

Exhibit A

BORROWER: Casa Yucatan LP, an Illinois limited partnership, the sole general partner of which is Casa Yucatan 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: 9% Project, as described in the Ordinance.

LOAN:

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 \$2,425,192
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”)
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 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 and/or such other security acceptable to the Authorized DOH Officer.

ADDITIONAL FINANCING:

1. Senior Construction Loan

Construction Period:

Amount: Approximately \$11,482,266, 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

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 Mortgage

Permanent Period:

Amount: Approximately \$1,880,000, 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 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 junior to the City Mortgage

2. Federal Home Loan Bank AHP Grant Proceeds Loan

Amount: Approximately \$700,000 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: TRP, derived from the proceeds of a grant from the Federal Home Loan Bank of Chicago, 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 Mortgage or as otherwise acceptable to the Authorized DOH Officer

3. ComEd Grant Proceeds Loan

Amount: Approximately \$175,968 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 City Mortgage or as otherwise acceptable to the Authorized DOH Officer

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

Amount: Approximately \$13,403,538, 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 allocated by IHDA

5. General Partner Equity

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