

Exhibit G-2

15-Year Cashflow

		Stabilized														
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<b>Income</b>																
<b>Rental Income</b>																
Gross Potential Rent	Inflator	1,896,391	1,934,319	1,973,005	2,012,465	2,052,715	2,093,769	2,135,644	2,178,357	2,221,925	2,266,363	2,311,690	2,357,924	2,405,083	2,453,184	2,502,248
Less: 5.0% Stabilized Vacancy	2.0%	(94,820)	(96,716)	(98,650)	(100,623)	(102,636)	(104,688)	(106,782)	(108,918)	(111,096)	(113,318)	(115,585)	(117,896)	(120,254)	(122,659)	(125,112)
<b>Total Rental Income</b>		<b>1,801,572</b>	<b>1,837,603</b>	<b>1,874,355</b>	<b>1,911,842</b>	<b>1,950,079</b>	<b>1,989,081</b>	<b>2,028,862</b>	<b>2,069,440</b>	<b>2,110,828</b>	<b>2,153,045</b>	<b>2,196,106</b>	<b>2,240,028</b>	<b>2,284,828</b>	<b>2,330,525</b>	<b>2,377,135</b>
<b>Other Residential Income</b>																
Structured Parking	Vacancy Rate Inflator	126,346	128,873	131,451	134,080	136,761	139,496	142,286	145,132	148,035	150,995	154,015	157,096	160,238	163,442	166,711
Surface Parking	5.0% 2.0%	28,965	29,544	30,135	30,738	31,352	31,979	32,619	33,271	33,937	34,616	35,308	36,014	36,734	37,469	38,218
Activity Fee	5.0% 2.0%	8,739	8,914	9,092	9,274	9,460	9,649	9,842	10,039	10,240	10,444	10,653	10,866	11,084	11,305	11,531
Late Fees	5.0% 2.0%	9,526	9,716	9,910	10,109	10,311	10,517	10,727	10,942	11,161	11,384	11,612	11,844	12,081	12,322	12,569
Utility Fees Reimbursement	5.0% 2.0%	17,978	18,338	18,704	19,079	19,460	19,849	20,246	20,651	21,064	21,486	21,915	22,354	22,801	23,257	23,722
Miscellaneous	5.0% 2.0%	20,879	21,297	21,723	22,157	22,601	23,053	23,514	23,984	24,464	24,953	25,452	25,961	26,480	27,010	27,550
Less: Vacancy		(10,622)	(10,834)	(11,051)	(11,272)	(11,497)	(11,727)	(11,962)	(12,201)	(12,445)	(12,694)	(12,948)	(13,207)	(13,471)	(13,740)	(14,015)
<b>Total Other Residential Income</b>		<b>201,812</b>	<b>205,848</b>	<b>209,965</b>	<b>214,164</b>	<b>218,448</b>	<b>222,817</b>	<b>227,273</b>	<b>231,818</b>	<b>236,455</b>	<b>241,184</b>	<b>246,007</b>	<b>250,928</b>	<b>255,946</b>	<b>261,065</b>	<b>266,286</b>
<b>Net Residential Income (NRI)</b>		<b>2,003,383</b>	<b>2,043,451</b>	<b>2,084,320</b>	<b>2,126,007</b>	<b>2,168,527</b>	<b>2,211,897</b>	<b>2,256,135</b>	<b>2,301,258</b>	<b>2,347,283</b>	<b>2,394,229</b>	<b>2,442,113</b>	<b>2,490,955</b>	<b>2,540,775</b>	<b>2,591,590</b>	<b>2,643,422</b>
<b>Commercial Income</b>																
Commercial Income	Every Year @ Inflator	24,000	24,480	24,970	25,469	25,978	26,498	27,028	27,568	28,120	28,682	29,256	29,841	30,438	31,047	31,667
Less: Commercial Vacancy - 5.0%		(1,200)	(1,224)	(1,248)	(1,272)	(1,299)	(1,325)	(1,351)	(1,378)	(1,406)	(1,434)	(1,462)	(1,492)	(1,522)	(1,552)	(1,582)
<b>Net Commercial Income</b>		<b>22,800</b>	<b>23,256</b>	<b>23,721</b>	<b>24,196</b>	<b>24,679</b>	<b>25,173</b>	<b>25,677</b>	<b>26,190</b>	<b>26,714</b>	<b>27,248</b>	<b>27,793</b>	<b>28,349</b>	<b>28,916</b>	<b>29,494</b>	<b>30,084</b>
<b>Effective Gross Income (EGI)</b>		<b>2,026,183</b>	<b>2,066,707</b>	<b>2,108,041</b>	<b>2,150,202</b>	<b>2,193,206</b>	<b>2,237,070</b>	<b>2,281,812</b>	<b>2,327,448</b>	<b>2,373,997</b>	<b>2,421,477</b>	<b>2,469,906</b>	<b>2,519,304</b>	<b>2,569,691</b>	<b>2,621,084</b>	<b>2,673,506</b>
<b>Expenses</b>																
<b>Rental Unit Expenses</b>																
Operating Expenses	Inflator	443,759	452,634	461,687	470,921	480,339	489,946	499,745	509,740	519,934	530,333	540,940	551,759	562,794	574,050	585,531
Management Fee: 5.0% of EGI	Insert Inflator	97,188	99,132	101,114	103,137	105,199	107,303	109,449	111,638	113,871	116,149	118,472	120,841	123,258	125,723	128,237
