

Exhibit A: Blu on Broadway LLC

LOAN TYPE: Affordable Housing
 LOAN NUMBER: 138006100001
 LEAD BANK: FIRST WESTERN BANK

Buydown Account Details

INTEREST BUYDOWN AMOUNT: \$500,000.00
 BND BUYDOWN AMOUNT: \$500,000.00
 COMMUNITY IN-KIND COMMITMENT: \$269,230.75
 PRESENT VALUE BND: \$492,436.54
 CREATED DATE: 1/22/2020

Loan without buydown

PRINCIPAL: \$4,300,000.00
 YIELD RATE: 3.77
 AMORTIZATION (MONTHS): 300
 PAYMENT: \$22,283.26

Period	Payment	Principal	Interest	Balance
1	\$22,283.26	\$8,323.79	\$13,959.47	\$4,291,676.21
2	\$22,283.26	\$8,800.24	\$13,483.02	\$4,282,875.97
3	\$22,283.26	\$9,279.38	\$13,003.88	\$4,274,496.59
4	\$22,283.26	\$9,754.29	\$12,529.04	\$4,265,642.37
5	\$22,283.26	\$10,229.93	\$12,054.33	\$4,257,207.04
6	\$22,283.26	\$10,705.57	\$11,579.67	\$4,248,744.33
7	\$22,283.26	\$11,181.21	\$11,105.01	\$4,239,809.21
8	\$22,283.26	\$11,656.85	\$10,630.35	\$4,231,290.02
9	\$22,283.26	\$12,132.49	\$10,155.69	\$4,222,300.06
10	\$22,283.26	\$12,608.13	\$9,681.03	\$4,213,724.03
11	\$22,283.26	\$13,083.77	\$9,206.26	\$4,205,120.16
12	\$22,283.26	\$13,559.41	\$8,731.50	\$4,195,167.25
13	\$22,283.26	\$14,035.05	\$8,256.73	\$4,185,503.13
14	\$22,283.26	\$14,510.69	\$7,781.97	\$4,177,372.47
15	\$22,283.26	\$14,986.33	\$7,307.21	\$4,168,650.59
16	\$22,283.26	\$15,461.97	\$6,832.45	\$4,159,463.84
17	\$22,283.26	\$15,937.61	\$6,357.69	\$4,150,683.82
18	\$22,283.26	\$16,413.25	\$5,882.93	\$4,141,875.29
19	\$22,283.26	\$16,888.89	\$5,408.17	\$4,132,604.42
20	\$22,283.26	\$17,364.53	\$4,933.41	\$4,123,737.20
21	\$22,283.26	\$17,840.17	\$4,458.65	\$4,114,409.35
22	\$22,283.26	\$18,315.81	\$3,983.89	\$4,105,483.06
23	\$22,283.26	\$18,791.45	\$3,509.13	\$4,096,527.79
24	\$22,283.26	\$19,267.09	\$3,034.37	\$4,086,256.46
25	\$22,283.26	\$19,742.73	\$2,559.61	\$4,077,238.78
26	\$22,283.26	\$20,218.37	\$2,084.85	\$4,067,764.85
27	\$22,283.26	\$20,694.01	\$1,610.09	\$4,058,687.14
28	\$22,283.26	\$21,169.65	\$1,135.33	\$4,049,154.92
29	\$22,283.26	\$21,645.29	\$660.57	\$4,040,016.79
30	\$22,283.26	\$22,120.93	\$185.81	\$4,030,849.00
31	\$22,283.26	\$22,596.57	\$110.05	\$4,021,229.32
32	\$22,283.26	\$23,072.21	\$35.29	\$4,012,000.53
33	\$22,283.26	\$23,547.85	\$10.53	\$4,002,321.64
34	\$22,283.26	\$24,023.49	\$15.29	\$3,993,031.47
35	\$22,283.26	\$24,499.13	\$10.53	\$3,983,711.14
36	\$22,283.26	\$24,974.77	\$5.77	\$3,973,109.01
37	\$22,283.26	\$25,450.41	\$1.01	\$3,963,724.01
38	\$22,283.26	\$25,926.05	\$1.01	\$3,953,893.45
39	\$22,283.26	\$26,401.69	\$1.01	\$3,944,446.07

