

EXHIBIT A

Program: H.U.D. Section 108 Loan Guarantee Program.

Project: Rehabilitation of a 130,000 square-foot historic building owned by BR Congress Owner, L.L.C, an Illinois limited liability company (the "Owner"), located at 2135 North Milwaukee Avenue in Chicago, Illinois (the "Building"). The Building is located in the Fullerton/Milwaukee Tax Increment Financing District. The Owner will rehabilitate the Building for a mixed-use project consisting of a fully renovated theatre, sixteen affordable residential units and approximately 30,000 square feet of commercial space, including office and workspace for local tenants offered at below market rents that will contribute to the long-term growth of the real property tax base in the area.

Section 108 Loan:

Amount: Not to exceed \$25,250,000.

Maximum
Repayment
Period: Not to exceed 20 years.

Possible
Sources of
Repayment of
The Section
108 Loan: Project Revenue, equity and/or financing from the Owner;
Community Development Block Grant entitlement funds.