



LACAHSAs CREDIT MEMO

For Funding Recommendations Under LACAHSAs’s Notice of Funding Availability

Date:	April 24, 2026	
Application No.:	26-01-085	
Project Name:	Mercy Claremont	
Project Address(es) (Street Address, Zip Code, Census Tract):	1364 N. Towne Ave., Claremont, CA , 91711, 4018.02	
City:	Claremont	
Supervisory District:	5th District of Los Angeles County	
LACAHSAs Zone:	Zone 3	
Jurisdiction:	City of Claremont	
Project Type(s):	New Construction	
Unit Count:	74	
Financing type:	LIHTC 4%	
Applicant / Developer:	Mercy Housing California	
Co-Developer (if applicable):	N/A	
LACAHSAs Program(s) funding debt / capital:	PROGRAM TYPE	AWARDED AMOUNT
	Residual Receipts Loan	\$ 10,000,000.00
	Matching Capital Grant	\$ 9,362,273.00
	TOTAL	\$ 19,362,273.00

This report provides a full funding recommendation for the Mercy Claremont project, a proposed new construction development located at 1364 N. Towne Ave., Claremont, CA 91711. Staff recommends a funding award of \$19,362,273 from the requested LACAHSAs Programs (Residual Receipts Loan; Matching Capital Grant) to support the new construction of 74 units. The project will support 19 units restricted to extremely low-income households and 54 restricted to low-income households. This award covers 31% of the project’s estimated \$62,415,159 Total Development Cost (TDC).

The project has a projected construction start date of February 4, 2027 and permanent conversion anticipated by May 15, 2029.



1. PROJECT DESCRIPTION

This project is a proposed new construction of 74 units, located at 1364 N. Towne Ave., Claremont, CA 91711.

Total number of units and unit mix:

The project will feature a total of 74 units, including 36 1-Bedroom units, 18 2-Bedroom units, 19 3-Bedroom units, and 1 2-Bedrom manager unit.

Affordability restrictions:

The development complies with the minimum affordability restrictions, with 26% of units restricted at or below 30% AMI and 74% of units restricted at 80% AMI.

Key scope elements:

The proposed development includes 74 units, including 19 that will be set aside for formerly unhoused veterans and one will be dedicated to an onsite manager. All units will feature natural light, storage, and kitchens equipped with appliances. The target family population will have access to a community room with a kitchen and communal BBQ area outside, a mail room, a lobby, and a laundry room with a view of the outdoor children's play area. There will also be a community garden and dog run in the back part of the property. Additionally, there will be offices and a conference room in the front of the building for resident services.

Site conditions and surrounding neighborhood context:

The site is an approximately 1.9-acre lot with a church on it that Mercy plans to demolish in order to build the three-story multifamily building with open parking. The site is surrounded by single family homes to the North and the East, with a shopping center to the south; to the west across the street there are 2-story apartment buildings. The single family neighbors are concerned about privacy and blocking of view/light, so the 3-story building will be placed on the south side of the property. Due to the narrow shape of the site, the building will be confined to a 3-story linear building with minimalist design.

Amenities or services offered:

On-site amenities at Mercy Claremont will include a community room with direct access to outdoor gathering areas and a children's play area, a mail room, lobby, management and resident services offices, and an indoor laundry room. Additional outdoor amenities include a BBQ area, landscaped open space, walking paths, and bicycle parking, all designed to support resident interaction, recreation, and daily convenience. The development will also provide secure storage and fully accessible common areas for residents of varying mobility needs.

Comprehensive supportive services will be coordinated by New Directions for Veterans (NDVets) in partnership with Mercy Housing California and the VA Greater Los Angeles Healthcare System (VAGLAH). NDVets will provide case management services to all benefits-eligible Veterans in the building and VAGLAH will provide standard care for VA healthcare-eligible Veterans. Mercy Housing California will rely on NDVets Resident Services. Despite the focus on Veteran care, New Directions, Inc. is under contract with Mercy Housing to provide services for all residents. Services will focus on housing stability, case management, benefits counseling, physical and behavioral health linkages, employment readiness, financial literacy, life skills training, community engagement, youth and family programming, and veteran-specific supports. For HUD-VASH residents, ongoing clinical case management and coordinated care will also be provided to promote long-term housing retention and wellness.



2. BORROWER / OWNERSHIP STRUCTURE AND EXPERIENCE

Legal entity of the borrower:

The borrower is Mercy Housing California 116, L.P., a Private Entity, domiciled at 1500 S. Grand Avenue, Suite 100, Los Angeles, CA 90015. Mercy Housing California, a 501c3, will be the sponsor and entity that will 100% own and control the GP.

General partner(s) and limited partner(s):

Mercy Housing California controls Mercy Housing Calwest, who is the sole member of the limited liability company, Mercy Housing California 116, LLC. This LLC is the managing general partner of the limited partnership, Mercy Housing California 116, L.P., that will own and operate the property. South of Market Mercy Housing, a California nonprofit public benefit corporation currently serves as the Initial Limited Partner of Mercy Housing California 116, L.P. only as a placeholder Initial Limited Partner for the tax credit investor.

Ownership percentages:

To-be-formed LP (99.99%); Managing General Partner - Mercy Housing California 116 LLC (.01%)

Mercy Housing, Inc. is the guarantor for this transaction. Mercy Housing California's affiliate, Mercy Housing Management Group, Inc. is expected to act as property manager. Mercy Housing California is a regional division and subsidiary of Mercy Housing, Inc.☐

Staff has conducted a review of the financial statements and overall fiscal health of Mercy Housing Inc. As of December 31, 2025, the sponsor demonstrates adequate financial capacity, reporting a net worth of \$5,476,163,000 and liquid assets totaling \$158,681,000. The entity's audited financial statements for the most recent fiscal years indicate stable operations.

