EHLERS
PUBLIC FINANCE ADVISORS

War Eagle - K1
City of La Crosse
52 Market Rate Apartments; 12,621 (sf) Commercial Space
Multi-Year Operating Proforma

				Stabilized												
			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Income			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
Rental Income		Inflator														
Gross Potential Rent		2.0%	1,286,400	1,312,128	1,338,371	1,365,138	1,392,441	1,420,290	1,448,695	1,477,669	1,507,223	1,537,367	1,568,114	1,599,477	1,631,466	1,664,096
Less: 5.0% Stabilized Vacancy			(64,320)	(65,606)	(66,919)	(68,257)	(69,622)	(71,014)	(72,435)	(73,883)	(75,361)	(76,868)	(78,406)	(79,974)	(81,573)	(83,205)
Less: Additional Pre-stabilization Vacancy																
Total Rental Income			**1,222,080**	**1,246,522**	**1,271,452**	**1,296,881**	**1,322,819**	**1,349,275**	**1,376,261**	**1,403,786**	**1,431,861**	**1,460,499**	**1,489,709**	**1,519,503**	**1,549,893**	**1,580,891**
Other Residential Income	Vacancy Rate	Inflator														
Structured Parking	5.0%	2.0%	31,500	32,130	32,773	33,428	34,097	34,779	35,474	36,184	36,907	37,645	38,398	39,166	39,950	40,749
Surface parking	5.0%	2.0%	7,200	7,344	7,491	7,641	7,794	7,949	8,108	8,271	8,436	8,605	8,777	8,952	9,131	9,314
Pet Fees	5.0%	2.0%	14,400	14,688	14,982	15,281	15,587	15,899	16,217	16,541	16,872	17,209	17,554	17,905	18,263	18,628
Utility Reimbursement	5.0%	2.0%	14,400	14,688	14,982	15,281	15,587	15,899	16,217	16,541	16,872	17,209	17,554	17,905	18,263	18,628
Misc.	5.0%	2.0%	12,864	13,121	13,384	13,651	13,924	14,203	14,487	14,777	15,072	15,374	15,681	15,995	16,315	16,641
Less: Vacancy			(4,018)	(4,099)	(4,181)	(4,264)	(4,349)	(4,436)	(4,525)	(4,616)	(4,708)	(4,802)	(4,898)	(4,996)	(5,096)	(5,198)
Less: Additional Pre-stabilization Vacancy																
Total Other Residential Income			**76,346**	**77,873**	**79,430**	**81,019**	**82,639**	**84,292**	**85,978**	**87,697**	**89,451**	**91,240**	**93,065**	**94,926**	**96,825**	**98,761**
Net Residential Income (NRI)			**1,298,426**	**1,324,394**	**1,350,882**	**1,377,900**	**1,405,458**	**1,433,567**	**1,462,238**	**1,491,483**	**1,521,313**	**1,551,739**	**1,582,774**	**1,614,429**	**1,646,718**	**1,679,652**
		Inflator														
Commercial Income	Every Year @	2.0%	300,411	306,419	312,548	318,799	325,175	331,678	338,312	345,078	351,979	359,019	366,199	373,523	380,994	388,614
Less: Commercial Vacancy - 5.0%			(15,021)	(15,321)	(15,627)	(15,940)	(16,259)	(16,584)	(16,916)	(17,254)	(17,599)	(17,951)	(18,310)	(18,676)	(19,050)	(19,431)
Less: Expense on Commercial Vacancy	Every Year @	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less: Additional Pre-stabilization Loss																
Net Commercial Income			**285,390**	**291,098**	**296,920**	**302,859**	**308,916**	**315,094**	**321,396**	**327,824**	**334,380**	**341,068**	**347,889**	**354,847**	**361,944**	**369,183**
Effective Gross Income (EGI)			**1,583,816**	**1,615,493**	**1,647,802**	**1,680,758**	**1,714,374**	**1,748,661**	**1,783,634**	**1,819,307**	**1,855,693**	**1,892,807**	**1,930,663**	**1,969,276**	**2,008,662**	**2,048,835**
			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Expenses			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
Rental Unit Expenses		Inflator														
Operating Expenses		2.00%	120,514	122,924	125,383	127,890	130,448	133,057	135,718	138,433	141,201	144,025	146,906	149,844	152,841	155,898
