

EXHIBIT A

BORROWER:	The Regenerator, LLC, a Wisconsin limited liability company of which Regenerator Apartments MM, LLC, a Wisconsin limited liability company, is the managing member (the "Managing Member") (of which GEC Regenerator Apartments, LLC, a Wisconsin limited liability company, is currently the managing member, and at closing may have an approximately 49% membership interest in the Managing Member, and GGDG Regenerator Apartments, LLC, an Illinois limited liability company, may have an approximately 51% membership interest in the Managing Member), and others to be hereafter selected as the investor members		
PROJECT:	The Residential Project, as described in the Ordinance		
CITY LOAN:	Source:	Multi-Family Program Funds	
	Amount:	Not to exceed \$7,733,157	
	Term:	40 years or such other term that is acceptable to the Authorized Officer	
	Interest:	Zero percent per annum	
	Security:	Non-recourse loan; mortgage on the Property (the "City Mortgage 1")	
CRP GRANT:	Amount:	Not to exceed \$8,992,687	
	Source:	Chicago Recovery Financing Plan funds for permanent supportive housing or such other source acceptable to the Authorized Officer	
	Security:	Mortgage on the Property (the "City Mortgage 2", and together with City Mortgage 1, the "City Mortgages")	
ADDITIONAL FINANCING:	1.	Private Loan	
		Amount:	\$1,650,000
		Term:	17 years or such other term that is acceptable to the Authorized Officer
		Source:	IFF, or another entity acceptable to the Authorized Officer
		Interest:	7.25 percent per annum, or such other interest rate acceptable to the Authorized Officer
		Security:	Mortgage on the Property senior to the liens of the City Mortgages
	2.	Federal Home Loan Bank Affordable Housing Program	
		Amount:	\$2,000,000
		Term:	40 years or such other term that is acceptable to the Authorized Officer

Source: Go Green, from the proceeds of a grant from the Federal Home Loan Bank Program or another source acceptable to the Authorized Officer
Interest: Zero percent per annum, or such other interest rate acceptable to the Authorized Officer
Security: Mortgage on the Property junior to the liens of the City Mortgages, a recapture agreement, and/or such other security as may be acceptable to the Authorized Officer

3. ComEd Affordable Energy Grant

Amount: \$170,000 or such other amount that is acceptable to the Authorized Officer
Source: Go Green, from the proceeds of a grant from Commonwealth Edison Company and Nicor Gas Company or another entity acceptable to the Authorized Officer
Structure: Go Green may make a capital contribution of the funds to the Borrower or may make a secured loan to the Borrower, with loan terms acceptable to the Authorized Officer. If a secured loan, there may be a mortgage on the Property junior to the liens of the City Mortgages

4. Seller Financing

Amount: \$1,300,000 or such other amount that is acceptable to the Authorized Officer
Term: 40 years, or such other term that is acceptable to the Authorized Officer
Source: Go Green, as seller financing for the conveyance of the Property (or the Overall Property) to the Borrower, if the Borrower and Go Green elect to not have the conveyance treated as a capital contribution to the Borrower
Interest: Applicable federal rate at the time of conveyance, or such other interest rate acceptable to the Authorized Officer
Security: Mortgage on the Property junior to the liens of the City Mortgages

5. Low-Income Housing Tax Credit ("LIHTC")

Proceeds: \$16,845,315 or such other amount that is acceptable to the Authorized Officer
Source: To be derived from the syndication of an approximately \$1,982,000 LIHTC allocation by the City

6. Borrower Equity

Amount: \$100
Source: Managing Member