Project meets the liquidity and net worth requirements (See "Financial Narrative" Appendix).

Developer, Manager and Service Provider Experience:

The developer has 25 years experience in Los Angeles County and has completed a total of 12 affordable multihousing rental projects in Los Angeles County over the past 15 years. The management company has 32 years experience in managing income restricted properties in California and has managed a total of 163 income restricted projects in California over the past 15 years. The service provider has 34 years experience in California and has served a total of at least 16 projects in California over the past 15 years.

Any planned changes in ownership at closing:

Upon construction loan conversion to permanent, the Limited Partner will be admitted to the ownership entity, currently South of Market Mercy Housing, a CA nonprofit public benefit corporation.

3. PROJECT FINANCE SUMMARY

The total development cost (TDC) is estimated at \$62,415,159.

Primary sources include Federal Low Income Housing Tax Credits, Developer Equity, CITIBANK, Deferred Fee, HCD - MHP, HCD - VHHP, LACDA, and Developer Equity. LACAHSa is requested to provide \$19,362,273 from the requested LACAHSa Programs (Residual Receipts Loan; Matching Capital Grant) to fill the remaining funding gap.



SOURCES	TOTAL
LACAHSa Residual Receipts Loan	\$ 10,000,000.00
LACAHSa Matching Capital Grant	\$ 9,362,273.00

Key financial milestones:

The project development is projected to start on February 4, 2027. Completion of the project is expected for August 5, 2028. Permanent conversion is anticipated by May 15, 2029.

4. PERMANENT FUNDING SOURCES

SOURCES	TOTAL	% TOTAL
Federal Low Income Housing Tax Credits	\$ 23,262,645.00	37%
Developer Equity	\$ 100.00	0%
CITIBANK	\$ 3,586,000.00	6%
LACAHSa Residual Receipts Loan	\$ 10,000,000.00	16%
LACAHSa Matching Capital Grant	\$ 9,362,273.00	15%
Deferred Fee	\$ 4,463,141.00	7%
HCD - MHP	\$ 2,794,962.00	4%
HCD - VHHP	\$ 2,605,038.00	4%
LACDA	\$ 3,440,000.00	6%
SGVRHT	\$ 2,901,000.00	5%
TOTAL PERMANENT SOURCES	\$ 62,415,159.00	

5. CONSTRUCTION FUNDING SOURCES

SOURCES	TOTAL	% TOTAL
Federal Low Income Housing Tax Credits	\$ 2,326,264.00	4%
Developer Equity	\$ 100.00	0%
CITIBANK (tax-exempt bonds)	\$ 16,396,458.00	26%
CITIBANK (taxable)	\$ 12,345,059.00	20%
LACAHSa Residual Receipts Loan	\$ 10,000,000.00	16%
LACAHSa Matching Capital Grant	\$ 9,362,273.00	15%
Deferred Fee	\$ 4,463,141.00	7%
LACDA	\$ 3,388,400.00	5%
SGVRHT	\$ 2,901,000.00	5%
Costs Deferred Until Conversion	\$ 1,232,464.00	2%
TOTAL CONSTRUCTION SOURCES	\$ 62,415,159.00	

6. USES OF FUNDS

USES	TOTAL	% TOTAL
Acquisition Related Costs	\$ 6,239,400.00	10%
Hard Construction Costs	\$ 39,298,254.00	63%
Construction Related Costs	\$ 2,490,856.00	4%



Construction Financing Costs	\$	766,800.00	1%
Permanent Financing Costs	\$	446,393.37	1%
Soft Costs	\$	3,100,817.00	5%
Developer Fee	\$	6,963,141.00	11%
Reserves	\$	3,109,497.64	5%
TOTAL USES OF FUNDS	\$	62,415,159.00	

7. INCOME RESTRICTED UNITS

AMI	STUDIO	1-BDR	2-BDR	3-BDR	4-BDR	TOTAL	TOTAL%
10%	-	-	-	-	-	-	0%
20%	-	-	-	-	-	-	0%
30%	-	17	2	-	-	19	26%
40%	-	-	-	-	-	-	0%
50%	-	-	-	-	-	-	0%
60%	-	-	-	-	-	-	0%
70%	-	-	-	-	-	-	0%
80%	-	19	16	19	-	54	74%
90%	-	-	-	-	-	-	0%
100%	-	-	-	-	-	-	0%
110%	-	-	-	-	-	-	0%
120%	-	-	-	-	-	-	0%
Not LIHTC Qual.	-	-	-	-	-	-	0%
TOTAL	-	36	18	19	-	73	

Total Restricted Units:	73
Affordability Period (years):	99
Target population:	Veteran Family

8. PROJECT COST JUSTIFICATION

The Project's Adjusted Total Development Cost ("ATDC") is below its peers. Pursuant to the standards described in Exhibit C of NOFA #1, the Project's ATDC is \$62,415,159.00, or \$642.81/sq. ft., compared to \$828.34/sq. ft. for New Construction projects that applied in this NOFA. This ATDC falls in the 33% percentile of peer applicants, which we view as consistent with the median and ranks 34 out of the 102 New Construction projects competing for funding under NOFA #1.

9. COMPLIANCE WITH LACAHSa'S UNDERWRITING REQUIREMENTS

The project is being recommended for an award; however, there were some underwriting observations that must be taken into account, subject to LACAHSa's review of additional and/or updated due diligence documentation.

ITEM	PROJECT'S AMOUNT	LACAHSa GUIDELINE	NOTES
Local Public Agency Loan Payments -	City of Long Beach and LACAHSa Residual Receipts Loan	Per the United Multifamily Regulations, required payments on local public agency loans must not exceed 0.5% per year of original principal loan amount.	Given that all public agency funding sources are soft pay (i.e., not required), this requirement is not applicable.

