

EXHIBIT A

LOAN AND ADDITIONAL FINANCING TERMS

BORROWER: MPC Phase I 9%, LLC, an Illinois limited liability company, the managing member of which will be MPC Phase I 9% MM, LLC, an Illinois limited liability company, and the members to be hereafter selected.

**PHASE I 9%
WORK:** Phase I 9% Work as described in the Ordinance

LOAN:

Source:	Multi-Family Program Funds loaned by the City, or such other source acceptable to the Authorized Officer
Amount:	\$1,856,027, or such other amount acceptable to the Authorized Officer
Term:	44 years or such lesser term acceptable to the Authorized Officer
Interest:	Zero percent per annum or such other interest rate acceptable to the Authorized Officer
Security:	Non-recourse loan; junior mortgage on the Property and 9% Facility (the "City Mortgage"); the Loan and City Mortgage will not be cross-collateralized or cross-defaulted with any financing for the 4% Property or 4% Facility

ADDITIONAL FINANCING:

- 1. Permanent Loan**

Amount:	\$900,000, or such other amount acceptable to the Authorized Officer
Source:	Local Initiatives Support Corporation, or such other source acceptable to the Authorized Officer
Term:	18 years or such lesser term acceptable to the Authorized Officer
Interest:	Ten percent per annum, or such other rate acceptable to the Authorized Officer
Security:	Permanent loan mortgage on the Property and 9% Facility; and/or such other security acceptable to the Authorized Officer
- 2. Capital One Construction Loan**

Amount:	\$25,000,000, or such other amount acceptable to the Authorized Officer
Source:	Capital One, National Association, or such other source acceptable to the Authorized Officer
Term:	30 months plus one (1) six-month extension option, for the construction period, to be taken out by the Permanent Loan provided by the Permanent Lender and LIHTC proceeds, or such other term acceptable to the Authorized Officer
Interest:	Ten percent per annum, or such other rate acceptable to the Authorized Officer

- Security: Construction mortgage on the Property and 9% Facility; and/or such other security acceptable to the Authorized Officer
3. Low-Income Housing Tax Credit ("LIHTC") Proceeds*
\$30,000,000 or such other amount to which the Authorized Officer may consent
Source: To be derived from the syndication of low-income housing tax credits allocated by the City
4. Seller Financing Loan*
Amount: \$500,000, or such other amount acceptable to the Authorized Officer
Source: Far South CDC, or such other source acceptable to the Authorized Officer
Term: 44 years, or such other term acceptable to the Authorized Officer
Interest: Ten percent per annum, or such other rate acceptable to the Authorized Officer
Security: Non-recourse Mortgage junior to the lien of Construction Mortgage, Permanent Loan Mortgage, and City Loan Mortgage or such other security as may be acceptable to the Authorized Officer
5. Illinois Affordable Housing Tax Credits (IAHTC) or "Donation Tax Credits" (DTCs) Proceeds Loan*
Amount: \$250,000 or such other amount as may be acceptable to the Authorized Officer
Source: From proceeds derived from transfer of Illinois Affordable Housing Tax Credits allocated by the City
Term: 44 years, or such other term acceptable to the Authorized Officer
Interest: Ten percent per annum, or such other interest rate acceptable to the DOH Authorized Officer
Security: Non-recourse Mortgage junior to the lien of Construction Mortgage, Permanent Loan Mortgage, City Loan Mortgage, and Seller Financing Loan Mortgage or such other security as may be acceptable to the Authorized Officer
6. Deferred Developer Fee
Amount: Approximately \$500,000, or such other amount acceptable to the Authorized Officer
Source: Preservation of Affordable Housing LLC, or such other source acceptable to the Authorized Officer

* Seller Financing and the Illinois Donation Tax Credits Proceeds may be contributed to the Borrower in the form of equity.