Loan with buydown

PRINCIPAL: \$4,300,000.00
 BORROWING RATE: 1.00
 AMORTIZATION (MONTHS): 300

Period	Payment	Principal	Interest	Balance
1	\$12,026.57	\$8,323.79	\$3,702.78	\$4,291,676.21
2	\$12,376.64	\$8,800.24	\$3,576.40	\$4,282,875.97
3	\$12,067.41	\$8,379.38	\$3,688.03	\$4,274,496.59
4	\$12,416.30	\$8,854.22	\$3,562.08	\$4,265,642.37
5	\$12,108.52	\$8,435.33	\$3,673.19	\$4,257,207.04
6	\$12,128.64	\$8,462.71	\$3,665.92	\$4,248,744.33
7	\$12,475.74	\$8,935.12	\$3,540.62	\$4,239,809.21
8	\$12,170.14	\$8,519.19	\$3,650.95	\$4,231,290.02
9	\$12,516.03	\$8,989.96	\$3,526.07	\$4,222,300.06
10	\$12,211.90	\$8,576.03	\$3,635.87	\$4,213,724.03
11	\$12,232.36	\$8,603.87	\$3,628.49	\$4,205,120.16
12	\$13,223.56	\$9,952.91	\$3,270.65	\$4,195,167.25
13	\$12,276.62	\$8,664.12	\$3,612.50	\$4,186,503.13
14	\$12,619.41	\$9,130.66	\$3,488.75	\$4,177,372.47
15	\$12,319.06	\$8,721.88	\$3,597.18	\$4,168,650.59
16	\$12,660.63	\$9,186.75	\$3,473.88	\$4,159,463.84
17	\$12,361.78	\$8,780.02	\$3,581.76	\$4,150,683.82
18	\$12,382.73	\$8,808.53	\$3,574.20	\$4,141,875.29
19	\$12,722.43	\$9,270.87	\$3,451.56	\$4,132,604.42
20	\$12,425.85	\$8,867.22	\$3,558.63	\$4,123,737.20
21	\$12,764.30	\$9,327.85	\$3,436.45	\$4,114,409.35
22	\$12,469.25	\$8,926.29	\$3,542.96	\$4,105,483.06
23	\$12,490.55	\$8,955.27	\$3,535.28	\$4,096,527.79
24	\$13,457.52	\$10,271.33	\$3,186.19	\$4,086,256.46
25	\$12,536.40	\$9,017.68	\$3,518.72	\$4,077,238.78
26	\$12,871.63	\$9,473.93	\$3,397.70	\$4,067,764.85
27	\$12,580.51	\$9,077.71	\$3,502.80	\$4,058,687.14
28	\$12,914.46	\$9,532.22	\$3,382.24	\$4,049,154.92
29	\$12,624.90	\$9,138.13	\$3,486.77	\$4,040,016.79
30	\$12,646.69	\$9,167.79	\$3,478.90	\$4,030,849.00
31	\$12,978.72	\$9,619.68	\$3,359.04	\$4,021,229.32
32	\$12,691.51	\$9,228.79	\$3,462.72	\$4,012,000.53
33	\$13,022.22	\$9,678.89	\$3,343.33	\$4,002,321.64
34	\$12,736.61	\$9,290.17	\$3,446.44	\$3,993,031.47
35	\$13,758.77	\$9,320.33	\$3,438.44	\$3,983,711.14
36	\$13,700.57	\$10,602.13	\$3,098.44	\$3,973,109.01
37	\$12,806.29	\$9,385.00	\$3,421.29	\$3,963,724.01
38	\$13,133.66	\$9,830.56	\$3,303.10	\$3,953,893.45
39	\$12,852.12	\$9,447.38	\$3,404.74	\$3,944,446.07

NOTE: The borrower and originating lender should be aware that the fund will provide a set stream of subsidy payments (interest buydown) based upon the payment schedule below. The amount of the borrower's payment, the amortization and all other terms of the loan shall be governed by the promissory note.
 The balances shown here, other than the specific buydown amounts, are intended for illustrative purposes only.