10. PROJECT TIMELINE

Estimated start of construction / rehabilitation:	February 4, 2027
Expected completion:	August 5, 2028
Expected permanent conversion:	May 15, 2029

11. STAFF FUNDING RECOMMENDATION

Staff recommends full funding for the Mercy Claremont project, with a recommended award amount of \$19,362,273. This award covers 31% of the project's Total Development Cost (TDC) via LACAHSa funds.

All projects receiving funding under this NOFA must adhere to SB 679, Measure A, the Program Guidelines, the Annual Expenditure Plan, and any other policies and guidelines adopted by the Board. The funding amount is subject to modification based on LACAHSa's review and approval of all required due diligence materials and the project's continued compliance with program requirements. Any outstanding compliance and/or underwriting issues must be resolved to LACAHSa's satisfaction prior to proceeding to subsequent phases of financing or closing.

The approval is subject to several key conditions. These conditions include but are not limited to the following:

- Review and approval of an appraisal commissioned by LACAHSa.
- Review and approval of all required environmental reports.
- Provision and approval of a current ALTA survey.
- Provision of a preliminary title report dated within 90 days of closing, evidencing clean and insurable title acceptable to LACAHSa.
- Execution and approval of a General Contractor contract.
- Verification of the availability and commitment of all equity sources.
- Review of updated financial information evidencing no material adverse change in financial wherewithal.
- Issuance of an acceptable title policy.
- Negotiation and execution of a LACAHSa regulatory agreement.
- Execution and delivery of all legal documents in form and substance satisfactory to LACAHSa.

12. APPENDICES

- Proforma
- Site map and photos



- Parcel map and architectural drawings
- Scoring letter to the applicant
- Financial Narrative

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MERCY CLAREMONT

SB35 SUBMITTAL

JULY 29, 2024



PROJECT DESCRIPTION

Situated along 1300 block of Towne Ave, the approximately 1.92 AC rectangular site is proposed to be developed to accommodate 74 affordable units for low income families. This project will be type VA construction and R-2 Residential use. The site is surrounded by single family homes to the North and the East, with a shopping center to the south, while to the West across the street from Towne Ave. are 2 story apartment/condominiums. The site has been strategically laid out to be sensitive of the adjacencies, as the layout intentionally pushes the 3 story building to the South side of the property, while locating the surface parking along the Northern edge to provide more distance between the Single Family Homes and the project. This configuration also helps with the neighbors concerns of privacy and blocking of view/light. The required open space is mainly located to the back of the property, along the Eastern PL.

Of the 74 units proposed, 19 units will be set aside for formerly unhoused veterans and 1 unit will be dedicated to an onsite manager. The property will provide a mix of 36 One, 19 Two, and 19 Three bedroom units to accommodate the families of different sizes. The One and Two bedroom units are designed with a single bathroom, while a second bathroom is being provided for the Three bedroom units. Natural light is being proposed for every habitable area, including bedrooms and living/dining rooms. All units provide ample storage, including the required hanging dimensions for the bedrooms, coat closets, and the linen closets per NOFA. The kitchens are equipped with appliances including refrigerator, dishwasher, and range/oven.

Included as part of the indoor amenities for the target family population, are a Community Room with a kitchen and direct access to the BBQ area outside, a Mail Room, Lobby, and a Main Laundry Room with direct view of the children's play area. As part of the outdoor amenities, in addition to the BBQ area and the Children's play area, there is a community garden, and a dog run located along the back of the project, on the West side of the property. Running adjacent to the South property line is a linear walking path connecting to the back yard. In addition to these, separate Offices and a Conference room are provided at the front of the building for resident services.

Due to the site constraints, the building massing is confined to a 3 story linear building; designed in a Contemporary, minimalistic, sleek style. The linear mass, comprised mainly of light colored plaster, is interrupted at strategic locations with the enhanced material or color, to break up the continuity. Enhanced materials, such as stone tile or similar, are used at the projects main entry and amenities to emphasize the programming. Storefront and glazing is maximized along the front entry to enhance the façade, to provide eyes on the street and entry as a form of security feature. Introduction of fully projected, prefabricated metal balconies, metal sun shades, and cement board siding provide the clean and continuous pattern of the main facades.

The project will comply with all of the accessibility requirements associated but not limited to clearances for the bathrooms, kitchens, doors, circulation around the furnishings. In total, 15% of the units or 12 units, will be designed with Mobility features, while 10% or 8 units, will be designed for those with visual & hearing impairments. The units will be equally distributed among the different unit types, and spread out on all levels for equal access.

PROJECT TEAM

DEVELOPER:



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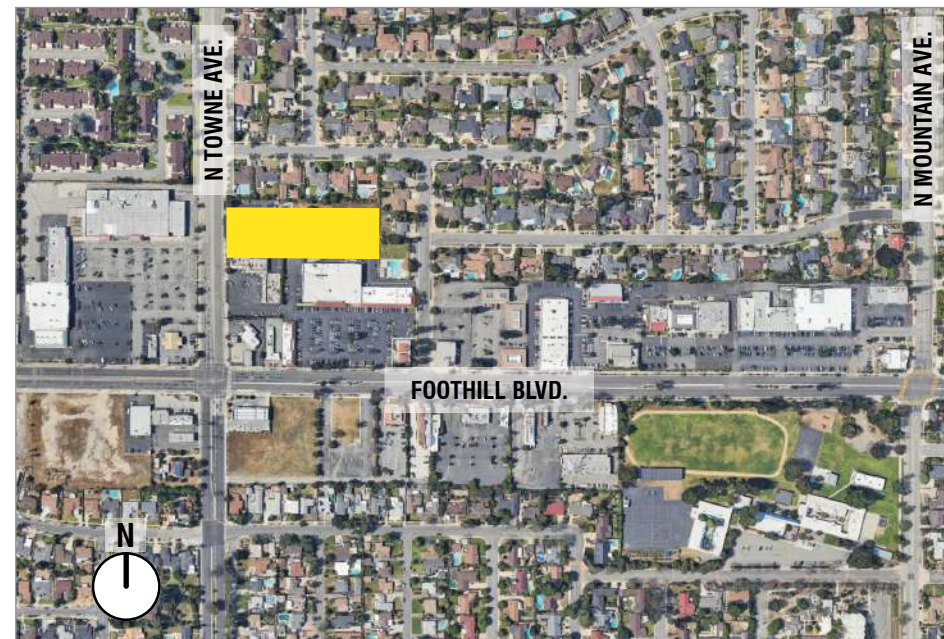
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VICINITY MAP



