

Dear Mr. Rich,

I hope you're doing well. I wanted to update you on the progress of my project and share the latest construction draw schedule, which I've simplified and tailored specifically for our needs. The sample you provided was useful, but this version is more accurate and directly reflects our project.

As we discussed previously, the land costs have been paid in full, as we own the land outright. Additionally, the engineering and construction documents have been finalized and the costs for these have been included in the updated figures for the 10 units and also have been paid by us.

The construction costs, excluding land and engineering (which have already been covered), total \$1,265,472.00. This figure includes \$116,868.00 in impact and utility fees, which will be granted.

We are seeking an additional \$800,000.00 in loan funding for a 30-year term at a 3% interest rate. The loan would be repaid in full at maturity, including accrued interest.

The remaining balance of \$348,604.00 will be provided by us either as cash or through a small financing option. To summarize, the total project cost, including land and engineering, amounts to \$1,526,572.00. The funding breakdown is as follows:

- \$116,868.00 in grants for impact fees and utility connections
- \$800,000.00 in government loans to be repaid over 30 years with accrued interest
- \$609,704.00 in funds from our side, almost half of which has already been invested in land and engineering

We plan to integrate the 10 affordable units with the other 8 market-rate rental units. The first units will be rented with priority given to participants in the affordable housing program, as we previously discussed.

The project is designed with long-term durability in mind, using premium materials and finishes. The construction will feature all block and concrete walls, a metal roof, impact windows, impact sliding doors, and front doors, 10-foot ceilings, granite countertops, and more. Safety is a top priority, and each unit will include fire sprinklers and all required safety improvements and alarms.

There will be no distinction between the affordable housing units and the market-rate units in terms of quality or management. We plan to hire an experienced property management company, and we are considering Realty By Dale and Thomas, with whom we've previously worked, and who manage over 100 units. However, we are open to interviewing other companies before the project is finalized.