

LEGAL DESCRIPTION

THAT PART OF BLOCK 5 OF THE ORIGINAL TOWN OF AURORA, ON THE EAST SIDE OF FOX RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF MAIN STREET WITH THE WESTERLY LINE OF BROADWAY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BROADWAY 32 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID MAIN STREET 38.7 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BROADWAY 14 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID MAIN STREET 21.3 FEET TO A POINT 60 FEET WESTERLY OF THE WESTERLY LINE OF SAID BROADWAY; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BROADWAY, 29 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID MAIN STREET 21 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BROADWAY 75 FEET TO THE NORTHERLY LINE OF SAID MAIN STREET; THENCE EASTERLY ALONG SAID NORTHERLY LINE 81 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXHIBIT C

UEP AURORA LLC'S PROJECT PLAN PREPARED FOR THE CITY OF AURORA

History of the Project:

UEP Aurora LLC (“Developer”) approached the City with a proposal to redevelop the existing building and real property located at 2 N. Broadway, Aurora, Illinois. The property includes a 6-story building, which was commercial in its prior use. Developer will use a mix of TIF financing, forgivable loan, bridge loan, Finish Line grant, private funds, commercial loans, and Federal and State historic tax credits to fund the project.

Description of Proposed Project:

Developer’s project will redevelop the property to include approximately 3,500 square feet of commercial space on the ground floor, anticipated to be used for a restaurant or retail use, and twenty (20) multifamily residential units on floors 2-6. The residential units will include fifteen (15) 1-bedroom and five (5) 2-bedroom units.

Developer proposes specific costs as also provided.

Exhibit B
Legal Description

EXHIBIT C
Eligible Redevelopment Project Cost Schedule

PROJECT TIMELINE

April 2019: close on construction loan and initial City funding (100% of Bridge Loan and 50% of Forgivable Loan)

April 2019: pull demolition permit and commence demolition

May - June 2019: plan review for full construction permits completed, construction permits issued, and construction begins

December 2019 - January 2020: rough-in inspections, model unit completed with Temporary / Partial Certificate of Occupancy issued

May - June 2020: final inspections begin and are completed, Temporary / Partial and Final Certificates of Occupancy issued as appropriate

EXHIBIT G

PROJECT CHECKLIST

The Developer must provide sufficient evidence, as reasonably determined by the City, that the following items have been completed prior to the City issuing a Certificate of Project Completion:

1. A certificate (or certificates) to the City by the (i) architectural firm for the Project, (ii) the engineering firm for the Project, or (iii) any other individual approved by the City certifying that the work was completed substantially in accordance with the Development Plan and the Agreement.
2. Evidence that the Developer expended at least \$ [_____] in developing the Subject Property in accordance with the Development Plan and the terms of this Agreement. Such evidence shall include a written summary of the costs and lien waivers and may include cancelled checks, paid invoices and evidence of wire transfers.
3. Such certificates of insurance as are required under Section 12 of this Agreement.
4. A certificate of occupancy from the City for the Subject Property.

EXHIBIT E

LOAN FOREGIVNESS SCHEDULE

<u>Date</u>	<u>Amount Forgiven</u>
Completion Date	\$60,000.00
1-year Anniversary of Completion Date	\$60,000.00
2-year Anniversary of Completion Date	\$60,000.00
3-year Anniversary of Completion Date	\$60,000.00
4-year Anniversary of Completion Date	\$60,000.00
5-year Anniversary of Completion Date	\$60,000.00
6-year Anniversary of Completion Date	\$60,000.00
7-year Anniversary of Completion Date	\$60,000.00
8-year Anniversary of Completion Date	\$60,000.00
9-year Anniversary of Completion Date	\$60,000.00