APPLICABLE CODES

- California Building Code 2022 (including Chapter 11B)
- California Green Building Standards Code 2022
- California Electrical Code 2022
- California Mechanical Code 2022
- California Plumbing Code 2022
- California Fire Code 2022
- ASME Elevator Code -ASME a17.1
- County of Los Angeles Title 22 Planning and Zoning
- Fair Housing Act
- 2010 American with Disabilities Act Standards for Accessible Design
- California Disabled Compliance Manual



1364 N. TOWNE AVE.
CLAREMONT, CALIFORNIA
TCA # 2023-044

SB35 SUBMITTAL
JULY 29, 2024

PROJECT INDEX

SITE INFORMATION	
SITE AREA - PER SURVEY	83,827 SF 1.924 AC

DENSITY BONUS	
Density Increase	Up to 80% Increase
Parking Reduction	Per State Density Bonus Law
Incentives and Waivers	

- Five Incentives**
- 50% reduction in required outdoor living area.
 - Reduce minimum private outdoor living area of 15% in lieu of 25%
 - Exemption from locked storage standards.
 - Exemption from utility undergrounding standards.
 - Exemption from street cut moratorium policy.
- Three Waivers of Development Standards**
- 1-foot building height increase
 - Allow minimum dwelling units size of 547 SF in lieu of 600 SF.
 - Reduced minimum dimension of private outdoor living space to 5'-6" in lieu of 8'.

DEVELOPMENT PARAMETERS	ZONING	
	PERMITTED CURRENT	PROPOSED
ZONING	UNDERLYING ZONE RM 2,000	UNDERLYING ZONE RM 2,000
SETBACKS	(FRONT/SIDE/REAR/STREET SIDE) 20'/5'/5'-15'/15'	20'/5'/5'/15'
MAX. BLDG HEIGHT	(PER ZONING) 35', 3-Stories	36' (Top of roof, excluding parapet/stair/elevator overrun); 3 stories
DENSITY	22 DU/AC	38 DU/AC
BASE DENSITY	(2000 sf Lot Area per Unit) 42	-
DENSITY BONUS	80% INCREASE 76	74

UNIT SUMMARY				
UNIT TYPE	Average SF	Total # Units	Unit Mix	Total Area SF
1 Bedroom:				
A1	547 SF	36	48.6%	19,692 SF
SubTotal:		36	48.6%	19,692 SF
2 Bedrooms:				
B1	797 SF	19	25.7%	15,143 SF
SubTotal:		19	25.7%	15,143 SF
3 Bedrooms:				
C1	1,064 SF	8	10.8%	8,512 SF
C2	1,034 SF	6	8.1%	6,204 SF
C3	1,079 SF	5	6.8%	5,395 SF
SubTotal:		19	25.7%	20,111 SF
TOTAL	743 SF	74	100%	54,946 SF

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
*Claremont Municipal Code Floor Area	25,203 SF	24,166 SF	24,345 SF	73,714 SF
**Title 24 Floor Area	25,203 SF	24,139 SF	24,318 SF	73,660 SF

*(CMC Code Section 16.900.365) Floor area shall mean the sum of the horizontal areas of all floors under a roof. For residential development, the horizontal areas of floors shall be measured from the exterior faces of the walls or exterior supports of the structure, including the area of an upper level not separated from a lower level by a floor/ceiling assembly. It shall include the floor area of covered patios and covered balconies, but not crawl spaces, uncovered patios, or uncovered balconies. It shall also not include basements and attics that are not designed or finished to be used for human occupancy, or where the floor to ceiling height is less than six feet, six inches.

** (2022 CBC) The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

PARKING SUMMARY			
REQUIRED PARKING per Density Bonus			
Unit Type	# Units	Ratio	Total
*PSH Units	19	0.0	0
1-Bedroom	20	1.0	20
2-Bedrooms	16	1.5	24
3-Bedrooms	19	1.5	29
Guest	0	Not Required	0
TOTAL REQUIRED PARKING			73

*Mix of 16 One Bedrooms & 3 Two Bedrooms

ADDITIONAL VOLUNTEERED PARKING			
Use Type	Area	Ratio	Total
Resident Supportive Services	812 SF	4 per 1000 SF	4
			4

BICYCLE PARKING - RESIDENTIAL REQUIRED/ PROVIDED per CALGreen			
	Ratio	# Stalls	Total
Short-Term	5%	78	4
Long-Term	5%	78	4
			8

OPEN SPACE SUMMARY			
COMMON REQUIRED			
	SF	# Units	Total
1 Bedrooms	400	36	14,400 SF
2 Bedrooms	800	19	15,200 SF
3 Bedrooms	1200	19	22,800 SF
		SUB - TOTAL	52,400 SF

Density Bonus Reduction	50%	26,200 SF
	TOTAL REQUIRED	26,200 SF

** Per Zoning : Common Open Space Area Sec 3b - Areas having minimum dimensions of less than 20 feet but at least eight feet at any point which are contiguous with and an integral part of the common open space, may be included in the calculating the area of such space

