

Ordinance Exhibit A

Loan and Additional Financing Terms

BORROWER: MHL 3 Prairie District Apartments-Michigan LP, an Illinois limited partnership ("**Borrower**") and its general partner, MHL 3 Prairie District Apartments-Michigan GP-LLC, an Illinois limited liability company, is the general partner, of which Mercy Housing Lakefront, an Illinois not-for-profit corporation, is the manager and a member, of which Mercy Housing, Inc., an Illinois not-for-profit corporation, is the sole member.

PROJECT: Acquisition and construction of a low- and moderate-income building located generally at 1800 South Michigan Avenue, Chicago, Illinois (the "**Property**") to contain approximately 50 affordable residential housing units (together with related common areas along with 14 parking spaces, the "**Project**").

LOAN:

Source:	Multi-Family Program Funds
Amount:	Not to exceed \$3,903,528
Term:	Not to exceed 33 years
Interest:	Zero percent per annum, or another rate acceptable to the Authorized Officer.
Security:	Non-recourse loan; junior mortgage on the Property ("City Mortgage")

ADDITIONAL FINANCING:

1. **Senior Loan**

Amount:	\$22,000,000*, or another amount acceptable to the Authorized Officer
Term:	3 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 Property senior to the lien of the City Mortgage

*to be repaid with a portion of the syndication of the low-income housing tax credit allocation by the City

2. **ComEd Loan**

Amount:	Approximately \$225,737 or such other amount acceptable to the Authorized Officer
Term:	33 years or such other term that is acceptable to the Authorized Officer

Source: ComEd grant to Mercy Housing Lakefront or another grantee acceptable to the Authorized Officer, which funds will then be loaned to Borrower
Security: Mortgage on the Property junior to the lien of the City Mortgage

3. **Seller's Note**

Amount: Approximately \$2,220,000 or such other amount acceptable to the Authorized Officer
Term: 33 years or such other term that is acceptable to the Authorized Officer
Source: Seller financing from Mercy Housing Lakefront, or another entity approved by the Authorized Officer
Security: Mortgage on the Property junior to the lien of the City Mortgage

4. **Sponsor Loan (CMF Funds)**

Amount: Approximately \$999,000 or such other amount acceptable to the Authorized Officer
Term: 33 years or such other term that is acceptable to the Authorized Officer
Source: CMF funds from Mercy Housing Lakefront, or another entity approved by the Authorized Officer, which funds will then be loaned to Borrower
Security: Mortgage on the Property junior to the lien of the City Mortgage

5. **Sponsor Loan (EDI Funds)**

Amount: Approximately \$2,000,000 or such other amount acceptable to the Authorized Officer
Term: 33 years or such other term that is acceptable to the Authorized Officer
Source: Economic Development Initiative Community Project Funding Grant (United States Department of Housing and Urban Development) to Mercy Housing Lakefront, or another entity approved by the Authorized Officer, which funds will then be loaned to Borrower
Security: Mortgage on the Property junior to the lien of the City Mortgage

6. Amount: Approximately \$26,100,000, or such amount as may be 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 a low-income housing tax credit allocation by the City