Lofts on Broadway
Operating Profits

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Rental Income:																								
Residential Rents	\$308,700.00	\$314,874.00	\$321,171.48	\$327,594.91	\$334,146.81	\$340,829.74	\$347,646.34	\$354,599.27	\$361,691.25	\$368,925.08	\$376,303.58	\$383,829.65	\$391,506.24	\$399,336.37	\$407,323.09	\$415,469.56	\$423,778.95	\$432,254.53	\$440,899.62	\$449,717.61	\$458,711.96	\$467,886.20	\$477,243.92	\$486,788.80
Commercial Rent	\$45,000.00	\$45,900.00	\$46,818.00	\$47,754.36	\$48,709.45	\$49,683.64	\$50,677.31	\$51,690.86	\$52,724.67	\$53,779.17	\$54,854.75	\$55,951.84	\$57,070.88	\$58,212.30	\$59,376.54	\$60,564.08	\$61,775.36	\$63,010.86	\$64,271.08	\$65,556.50	\$66,867.63	\$68,204.99	\$69,569.00	\$70,960.47
Commercial Equipment Rent	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
Lease Vacancy	\$(18,435.00)	\$(18,788.70)	\$(19,149.47)	\$(19,517.46)	\$(19,892.81)	\$(20,275.67)	\$(20,666.18)	\$(21,064.51)	\$(21,470.80)	\$(21,885.31)	\$(22,307.92)	\$(22,738.90)	\$(23,178.66)	\$(23,627.43)	\$(24,085.58)	\$(24,553.53)	\$(25,031.80)	\$(25,520.00)	\$(26,018.65)	\$(26,527.27)	\$(27,046.46)	\$(27,576.72)	\$(28,118.65)	\$(28,672.80)
Net Income Before TIF Rebate	\$330,265.00	\$336,985.30	\$343,840.01	\$350,831.81	\$357,963.44	\$365,237.71	\$372,654.16	\$380,214.06	\$387,917.45	\$395,764.77	\$403,756.08	\$411,891.33	\$420,070.24	\$428,293.61	\$436,562.46	\$444,877.11	\$453,238.06	\$461,645.71	\$470,097.66	\$478,594.51	\$487,135.86	\$495,718.21	\$504,345.16	\$513,011.31
TIF Rebate	80%	\$120,000.00	\$123,600.00	\$127,308.00	\$131,127.24	\$135,061.06	\$139,112.89	\$143,286.28	\$147,584.86	\$152,012.41	\$156,579.12	\$161,286.97	\$166,136.06	\$171,091.31	\$176,124.05	\$181,310.77	\$186,656.69	\$192,154.77	\$197,804.72	\$203,597.97	\$210,524.73	\$217,587.35	\$224,780.35	\$232,100.24
Net Income After TIF Rebate		\$470,265.00	\$480,585.30	\$491,148.01	\$501,959.05	\$513,024.50	\$524,350.60	\$535,943.74	\$547,810.48	\$559,957.54	\$572,391.81	\$585,107.38	\$598,090.48	\$611,300.48	\$624,742.42	\$638,417.82	\$652,326.15	\$666,466.48	\$680,832.13	\$695,427.48	\$710,252.96	\$725,312.16	\$740,600.00	\$756,121.31
Expenses:																								
Management Fees (5% with bonus of 1/2 of rent with vacancy less than 5%)	5%	\$17,513.25	\$17,849.27	\$18,192.00	\$18,541.59	\$18,898.17	\$19,261.89	\$19,632.87	\$20,011.28	\$20,397.26	\$20,790.95	\$21,192.42	\$21,601.78	\$22,019.05	\$22,445.24	\$22,880.36	\$23,324.43	\$23,777.56	\$24,239.76	\$24,711.13	\$25,191.67	\$25,680.39	\$26,177.30	\$26,682.51
Insurance		\$7,200.00	\$7,416.00	\$7,638.48	\$7,867.63	\$8,103.66	\$8,346.77	\$8,597.18	\$8,855.09	\$9,120.74	\$9,394.27	\$9,675.20	\$9,964.48	\$10,262.48	\$10,573.44	\$10,890.05	\$11,213.27	\$11,553.89	\$11,900.50	\$12,252.52	\$12,625.24	\$13,000.00	\$13,394.12	\$13,795.94
Property Taxes - Base (Assumes pay as you go TIF)		\$4,800.00	\$4,944.00	\$5,092.32	\$5,245.09	\$5,402.44	\$5,564.52	\$5,731.45	\$5,903.39	\$6,080.50	\$6,262.91	\$6,450.80	\$6,644.32	\$6,843.65	\$7,048.96	\$7,260.43	\$7,478.24	\$7,702.59	\$7,933.67	\$8,171.68	\$8,416.83	\$8,669.33	\$8,929.41	\$9,197.30