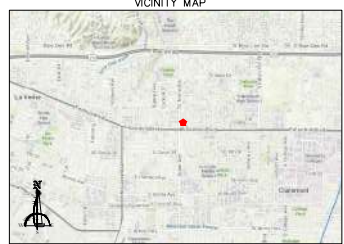
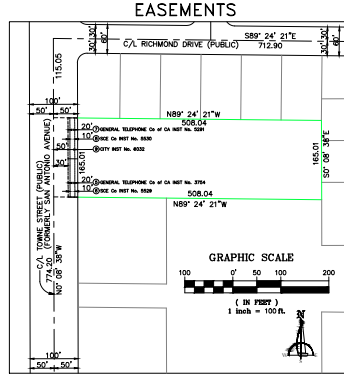
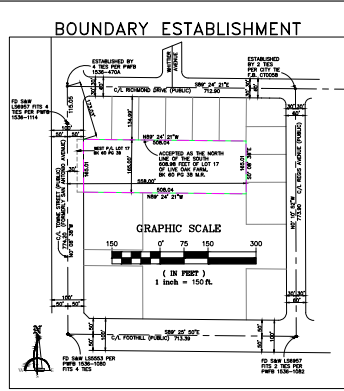
PROVIDED PARKING	
LEVEL	Standard - 9x20
Residential Surface Parking	55
Resident Services Surface Parking	4
Accessible EVCS not counted towards required parking	1
Compact Stalls	18
TOTAL	78

ADA PARKING - RESIDENTIAL REQUIRED/PROVIDED PER CBC 11B-208..2		
	# Stalls	Total
ADA Stalls - Residential	51 to 75	3
ADA Stalls - Resident Services	1 to 5	1
		4

EV PARKING - RESIDENTIAL REQUIRED/PROVIDED PER CALGREEN 2022			
	Ratio	Required	Provided
EV Ready	25%	19	19
EV Capable	10%	8	8
EV Chargers	5%	4	4
Accessible EVCS Van	Per 11B-228.3.2.1	1	1
Accessible EVCS Standard	Per 11B-228.3.2.1	0	0
Accessible EVCS Ambulatory	Per 11B-228.3.2.1	0	0
	40%	32	32

PROVIDED COMMON	
LEVEL	Total
**Grade Courtyard	22,180 SF
	SUB - TOTAL
	22,180 SF

PROVIDED PRIVATE	
Provided Outdoor Living Space	4,020 SF
	TOTAL PROVIDED
	26,200 SF



LEGEND

- AC ASPHALT CONCRETE
- AP ANGLE POINT
- BC BEGIN CURB BEGIN CURVE
- BEG BEGIN
- BOW BACK OF WALL
- BOA BOTTOM OF DRIVEWAY X
- CA CROSS ARM (POWER POLE)
- CD CATCH BASIN DRAIN
- CL CENTERLINE
- CO CLEAN OUT (SEWER)
- CON CONCRETE
- DD DIRT/DOOR
- DD DOUBLE DOOR
- D/M STORM DRAIN MANHOLE
- D/W DRIVE WAY
- ED EDGE CONCRETE OR END CURVE
- EDR END CURB RETURN
- EJ EDGE GUTTER
- EM ELECTRICAL MANHOLE
- EP EPOXY PAVEMENT
- FP FIRE FRONT
- FL FLOWLINE
- FS FINISH SURFACE
- FW FACE OF WALL
- GB GRADE BREAK
- GV GAS VALVE
- GV GAS VALVE
- ICV IRRIGATION CONTROL VALVE
- MAN MANHOLE
- OHV OVERHEAD WIRE
- P/L PROPERTY LINE
- PP POWER POLE
- PR FULL ROCK
- R/W RIGHT OF WAY
- ST STEEL FENCE
- SL STREET LIGHT
- SM SEWER MANHOLE
- TC ON TOP OF CURB FACE
- TF TOP OF EXPOSED FOOTING
- TF TOP OF WALL
- TF TOP OF DRIVEWAY X
- WF WOOD FENCE
- WB WIDENING IRON FENCE
- WM WATER METER
- WV WATER VALVE
- BL BOUNDARY LINE
- PL PROPERTY LINE
- CF CHALKING FENCE
- WF WOOD FENCE
- WB WIDENING IRON FENCE
- EL EASEMENT LINE

EXCEPTIONS (NON PLOTTABLE)

- The following exceptions will appear in policies when providing standard coverage as outlined below:
 - Title or easements that are not shown as existing items by the records of any taxing authority that were in effect on the date of recording of this map.
 - Any easements or encumbrances that are not shown by the Public Records but that could be identified by an accurate and complete land survey of the Land and not shown by the Public Records.
 - Any facts, rights, interests or claims that are not shown by the Public Records but that could be identified by an accurate and complete land survey of the Land and not shown by the Public Records.
 - Any encumbrance, easement, dedication, or other circumstance affecting the Title that would be identified by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any facts, rights, interests or claims that are not shown by the Public Records but that could be identified by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any facts, rights, interests or claims that are not shown by the Public Records but that could be identified by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any facts, rights, interests or claims that are not shown by the Public Records but that could be identified by an accurate and complete land survey of the Land and not shown by the Public Records.
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- Any facts, rights, interests or claims that are not shown by the Public Records but that could be identified by an accurate and complete land survey of the Land and not shown by the Public Records.

