

DATE: May 28, 2026  
TO: Respondents  
FROM: Carrie Stoeckert—Construction Contract Expeditor III  
SUBJECT: Questions #1  
RFP769-26-1026CS  
501c3 Non-Profit Finance Entity

1. Please provide the following information:

- a. A preliminary cash flow analysis summarizing the revenues, expenses and projected debt service coverage for the Project; and
- b. A Source & Uses of Funds schedule showing the approximate par amount of the proposed bond issue and the current development budget.

To the extent that these schedules are not readily available to share, estimates of (i) the gross potential rent for the first operating year of the Project and (ii) the par amount of bonds.

**ANSWER:** For the purposes of responding to this solicitation, proposers can assume that the total amount borrowed will be between \$110,000,000 and \$135,000,000, and that the project is expected to perform at or above 1.25 DSCR at stabilization. We will share more detailed information with the selected entity.