized DOH Officer
- Term: Approximately 35 years following the conversion of the Senior Construction Loan to permanent financing or another term acceptable to the Authorized DOH Officer
- Interest: Not to exceed 12% percent per annum
- Security: A mortgage lien or liens on the Property (the "Senior Permanent Mortgage", and collectively with the Senior Construction Mortgage, the "Senior Mortgage") junior to the lien of the Senior Construction Mortgage and senior to the City Mortgages

*This amount represents the approximate aggregate amount. IHDA may structure its financing as a single loan or as two loans with the same aggregate total amount as an alternate structure in the event of an increase in interest rates. If the second loan is required, said loan will have a lien position immediately behind the Permanent Period loan.

2. IHDA Loan

- Amount: Approximately \$4,310,000 or such other amount acceptable to the Authorized DOH Officer
- Term: Approximately 35 years plus construction period or another term acceptable to the Authorized DOH Officer
- Source: IHDA, or another source acceptable to the Authorized DOH Officer
- Interest: Approximately zero percent per annum or such other rate acceptable to the Authorized DOH Officer
- Security: A mortgage lien on the Property junior to the Senior Mortgage and the City Mortgages or as otherwise acceptable to the Authorized DOH Officer

3. ComEd Grant Proceeds Loan

- Amount: Approximately \$391,672 or such other amount acceptable to the Authorized DOH Officer
- Source: TRP, derived from the proceeds of a grant funded by the ComEd Energy Efficiency Program, or another source acceptable to the Authorized DOH Officer
- Term: Approximately 35 years plus construction period or another term acceptable to the Authorized DOH Officer
- Interest: Approximately zero percent per annum or such other rate acceptable to the Authorized DOH Officer
- Security: A mortgage lien on the Property junior to the Senior Mortgage and the City Mortgages or as otherwise acceptable to the Authorized DOH Officer

4. Low-Income Housing Tax Credit ("LIHTC") Proceeds

- Amount: Approximately \$13,000,741, or such amount as may be acceptable to the Authorized DOH Officer, all or a portion of which may be paid on a delayed basis
- Source: To be derived from the syndication of the LIHTCs generated by issuance of the Notes

5. General Partner Equity

- Amount: Approximately \$100 or such amount as may be acceptable to the Authorized DOH Officer
- Source: General Partner