

ATTACHMENT B - SALES PRICE ANALYSIS

Heritage Housing Partners

Decker Court/Gill Court

Program

with \$3.883M HOME Funds & \$1.475M City Funds

Decker Court

Unit #	Unit SF	BR	Affordability Category	Affordable Sales Price (ASP)	Typical Down Payment	Typical 1st Mortgage	Typical Total Monthly Housing Cost	City Inclusionary Funds (2nd Mortgage)	HOME Funds (3rd Mortgage)	Total Subsidy	Maximum Contract Price
1	1,265	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$94,502	\$216,014	\$310,517	\$626,917
2	1,265	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$94,502	\$216,014	\$310,517	\$626,917
2	1,265	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$94,502	\$216,014	\$310,517	\$626,917
2	1,265	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$94,502	\$216,014	\$310,517	\$626,917
5	1,510	4	HUD LOWINCLUS MOD	\$357,600	\$17,849	\$339,751	\$2,405	\$112,805	\$277,891	\$390,697	\$748,297
6	1,510	4	HUD LOWINCLUS MOD	\$357,600	\$17,849	\$339,751	\$2,405	\$112,805	\$277,891	\$390,697	\$748,297
7	1,510	4	HUD LOWINCLUS MOD	\$357,600	\$17,849	\$339,751	\$2,405	\$112,805	\$277,891	\$390,697	\$748,297
8	1,180	2	HUD LOWINCLUS MOD	\$244,700	\$12,180	\$232,420	\$1,622	\$88,153	\$184,323	\$272,476	\$517,176
9	1,370	2	HUD LOWINCLUS MOD	\$244,700	\$12,180	\$232,420	\$1,622	\$102,347	\$170,200	\$272,546	\$517,246
TOTAL	12,140	28		\$2,827,800	\$141,068	\$2,686,512	\$19,085	\$906,925	\$2,052,254	\$2,958,179	\$5,786,979
AVERAGE	1,349	3.1		\$314,200	\$15,676	\$298,501	\$2,121	\$100,769	\$228,028	\$328,798	\$642,998

Gill Court

Unit #	Unit SF	BR	Affordability Category	Affordable Sales Price (ASP)	Typical Down Payment	Typical 1st Mortgage	Typical Total Monthly Housing Cost	City Inclusionary Funds (2nd Mortgage)	HOME Funds (3rd Mortgage)	Total Subsidy	Maximum Contract Price
1	1,225	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$57,169	\$254,431	\$311,600	\$628,000
2	1,225	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$57,169	\$254,431	\$311,600	\$628,000
3	1,225	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$57,169	\$254,431	\$311,600	\$628,000
4	1,225	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$57,169	\$254,431	\$311,600	\$628,000
5	1,225	3	HUD LOWINCLUS MOD	\$316,400	\$15,795	\$300,605	\$2,156	\$57,169	\$254,431	\$311,600	\$628,000
6	1,485	4	HUD LOWINCLUS MOD	\$357,600	\$17,849	\$339,751	\$2,405	\$141,115	\$279,285	\$420,400	\$778,000
7	1,485	4	HUD LOWINCLUS MOD	\$357,600	\$17,849	\$339,751	\$2,405	\$141,115	\$279,285	\$420,400	\$778,000
TOTAL	9,095	23		\$2,297,200	\$114,675	\$2,182,525	\$15,591	\$568,075	\$1,830,725	\$2,398,800	\$4,696,000
AVERAGE	1,299	3.3		\$328,171	\$16,382	\$311,789	\$2,227	\$81,154	\$261,532	\$342,686	\$670,857

Summary

TOTAL	21,235	51		\$5,125,000	\$255,763	\$4,869,037	\$34,676	\$1,475,000	\$3,882,979	\$5,357,979	\$10,482,979
AVERAGE	1,327	3.2		\$320,313	\$15,985	\$304,315	\$2,167	\$92,188	\$242,686	\$334,874	\$655,186