

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
		5,575,000	26.3%	79,643
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
		15,611,950	73.7%	223,028
		21,186,950	100.0%	302,671

USES			
	Amount	% of Cost	Per Unit
ACQUISITION COSTS	1,700,000	8.0%	24,286
Land Cost	1,700,000	8.0%	24,286
CONSTRUCTION COSTS	14,477,450	68.3%	206,821
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
ENVIRONMENTAL ABATEMENT/SOIL CORRECTION	0	0.0%	0
PERMITS/FEES	5,000	0.0%	71
Other	5,000	0.0%	71
PROFESSIONAL SERVICES	1,690,000	8.0%	24,143
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
FINANCING COSTS	1,337,500	6.3%	19,107
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
DEVELOPER FEE	1,470,000	6.9%	21,000
Developer Fee	1,470,000	6.9%	21,000
CASH ACCOUNTS/ESCROWS/RESERVES	507,000	2.4%	7,243
Management Startup/Leasing	80,000	0.4%	1,143
Operating Reserves	427,000	2.0%	6,100
	21,186,950	100%	302,671