Property Taxes - Increment (Assumes pay as you go TIF)		\$150,000.00	\$154,500.00	\$159,135.00	\$163,909.05	\$168,826.32	\$173,891.11	\$179,107.84	\$184,481.08	\$190,015.51	\$195,715.98	\$201,587.46	\$207,635.08	\$213,864.13	\$220,280.06	\$226,886.46	\$233,695.11	\$240,705.97	\$247,927.14	\$255,364.96	\$263,025.91	\$270,944.19	\$279,141.92	\$287,637.98
Utilities (Common Electric & Gas)		\$5,160.00	\$5,314.80	\$5,474.24	\$5,638.47	\$5,807.63	\$5,981.85	\$6,161.31	\$6,346.15	\$6,536.53	\$6,732.63	\$6,934.61	\$7,142.65	\$7,356.93	\$7,577.63	\$7,804.96	\$8,039.11	\$8,280.29	\$8,528.69	\$8,784.55	\$9,048.09	\$9,319.53	\$9,599.12	\$9,887.09
Maintenance		\$3,180.00	\$3,275.40	\$3,373.66	\$3,474.87	\$3,579.12	\$3,686.49	\$3,797.09	\$3,911.00	\$4,028.33	\$4,149.18	\$4,273.65	\$4,401.86	\$4,533.92	\$4,669.94	\$4,810.04	\$4,954.34	\$5,102.97	\$5,256.06	\$5,413.74	\$5,576.15	\$5,743.43	\$5,915.74	\$6,093.21
Elevator Maintenance		\$2,880.00	\$2,966.40	\$3,055.39	\$3,147.05	\$3,241.47	\$3,338.71	\$3,438.87	\$3,542.04	\$3,648.30	\$3,757.75	\$3,870.48	\$3,986.59	\$4,106.19	\$4,229.38	\$4,356.26	\$4,486.95	\$4,621.55	\$4,760.20	\$4,903.01	\$5,050.10	\$5,201.60	\$5,357.65	\$5,518.38
Trash		\$600.00	\$618.00	\$636.54	\$655.64	\$675.31	\$695.56	\$716.43	\$737.92	\$760.00	\$782.86	\$806.35	\$830.54	\$855.46	\$881.12	\$907.55	\$934.78	\$962.82	\$991.71	\$1,021.46	\$1,052.10	\$1,083.67	\$1,116.18	\$1,149.66
Accounting and Tax		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Total Expenses		\$192,833.25	\$198,383.87	\$204,097.64	\$209,979.40	\$216,034.11	\$222,266.91	\$229,683.04	\$236,287.96	\$243,087.23	\$250,086.63	\$256,579.57	\$263,997.15	\$271,633.17	\$279,494.09	\$287,886.58	\$295,917.49	\$304,493.90	\$313,323.08	\$322,412.52	\$331,769.94	\$341,403.29	\$351,320.73	\$361,530.71
Operating Income		\$277,431.75	\$282,201.44	\$287,050.37	\$291,979.65	\$296,990.39	\$302,083.69	\$306,260.70	\$311,522.52	\$316,870.30	\$322,305.19	\$314,290.81	\$318,903.33	\$325,606.40	\$331,401.19	\$337,288.84	\$343,270.55	\$349,347.46	\$355,520.75	\$361,791.61	\$368,161.19	\$374,630.68	\$381,204.24	\$387,874.06
Debt Service - Construction/Perm Loan		\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)	\$(216,601.96)
Deferred Developer Fee	DSCR 1.30	\$(60,829.79)	\$(60,599.48)	\$(70,448.41)	\$(75,377.69)	\$(80,388.43)	\$(85,481.74)	\$(89,658.74)	\$(94,920.57)	\$(100,268.35)	\$(81,879.69)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Cash Flow		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,823.54	\$97,688.85	\$103,301.37	\$109,004.45	\$114,799.23	\$120,686.89	\$126,668.59	\$132,745.50	\$138,918.80	\$145,189.65	\$151,559.23	\$158,030.68	\$164,604.24	\$171,284.96
Depreciation		\$(192,779.24)	\$(227,426.30)	\$(211,467.65)	\$(201,892.47)	\$(190,015.71)	\$(197,587.83)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)	\$(187,529.68)