Property Taxes	0.00%	296,320	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000
Reserves: \$135 PUPY	Every Year @	19,438	19,438	19,438	19,438	19,438	19,438	19,438	19,438	19,438	19,438	19,438	19,438	19,438	19,438	19,438
<b>Total Rental Unit Expenses</b>		<b>856,705</b>	<b>955,204</b>	<b>966,239</b>	<b>977,495</b>	<b>988,976</b>	<b>1,000,687</b>	<b>1,012,632</b>	<b>1,024,816</b>	<b>1,037,243</b>	<b>1,049,919</b>	<b>1,062,849</b>	<b>1,076,037</b>	<b>1,089,489</b>	<b>1,103,210</b>	<b>1,117,206</b>
<b>Total Expenses</b>		<b>856,705</b>	<b>955,204</b>	<b>966,239</b>	<b>977,495</b>	<b>988,976</b>	<b>1,000,687</b>	<b>1,012,632</b>	<b>1,024,816</b>	<b>1,037,243</b>	<b>1,049,919</b>	<b>1,062,849</b>	<b>1,076,037</b>	<b>1,089,489</b>	<b>1,103,210</b>	<b>1,117,206</b>
<b>NET OPERATING INCOME</b>		<b>1,169,479</b>	<b>1,111,504</b>	<b>1,141,802</b>	<b>1,172,707</b>	<b>1,204,230</b>	<b>1,236,383</b>	<b>1,269,180</b>	<b>1,302,632</b>	<b>1,336,754</b>	<b>1,371,557</b>	<b>1,407,057</b>	<b>1,443,267</b>	<b>1,480,201</b>	<b>1,517,874</b>	<b>1,556,300</b>
<b>Tax Increment Financing Revenue</b>	Inflator 0%	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>385,792</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Debt Service</b>																
Debt A: First Mortgage	25 yr amortization @ 3.50%	874,304	874,304	874,304	874,304	874,304	874,304	874,304	874,304	874,304	874,304	874,304	874,304	874,304	874,304	874,304
Debt B: TIF Note	11 yr amortization @ 3.50%	339,946	339,946	339,946	339,946	339,946	339,946	339,946	339,946	339,946	339,946	339,946	0	0	0	0
<b>Total Debt Service</b>		<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>1,214,250</b>	<b>874,304</b>	<b>874,304</b>	<b>874,304</b>	<b>874,304</b>
Debt Coverage	Debt A	178%	171%	175%	178%	182%	186%	189%	193%	197%	201%	161%	165%	169%	174%	178%
Debt Coverage w/o Tax Increment Financing	Debt A	134%	127%	131%	134%	138%	141%	145%	149%	153%	157%	161%	165%	169%	174%	178%
<b>NET CASH FLOW</b>		<b>341,021</b>	<b>283,046</b>	<b>313,344</b>	<b>344,249</b>	<b>375,772</b>	<b>407,925</b>	<b>440,722</b>	<b>474,174</b>	<b>508,296</b>	<b>543,099</b>	<b>578,754</b>	<b>568,964</b>	<b>605,898</b>	<b>643,571</b>	<b>681,997</b>
<b>Expenses Paid from Net Cash Flow</b>																
Asset Management Fee	Frequency Inflator	38,512	39,282	40,068	40,869	41,686	42,520	43,371	44,238	45,123	46,025	46,946	47,885	48,842	49,819	50,811
Subtotal	Every Year @ 2%	38,512	39,282	40,068	40,869	41,686	42,520	43,371	44,238	45,123	46,025	46,946	47,885	48,842	49,819	50,811
<b>NET CASH FLOW AVAILABLE FOR DISTRIBUTION</b>		<b>302,509</b>	<b>243,764</b>	<b>273,277</b>	<b>303,380</b>	<b>334,086</b>	<b>365,405</b>	<b>397,351</b>	<b>429,936</b>	<b>463,173</b>	<b>497,074</b>	<b>485,808</b>	<b>521,079</b>	<b>557,055</b>	<b>593,751</b>	<b>631,181</b>
<b>Returns Analysis</b>																
Net Cash to Developer		302,509	243,764	273,277	303,380	334,086	365,405	397,351	429,936	463,173	497,074	485,808	521,079	557,055	593,751	631,181
Net Cash to Developer (w/o assistance)		-83,283	-142,028	-112,515	-82,412	-51,706	-20,387	11,559	44,144	77,381	111,282	485,808	521,079	557,055	593,751	631,181
<b>Cash on Cash Annual Return</b>		<b>6.4%</b>	<b>5.1%</b>	<b>5.8%</b>	<b>6.4%</b>	<b>7.1%</b>	<b>7.7%</b>	<b>8.4%</b>	<b>9.1%</b>	<b>9.8%</b>	<b>10.5%</b>	<b>10.3%</b>	<b>11.0%</b>	<b>11.8%</b>	<b>12.5%</b>	<b>13.3%</b>
Cash on Cash Average Annual Return	Start From Year 1	6.4%	5.8%	5.8%	5.9%	6.2%	6.4%	6.7%	7.0%	7.3%	7.6%	7.9%	8.1%	8.4%	8.7%	9.0%