Period	Interest Buydown	BND (100.00%)
1	\$10,256.69	\$10,256.69
2	\$9,906.62	\$9,906.62
3	\$10,215.85	\$10,215.85
4	\$9,866.96	\$9,866.96
5	\$10,174.74	\$10,174.74
6	\$10,154.62	\$10,154.62
7	\$9,807.52	\$9,807.52
8	\$10,113.12	\$10,113.12
9	\$9,767.23	\$9,767.23
10	\$10,071.36	\$10,071.36
11	\$10,050.90	\$10,050.90
12	\$9,059.70	\$9,059.70
13	\$10,006.64	\$10,006.64
14	\$9,663.85	\$9,663.85
15	\$9,964.20	\$9,964.20
16	\$9,622.63	\$9,622.63
17	\$9,921.48	\$9,921.48
18	\$9,900.53	\$9,900.53
19	\$9,560.83	\$9,560.83
20	\$9,857.41	\$9,857.41
21	\$9,518.96	\$9,518.96
22	\$9,814.01	\$9,814.01
23	\$9,792.71	\$9,792.71
24	\$8,825.74	\$8,825.74
25	\$9,746.86	\$9,746.86
26	\$9,411.63	\$9,411.63
27	\$9,702.75	\$9,702.75
28	\$9,368.80	\$9,368.80
29	\$9,658.36	\$9,658.36
30	\$9,636.57	\$9,636.57
31	\$9,304.54	\$9,304.54
32	\$9,591.75	\$9,591.75
33	\$9,261.04	\$9,261.04
34	\$9,546.65	\$9,546.65
35	\$9,524.49	\$9,524.49
36	\$8,582.69	\$8,582.69
37	\$9,476.97	\$9,476.97
38	\$9,149.60	\$9,149.60
39	\$9,431.14	\$9,431.14

40	\$22,283.26	\$9,891.13	\$12,392.13	\$3,934,554.94	\$13,178.17	\$9,891.13	\$3,287.04	\$3,934,554.94	40	\$9,105.09	\$9,105.09
41	\$22,283.26	\$9,510.16	\$12,773.10	\$3,925,044.78	\$12,898.25	\$9,510.16	\$3,388.09	\$3,925,044.78	41	\$9,385.01	\$9,385.01
42	\$22,283.26	\$9,541.04	\$12,742.22	\$3,915,503.74	\$12,920.94	\$9,541.04	\$3,379.90	\$3,915,503.74	42	\$9,362.32	\$9,362.32
43	\$22,283.26	\$9,982.05	\$12,301.21	\$3,905,521.69	\$13,244.97	\$9,982.05	\$3,262.92	\$3,905,521.69	43	\$9,038.29	\$9,038.29
44	\$22,283.26	\$9,604.42	\$12,678.84	\$3,895,917.27	\$12,967.51	\$9,604.42	\$3,363.09	\$3,895,917.27	44	\$9,315.75	\$9,315.75
45	\$22,283.26	\$10,043.59	\$12,239.67	\$3,885,873.68	\$13,290.19	\$10,043.59	\$3,246.60	\$3,885,873.68	45	\$8,993.07	\$8,993.07
46	\$22,283.26	\$9,668.20	\$12,615.06	\$3,876,205.48	\$13,014.37	\$9,668.20	\$3,346.17	\$3,876,205.48	46	\$9,268.89	\$9,268.89
47	\$22,283.26	\$9,699.59	\$12,583.67	\$3,866,505.89	\$13,037.43	\$9,699.59	\$3,337.84	\$3,866,505.89	47	\$9,245.83	\$9,245.83
48	\$22,283.26	\$10,540.90	\$11,742.36	\$3,855,964.99	\$13,655.58	\$10,540.90	\$3,114.68	\$3,855,964.99	48	\$8,627.68	\$8,627.68
49	\$22,283.26	\$9,765.30	\$12,517.96	\$3,846,199.69	\$13,085.71	\$9,765.30	\$3,320.41	\$3,846,199.69	49	\$9,197.55	\$9,197.55
50	\$22,283.26	\$10,199.78	\$12,083.48	\$3,835,999.91	\$13,404.95	\$10,199.78	\$3,205.17	\$3,835,999.91	50	\$8,878.31	\$8,878.31
51	\$22,283.26	\$9,830.11	\$12,453.15	\$3,826,169.80	\$13,133.33	\$9,830.11	\$3,303.22	\$3,826,169.80	51	\$9,149.93	\$9,149.93
52	\$22,283.26	\$10,262.71	\$12,020.55	\$3,815,907.09	\$13,451.18	\$10,262.71	\$3,188.47	\$3,815,907.09	52	\$8,832.08	\$8,832.08
53	\$22,283.26	\$9,895.34	\$12,387.92	\$3,806,011.75	\$13,181.26	\$9,895.34	\$3,285.92	\$3,806,011.75	53	\$4,312.06	\$4,312.06
	\$1,181,012.78	\$493,988.25	\$687,024.53		\$676,222.84	\$493,988.25	\$182,234.59			\$500,000.00	\$500,000.00