

ACQUIRE - PROVIDER

Property Acquisition	\$ 75,000	Use LOC
Carrying Costs	\$ 4,000	Use LOC
TOTAL Acquisition Costs	\$ 79,000	Repaid with proceeds

RENOVATE - ARS PROGRAM FUNDS

Renovation Draws	\$ 35,500	Not to exceed \$40,500
Soft Costs	\$ 4,500	
Performance Deliverables	\$ 2,000	Paid to provider
Rehab Specialist	\$ 2,500	Paid to 3rd party
ARS Expended	\$ 40,000	Not to exceed \$45,000
<i>Less Soft Costs</i>	\$ 4,500	
TOTAL ARS Owed	\$ 35,500	Paid to DHCD/VHDA

SELL - VHDA SUBSIDY

VHDA DPA Grant (2.5% FHA Loan)	\$ 3,400	Paid to homebuyer
---------------------------------------	-----------------	--------------------------

SELL - PROVIDER

Sale Price of Home	\$ 126,000	Market rate
<i>TOTAL Acquisition Costs</i>	\$ 79,000	
<i>TOTAL ARS Owed</i>	\$ 35,500	
<i>Provider Closing Costs</i>	\$ 2,000	
Provider Net Proceeds	\$ 9,500	