Deferred Developer Fee		\$60,829.79	\$65,599.48	\$70,448.41	\$75,377.69	\$80,388.43	\$85,481.74	\$89,658.74	\$94,920.57	\$100,268.35	\$81,879.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Principal - Construction/Perm Loan		\$74,132.19	\$78,313.83	\$82,731.34	\$87,398.04	\$92,327.98	\$97,536.00	\$103,037.80	\$108,849.94	\$114,989.93	\$121,476.27	\$128,328.49	\$135,567.22	\$143,214.28	\$151,292.69	\$159,826.79	\$168,842.27	\$178,366.30	\$188,427.57	\$199,056.36	\$0.00	\$0.00	\$0.00	\$0.00
Debt Forgiveness - City Loan		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
Taxable Income		\$(57,817.25)	\$(83,513.00)	\$(58,287.00)	\$(39,116.73)	\$(26,299.30)	\$(14,570.09)	\$65,166.86	\$76,240.83	\$87,728.60	\$99,649.82	\$98,487.66	\$111,338.91	\$124,689.04	\$138,562.24	\$152,983.99	\$158,965.69	\$114,058.09	\$129,755.42	\$146,087.54	\$163,085.91	\$187,100.99	\$193,671.56	\$200,344.37
Distribution to Federal HTC Investor	98% 5%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,191.18	\$4,884.44	\$5,165.07	\$5,540.22	\$5,739.96	\$6,034.34	\$6,333.43	\$6,637.28	\$6,945.94	\$7,259.48	\$7,577.96	\$18,731.53	\$19,060.06	\$19,393.70
Distribution to Developer	1% 94%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,394.13	\$91,827.52	\$97,103.29	\$102,464.18	\$107,911.28	\$113,445.68	\$119,068.47	\$124,780.77	\$130,583.67	\$136,478.27	\$142,465.68	\$352,152.84	\$358,329.17	\$364,601.61
Distribution to State HTC Investor	1% 1%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28.24	\$976.89	\$1,033.01	\$1,090.04	\$1,147.99	\$1,206.87	\$1,266.69	\$1,327.46	\$1,389.19	\$1,451.90	\$1,515.59	\$3,746.31	\$3,812.01	\$3,878.74
Taxable Income - Federal HTC Investor	98% 5%	\$(56,660.91)	\$(81,842.74)	\$(57,122.14)	\$(38,334.40)	\$(25,773.31)	\$(728.50)	\$3,258.34	\$3,812.04	\$4,386.43	\$4,982.49	\$4,924.38	\$5,566.95	\$6,234.45	\$6,928.11	\$7,649.20	\$7,948.28	\$5,702.90	\$6,487.77	\$7,304.38	\$8,154.30	\$9,555.05	\$9,683.58	\$10,017.22
Taxable Income - Developer	1% 94%	\$(578.17)	\$(835.13)	\$(582.88)	\$(391.17)	\$(262.99)	\$(13,695.88)	\$61,256.85	\$71,666.38	\$82,464.88	\$93,670.83	\$92,578.40	\$104,658.58	\$117,207.70	\$130,248.51	\$143,804.98	\$149,427.78	\$107,214.60	\$121,970.09	\$137,322.29	\$153,300.76	\$175,874.93	\$182,031.27	\$188,323.71
Taxable Income - State HTC Investor	1% 1%	\$(578.17)	\$(835.13)	\$(582.88)	\$(391.17)	\$(262.99)	\$(145.70)	\$651.67	\$762.41	\$877.29	\$996.50	\$984.88	\$1,113.39	\$1,246.89	\$1,385.62	\$1,529.84	\$1,689.66	\$1,140.38	\$1,297.85	\$1,460.88	\$1,630.86	\$1,871.01	\$1,936.72	\$2,003.44
Unpaid Deferred Developer Fee		\$74,023.10	\$678,423.63	\$607,975.21	\$532,597.52	\$452,209.09	\$366,727.35	\$277,068.61	\$182,148.04	\$81,879.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unpaid Developer Return of Equity (Compounded)	15%	\$56,377.07	\$121,124.70	\$195,630.47	\$281,212.10	\$379,845.99	\$493,159.95	\$623,471.01	\$773,328.73	\$945,665.11	\$1,120,028.41	\$1,246,680.88	\$1,386,718.71	\$1,542,059.13	\$1,714,905.84	\$1,907,791.89	\$2,123,629.15	\$2,365,765.09	\$2,638,048.12	\$2,944,902.75	\$3,291,416.00	\$3,666,834.79	\$3,661,995.83	\$3,879,758.22
City Share of TIF Increment (\$)		\$30,000.00	\$30,900.00	\$31,827.00																				