

Ordinance Exhibit A

BORROWER: MHL 2 Prairie District Apartments-Wabash LP, an Illinois limited partnership and single purpose entity created for the purposes of owning the Project (the **"Borrower"**), the general partner of which is MHL 2 Prairie District Apartments-Wabash GP LLC, an Illinois limited liability company (the **"General Partner"**), of which Mercy Housing Lakefront, an Illinois not-for-profit corporation, is the manager and a member (the **"Managing Member"**), of which Mercy Housing, Inc., a Nebraska not-for-profit corporation, is the sole member (the **"Sole Shareholder"**).

PROJECT: Acquisition of a six-story building located generally at 1801 South Wabash Avenue in Chicago, Illinois (the **"Property"**) and the rehabilitation thereof to contain 100 studios (the **"Units"**) affordable for rental to households earning at or below 80 percent of the area median income with at least 40 percent or more of the Units occupied by households earning 60 percent or less of the area median income, as well as a ground floor devoted to residential amenities and community space, known as Prairie District Apartments (collectively, the **"Project"**).

1. **BONDS**

Amount: Not to exceed \$30,000,000
Source: Proceeds from the issuance of the Bonds
Term: 5 years or another term acceptable to the Authorized Officer
Interest: 6 percent or such other rate acceptable to the Authorized Officer
Security: Eligible Funds

ADDITIONAL FINANCING

1. **CONSTRUCTION LOAN**

Amount: \$30,000,000*, or another amount acceptable to the Authorized Officer
Term: 5 years, or another term acceptable to the Authorized Officer
Source: CIBC Bank, USA, or another source acceptable to the Authorized Officer
Interest: 30-day SOFR + 260 basis points, or another rate acceptable to the Authorized Officer
Security: Mortgage on the Project (the **"Senior Mortgage"**)

*to be repaid with a portion of the syndication of the low-income housing tax credit allocation by the City, the Donation Tax Credit Proceeds, the City Loan, the Seller Loan, the Sponsor Loan(s), and/or the Capital Magnet Fund Loan.

2. **DONATION TAX CREDIT PROCEEDS EQUITY ***

Amount: \$2,245,900 or another amount acceptable to the Authorized Officer

Source: A portion of the proceeds of the sale of Illinois Affordable Housing Tax Credits received by Mercy Housing Lakefront, an Illinois not-for-profit corporation, or another source acceptable to the Authorized Officer, which proceeds will subsequently be contributed to the Borrower

* in lieu of a capital contribution as described above, the Donation Tax Credit proceeds may be contributed in whole or in part as a sponsor loan.

3. **CITY LOAN**

Amount: Not to exceed \$14,872,344
Source: City of Chicago Multi-Family Program Funds or such other source
30 years plus construction period or such other term acceptable to the Authorized Officer
Interest: 4% per annum or such other rate acceptable to the Authorized Officer
Security: Mortgage on the Project; junior to the Senior Mortgage, and/or such other security acceptable to the Authorized Officer (the "**City Mortgage**")

4. **CAPITAL MAGNET FUND LOAN**

Proceeds: \$999,000 or such other amount acceptable to the Authorized Officer
Source: Capital Magnet Fund Program (by Mercy Housing, Inc. or another entity approved by the Authorized Officer)
Term: 30 years plus construction period or such other term acceptable to the Authorized Officer
Interest: 2.25% per annum or such other rate acceptable to the Authorized Officer
Security: Mortgage on the Project junior to the Senior Mortgage and the City Mortgage

5. **SPONSOR LOAN(S) ***

Proceeds: \$4,931,444 or such other amount acceptable to the Authorized Officer
Source: Various grant sources, including without limitation any of the following: proceeds from the sale of Illinois Affordable Housing Tax Credits, State of Illinois appropriated funds, ComEd, and EPIC, which will be received by Mercy Housing Lakefront and contributed or loaned to the borrower or such other source acceptable to the Authorized Officer
Structure: This amount can be structured as a capital contribution or as an additional secured loan or as multiple secured loans, similar to other subordinate loans set forth on this Ordinance Exhibit A.

* Sources may be loaned as a single sponsor loan or as multiple sponsor loans. In lieu of a sponsor loan as described above, the Donation Tax Credit proceeds may be contributed in whole or in part as a capital contribution.

6. **LOW-INCOME HOUSING TAX CREDIT ("LIHTC") EQUITY**

Proceeds: \$14,816,531 or such other amount acceptable to the Authorized Officer, all or a portion of which may be paid in on a delayed basis
Source: To be derived from the syndication of the LIHTCs generated by the issuance of the Bonds

7. **SELLER FINANCING**

Amount: \$12,600,000, which may be adjusted up to the fair market value as determined by an appraisal of the Property prior to closing and to account for payables due in cash at closing, or such other amount acceptable to the Authorized Officer

Term: 30 years plus construction period or such other term acceptable to the Authorized Officer
Source: Seller financing from Mercy Housing Lakefront, an Illinois not-for-profit corporation or another entity acceptable to the Authorized Officer
Interest: 4.2% or another rate acceptable to the Authorized Officer, in no event less than the lowest Applicable Federal Rate the month of closing or the two months prior
Security: Mortgage on the Property junior to the lien of the City Mortgages or as otherwise acceptable to the Authorized Officer