TABLE STATEMENTS

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or otherwise in close proximity to the corner. **NO NEW MONUMENTS WERE SET, SUFFICIENT MONUMENTS FOUND TO ESTABLISH BOUNDARY LINES.**
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. **PLOTTED**
- Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by coded map location and graphic plotting only. **FLOOD CODE: 1 - AREA OF MINIMAL FLOOD HAZARD EFFECTIVE ON 8/24/2008**
- Gross land area (and other areas if specified by the client). **GROSS: 87,127 S.F. (2.0 ACRES) NET: 83,827 S.F. (1.92 ACRES)**
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmarks, when appropriate. **GROUND SURVEY**
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plot or map and identify the date and source of the report or letter. **NEED INFORMATION**
 (b) If the zoning setback requirements specific to the surveyed property are not set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict those requirements on the plot or map and identify the date and source of the report or letter. **NEED INFORMATION**
- (a) Exterior dimensions of all buildings at ground level. **PLOTTED**
 (b) Square footage of:
 (1) exterior footprint of all buildings at ground level. **6,483 S.F.**
 (2) other areas as specified by the client.
 (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified. **PLOTTED**
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, sidewalks, signs, swimming pools, landscaped areas, substantial areas of refuse). **PLOTTED**
- Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and lots and lots. **36 STANDARD PARKING SPOTS**
- As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permission). **NO DIVISION OR PARTY WALLS OBSERVED**
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.5(a)) as determined by:
 (a) plans and/or reports provided by client (with reference to the source of the information). **PLOTTED OBSERVED EVIDENCE ONLY**
 (b) markings coordinated by the surveyor pursuant to a private utility locate request. **NO MARKINGS OBSERVED**

Note to the client, insurer, and lender: With regard to Table, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.5(a) to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, B11 or other similar utility locate requests from surveyors may be ignored or result in incomplete responses. In which case the surveyor shall note on the plot or map that this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

- As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for losses on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative. **NO HUD REQUIREMENTS PROVIDED**
- Names of adjoining owners according to current tax records. If more than one name, identify the first owner's name listed in the tax records followed by "et al." **NEED INFORMATION**
- As specified by the client, distance to the nearest intersecting street. **13' TO RICHMOND - PLOTTED**
- Recited orthophotography, photogrammetric mapping, remote sensing, airborne/laser scanner and other similar products, tools or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the limitations of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data. **GROUND SURVEY**
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. **NONE OBSERVED**
- Proposed changes in street right of way lines. If such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. **NONE PROVIDED AND NONE OBSERVED**
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A Item 1), include as part of the survey any platable criteria (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. **NONE PROVIDED AND NONE OBSERVED**
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plot or map.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH 165 FEET OF THE SOUTH 8048 FEET OF THE WEST 576 FEET, DISTANCE CALCULATED TO CENTER OF ADJACENT ANDRAC AND BRIDGEMAN ROAD, AS SET OUT ON THE MAP OF THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 444, PAGE 20 TO 74, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THE MAP.

REMARKS:

LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION 10, 2014
 LOCATION: 136.136 (2014 ADJUSTMENT)
 DESCRIPTION: L&B IN 1/3 OR 5/47 S/1/3 BOX 59 OR COR TOWNE AVE & FOOTBALL BLVD

UTILITY NOTES

BEFORE DIGGING IN THIS AREA, PLEASE CALL A DIG ALERT SERVICE FOR FIELD LOCATIONS REQUESTED FOR GROUND MARKINGS OR UNDERGROUND UTILITY LINES.

TITLE INFORMATION

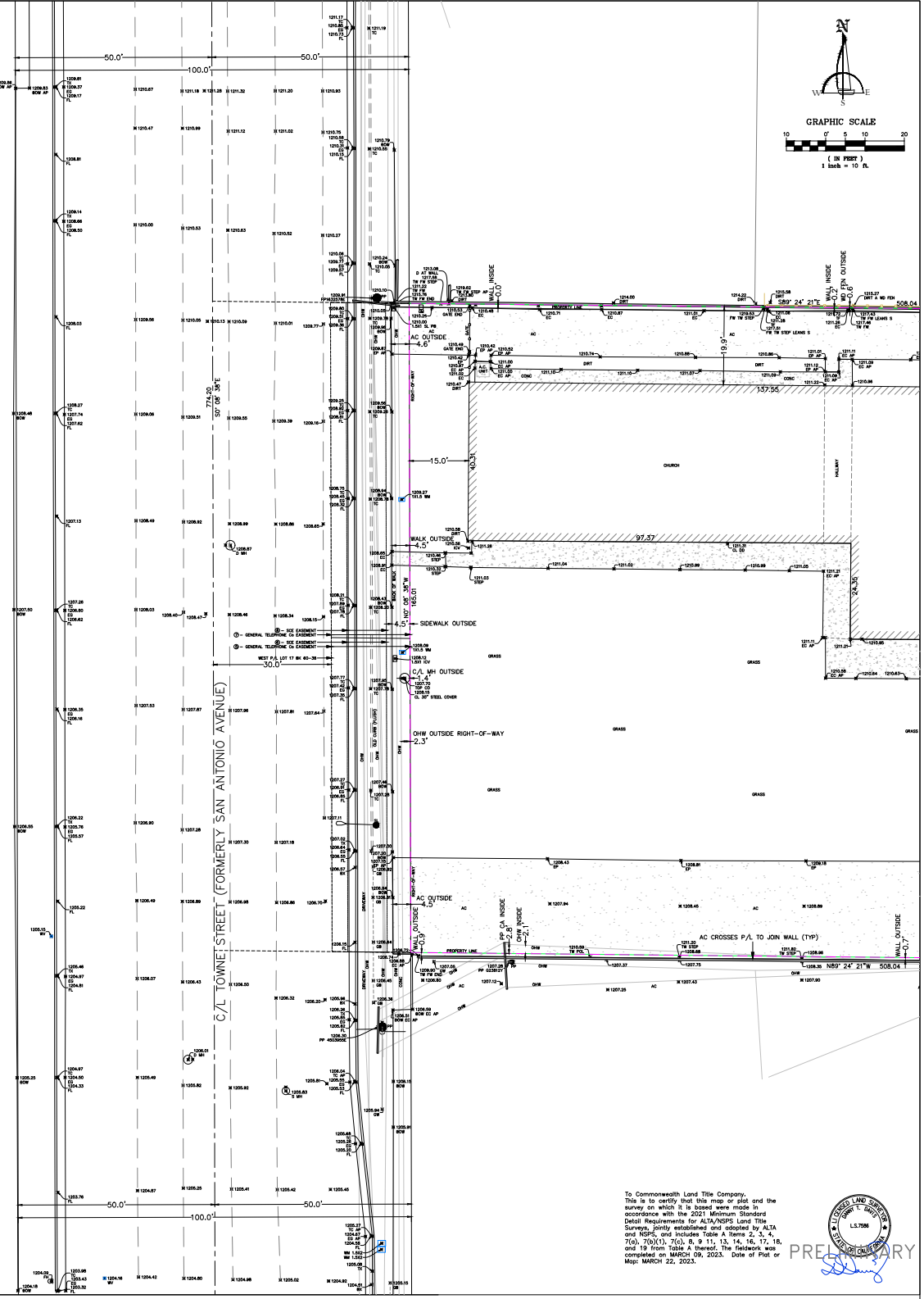
THE TITLE INFORMATION SHOWN HEREIN IS FOR PRELIMINARY REPORT ONLY. NO 03/27/2023-011-COR-WIRE. THE TITLE INFORMATION IS BASED ON THE RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA. THE SURVEYOR HAS CONDUCTED A REASONABLE SEARCH OF THE PUBLIC RECORDS AND HAS FOUND NO RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS MAP OR THE CORNER.