Management Fee: 2.0% of EGI	Fixed to EGI		31,676	32,310	32,956	33,615	34,287	34,973	35,672	36,386	37,113	37,856	38,613	39,385	40,173	40,976
Property Taxes		0.50%	181,356	182,263	183,174	184,090	185,010	185,935	186,865	187,799	188,738	189,682	190,631	191,584	192,542	193,504
Reserves: $305 PUPY	Every Year @	2.00%	15,838	16,155	16,478	16,807	17,144	17,486	17,836	18,193	18,557	18,928	19,306	19,693	20,086	20,488
Modified Rental Expense During Stabilization																
Total Rental Unit Expenses			**349,384**	**353,651**	**357,990**	**362,403**	**366,889**	**371,452**	**376,092**	**380,811**	**385,610**	**390,491**	**395,456**	**400,505**	**405,642**	**410,866**
Total Expenses			**349,384**	**353,651**	**357,990**	**362,403**	**366,889**	**371,452**	**376,092**	**380,811**	**385,610**	**390,491**	**395,456**	**400,505**	**405,642**	**410,866**
NET OPERATING INCOME			**1,234,432**	**1,261,841**	**1,289,812**	**1,318,356**	**1,347,484**	**1,377,209**	**1,407,542**	**1,438,496**	**1,470,083**	**1,502,316**	**1,535,207**	**1,568,771**	**1,603,020**	**1,637,969**
Tax Increment Financing Revenue	Inflator:	0.5%	**141,887**	**178,723**	**178,723**	**178,723**	**179,616**	**180,514**	**181,417**	**182,324**	**183,236**	**184,152**	**185,073**	**185,998**	**0**	**0**
ADJUSTED NET OPERATING INCOME			**1,376,319**	**1,440,564**	**1,468,535**	**1,497,079**	**1,527,101**	**1,557,724**	**1,588,959**	**1,620,820**	**1,653,319**	**1,686,468**	**1,720,280**	**1,754,769**	**1,603,020**	**1,637,969**
			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Debt Service	Debt Terms		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
Debt A: First Mortgage	30 yr amortization @ 7.50%		1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703	1,267,703
Debt B: TIF Mortgage	20 yr amortization @ 7.50%		206,876	206,876	206,876	206,876	206,876	206,876	206,876	206,876	206,876	206,876	206,876	206,876	206,876	206,876
Debt C: Other Loan			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service			**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**	**1,474,580**
	Calc Method															
Debt Coverage	Debt A		109%	114%	116%	118%	120%	123%	125%	128%	130%	133%	136%	138%	126%	129%
Debt Coverage w/o Tax Increment Financing	Debt A		97%	100%	102%	104%	106%	109%	111%	113%	116%	119%	121%	124%	126%	129%
NET CASH FLOW			**(98,260)**	**(34,016)**	**(6,045)**	**22,499**	**52,521**	**83,144**	**114,380**	**146,241**	**178,739**	**211,888**	**245,700**	**280,189**	**128,441**	**163,389**
Returns Analysis																
Net Cash to Developer			-98,260	-34,016	-6,045	22,499	52,521	83,144	114,380	146,241	178,739	211,888	245,700	280,189	128,441	163,389
Net Cash to Developer (w/o assistance)			-240,147	-212,738	-184,768	-156,224	-127,095	-97,370	-67,037	-36,083	-4,497	27,736	60,628	94,191	128,441	163,389
Yield on Cost Annual Return			6.4%	6.7%	6.8%	7.0%	7.1%	7.2%	7.4%	7.5%	7.7%	7.8%	8.0%	8.2%	7.5%	7.6%
Yield on Cost Average Annual Return	Start From:	Year 1	6.4%	6.6%	6.64%	6.7%	6.8%	6.9%	6.9%	7.0%	7.1%	7.2%	7.2%	7.3%	7.3%	7.4%
Yield on Cost Annual Return (w/o TIF assistance)			5.7%	5.9%	6.0%	6.1%	6.3%	6.4%	6.5%	6.7%	6.8%	7.0%	7.1%	7.3%	7.5%	7.6%
Yield on Cost Average Annual Return (w/o TIF assistance)			5.7%	5.8%	5.9%	5.9%	6.0%	6.1%	6.1%	6.2%	6.3%	6.3%	6.4%	6.5%	6.6%	6.6%