

# Exhibit E



## Haven on Main City of La Crosse

### Sources and Uses

70 Apartments; 3,200 sq. ft. office

SOURCES				
Debt		Amount	Percent	Per Unit
Debt A:	First Mortgage	4,500,000	21.2%	64,286
Debt B:	TIF Mortgage	575,000	2.7%	8,214
Debt C:	La Crosse Comm. Foundation	500,000	2.4%	7,143
		<b>5,575,000</b>	<b>26.3%</b>	<b>79,643</b>
Other Sources		Amount	Percent	Per Unit
Category	Sources			
WI_Public	WEDC CDI/LAX County	300,000	1.4%	4,286
Private	Fundraising	676,000	3.2%	9,657
WI_Public	Deferred Loan - Our Sheltered Friends	500,000	2.4%	7,143
Gap	Gap	1,699,000	8.0%	24,271
Tax_Credits	Low Income Housing Tax Credits	11,859,614	56.0%	169,423
Equity	Developer Cash	100	0.0%	1
Deferred_Fee	Developer Fee	577,236	2.7%	8,246
		<b>15,611,950</b>	<b>73.7%</b>	<b>223,028</b>
		<b>21,186,950</b>	<b>100.0%</b>	<b>302,671</b>

USES			
	Amount	% of Cost	Per Unit
<b>ACQUISITION COSTS</b>	<b>1,700,000</b>	<b>8.0%</b>	<b>24,286</b>
Land Cost	1,700,000	8.0%	24,286
<b>CONSTRUCTION COSTS</b>	<b>14,477,450</b>	<b>68.3%</b>	<b>206,821</b>
Residential Building	11,332,450	53.5%	161,892
Tenant Improvements: COULEECAP	250,000	1.2%	3,571
On-site Work	540,000	2.5%	7,714
General Requirements	630,000	3.0%	9,000
Builder's Overhead	265,000	1.3%	3,786
Builder's Profit	680,000	3.2%	9,714
Construction Contingency	740,000	5.4%	10,571
Landscaping	40,000	0.2%	571
<b>ENVIRONMENTAL ABATEMENT/SOIL CORRECTION</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
<b>PERMITS/FEES</b>	<b>5,000</b>	<b>0.0%</b>	<b>71</b>
Other	5,000	0.0%	71
<b>PROFESSIONAL SERVICES</b>	<b>1,690,000</b>	<b>8.0%</b>	<b>24,143</b>
Accounting	50,000	0.2%	714
Appraisals	2,500	0.0%	36
Architectural & Engineering Fees	220,000	1.0%	3,143
Cost Certification/Audit	17,500	0.1%	250
Environmental Assessment Consultant	25,000	0.1%	357
FF&E	1,070,000	5.1%	15,286
Legal - Development	110,000	0.5%	1,571
Market Research	10,000	0.0%	143
Marketing/Leasing	80,000	0.4%	1,143
P&P Bond	35,000	0.2%	500
Soft Cost Contingency	50,000	0.2%	714
Survey	20,000	0.1%	286
<b>FINANCING COSTS</b>	<b>1,337,500</b>	<b>6.3%</b>	<b>19,107</b>
Construction Period Interest	775,000	3.7%	11,071
Insurance - Builder's Risk	130,000	0.6%	1,857
Lender Legal	10,000	0.0%	143
Loan Origination Fees	150,000	0.7%	2,143
Real Estate Taxes During Construction	60,000	0.3%	857
Syndication Fees	35,000	0.2%	500
Tax Credit & Compliance Fees	147,500	0.7%	2,107
Title & Recording	30,000	0.1%	429
<b>DEVELOPER FEE</b>	<b>1,470,000</b>	<b>6.9%</b>	<b>21,000</b>
Developer Fee	1,470,000	6.9%	21,000
<b>CASH ACCOUNTS/ESCROWS/RESERVES</b>	<b>507,000</b>	<b>2.4%</b>	<b>7,243</b>
Management Startup/Leasing	80,000	0.4%	1,143
Operating Reserves	427,000	2.0%	6,100
	<b>21,186,950</b>	<b>100%</b>	<b>302,671</b>