

**COULEE CAP
LA CROSSE FAMILY
FORECASTED APARTMENT UNIT ASSUMPTIONS
YEARS ENDED DECEMBER 31, 2026 THROUGH DECEMBER 31, 2041**

	SET-ASIDE	# OF UNITS	SQUARE FOOTAGE	INITIAL RENTS	UTILITY ALLOW.	IRC SECT. 42 RENTS	MAXIMUM CMI RENTS	TOTAL SQ FTGE	TOTAL RENTS	% OF RENTS TO LIMITS
LOW-INCOME										
1 BEDROOM-HOME	30%	9	700	\$525	\$0	\$525	\$525	6,300	\$4,725	100.00%
1 BEDROOM	30%	0	700	\$0	\$0	\$0	\$525	0	\$0	0.00%
1 BEDROOM	50%	11	700	\$876	\$0	\$876	\$876	7,700	\$9,636	100.00%
1 BEDROOM	60%	8	700	\$998	\$0	\$998	\$1,051	5,600	\$7,988	95.00%
1 BEDROOM	80%	0	700	\$0	\$0	\$0	\$1,402	0	\$0	0.00%
2 BEDROOM	30%	9	900	\$630	\$0	\$630	\$630	8,100	\$5,670	100.00%
2 BEDROOM	50%	7	900	\$1,051	\$0	\$1,051	\$1,051	6,300	\$7,357	100.00%
2 BEDROOM	60%	9	900	\$1,198	\$0	\$1,198	\$1,261	8,100	\$10,782	95.00%
2 BEDROOM	80%	0	900	\$0	\$0	\$0	\$1,682	0	\$0	0.00%
3 BEDROOM-HOME	30%	2	1,200	\$728	\$0	\$728	\$728	2,400	\$1,456	100.00%
3 BEDROOM	50%	2	1,200	\$1,214	\$0	\$1,214	\$1,214	2,400	\$2,428	100.00%
3 BEDROOM	60%	2	1,200	\$1,384	\$0	\$1,384	\$1,457	2,400	\$2,768	95.00%
3 BEDROOM	80%	0	1,200	\$0	\$0	\$0	\$1,943	0	\$0	0.00%
						\$0	\$0	0	\$0	#DIV/0!
PERCENTAGE OF TOTAL UNITS		59	84.29% UNITS			SQ FT	85.00%	49,300	\$52,809	
MARKET										
1 BEDROOM		6	700	\$1,300			1,348	4,200	\$7,800	
2 BEDROOM		5	900	\$1,600			1,618	4,500	\$8,000	
3 BEDROOM		0	1,100	\$1,850			1,870	0	\$0	
PERCENTAGE OF TOTAL UNITS		11	15.71% UNITS			SQ FT	15.00%	8,700	\$15,800	
MANAGER'S UNIT										
2 BEDROOM		0		\$0					\$0	
		70						58,000	\$68,609	

2026	REVENUE CREDITS				2027	RENT UP SCHEDULE			
	RENT UP SCHEDULE		CREDITS			RENT UP SCHEDULE		CREDITS	
	UNITS AVAILABLE	UNITS OCCUPIED	LIHTC QUALIF	MARKET OCCUPIED		UNITS AVAILABLE	UNITS OCCUPIED	LIHTC OCCUPIED	MARKET OCCUPIED
JANUARY	0	0	0	0	JANUARY	70	67	56	10
FEBRUARY	0	0	0	0	FEBRUARY	70	67	56	10
MARCH	0	0	0	0	MARCH	70	67	56	10
APRIL	0	0	0	0	APRIL	70	67	56	10
MAY	0	0	0	0	MAY	70	67	56	10
JUNE	0	0	0	0	JUNE	70	67	56	10
JULY	70	15	13	2	JULY	70	67	56	10
AUGUST	70	30	25	5	AUGUST	70	67	56	10
SEPTEMBER	70	45	38	7	SEPTEMBER	70	67	56	10
OCTOBER	70	60	51	9	OCTOBER	70	67	56	10
NOVEMBER	70	75	63	12	NOVEMBER	70	67	56	10
DECEMBER	70	80	67	13	DECEMBER	70	67	56	10
	420	305	257	48		840	798	673	125
VACANCY %	27.38%				VACANCY %	5.00%			
MODIFIED APPL. FRACTION	30.60%				MODIFIED APPL. FRACTION	80.07%			