SURVEYOR'S NOTES

- NO MONUMENTS WERE SET.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM THE REFERENCED PRELIMINARY REPORT.
- ANY OBSERVED IMPROVEMENTS THAT CROSS THE BOUNDARY LINE ARE SHOWN WITHOUT INTENT TO SHOW OWNERSHIP OR POSSESSION.
- NO QUANTITIES EXPRESSED OR IMPLIED IN THIS MAP AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THIS MAP TO ANY USER NOT HAVING A DIRECT CONTRACT WITH DAVIS LAND SURVEYING, INC.

ENCROACHMENT NOTES

- OVERHEAD WIRES (OHV) INSIDE NORTH, EAST AND SOUTH PROPERTY LINE WITHOUT AN EASEMENT.
- POWER POLES (PP) INSIDE EAST AND SOUTH PROPERTY LINE WITHOUT AN EASEMENT.
- MARKET (AC) OVERHEAD WIRE TOWER (OHV) RIGHT-OF-WAY.
- NORTH AND EAST WALLS LEAN INTO PROPERTY LINE.



PREPARED FOR:
UNITED CITY

NO.	REVISION	DATE	CHG BY

PREPARED BY:
DAVIS LAND SURVEYING, INC.
661 516-4181

ALTA/NPS SURVEY
1364 North Towne Avenue, Claremont, California

W/O 1364TOWNE SCALE: AS SHOWN DATE: 3/22/23 SHEET 1 OF 2 SHEETS

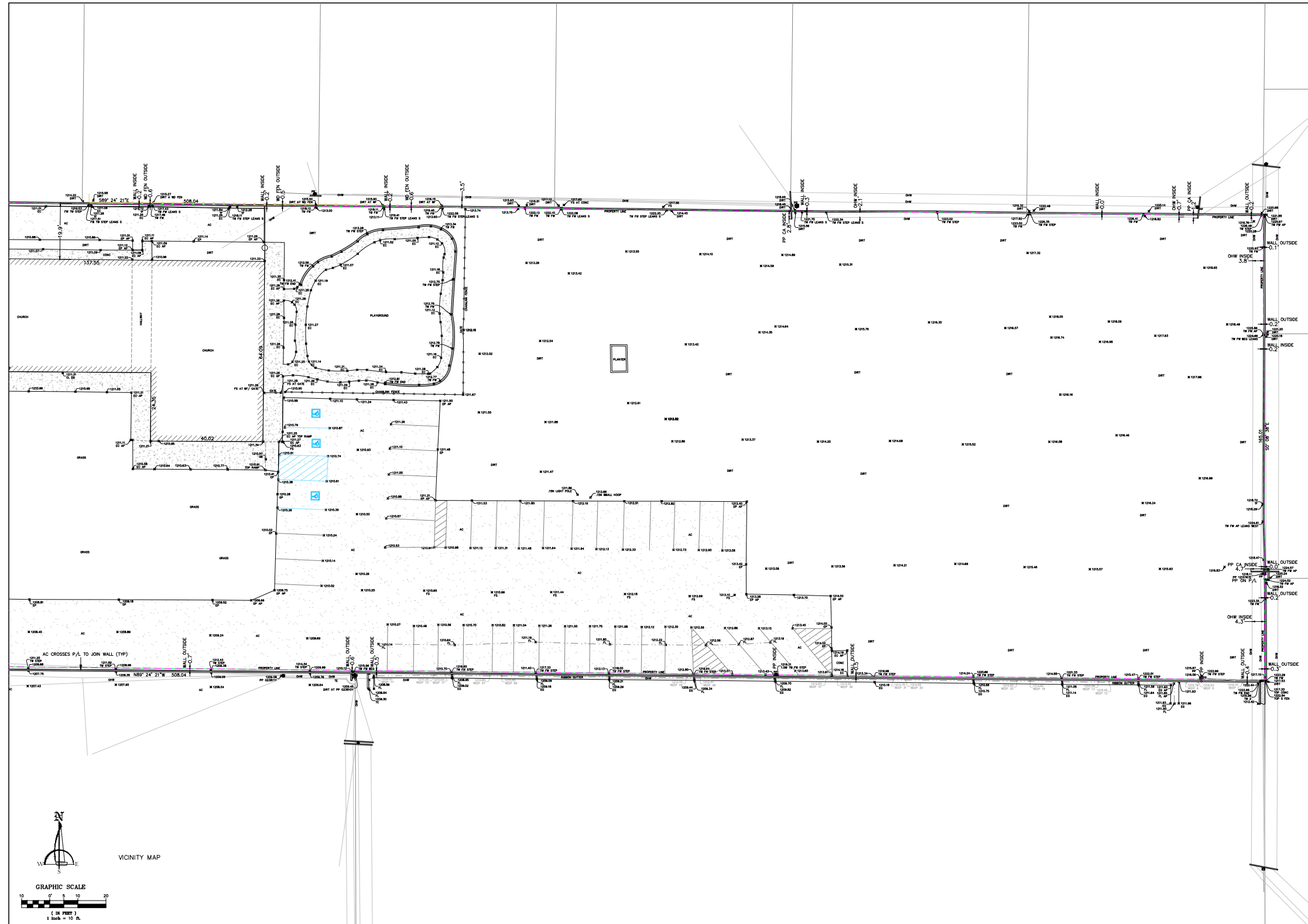


1364 N. TOWNE AVE.
CLAREMONT, CALIFORNIA
TCA # 2023-044

SB35 SUBMITTAL
JULY 29, 2024

SITE SURVEY

G-13



PREPARED FOR:
UNITED CIVIL

NO.	REVISION	DATE	CHK'D BY

PREPARED BY:
DAVIS LAND SURVEYING, INC.
661-816-4181

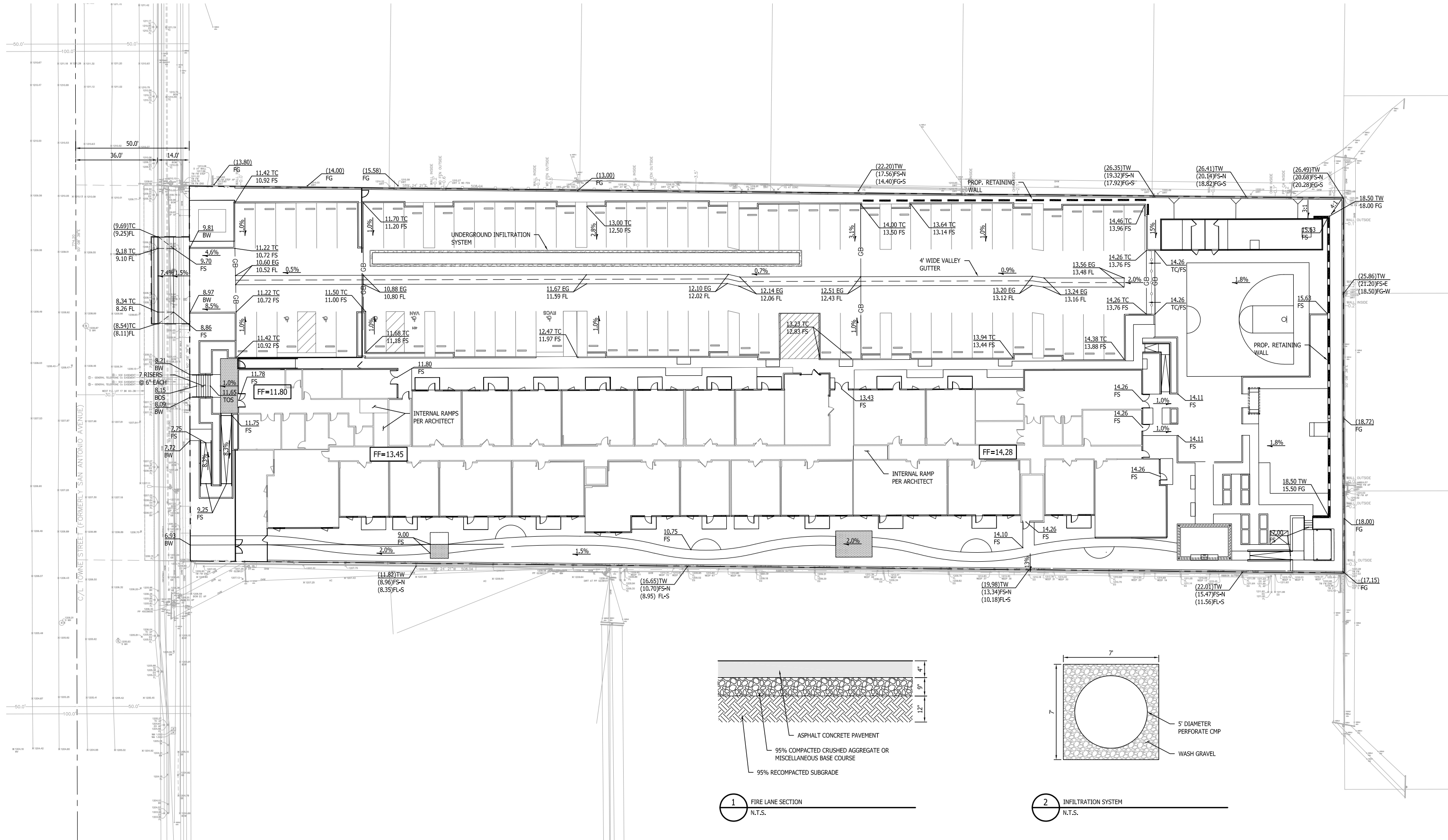
ALTA/NSPS SURVEY
1364 North Towne Avenue, Claremont, California
W/O 1364TOWNE SCALE: AS SHOWN DATE: 3/22/23 SHEET 2 OF 2 SHEETS

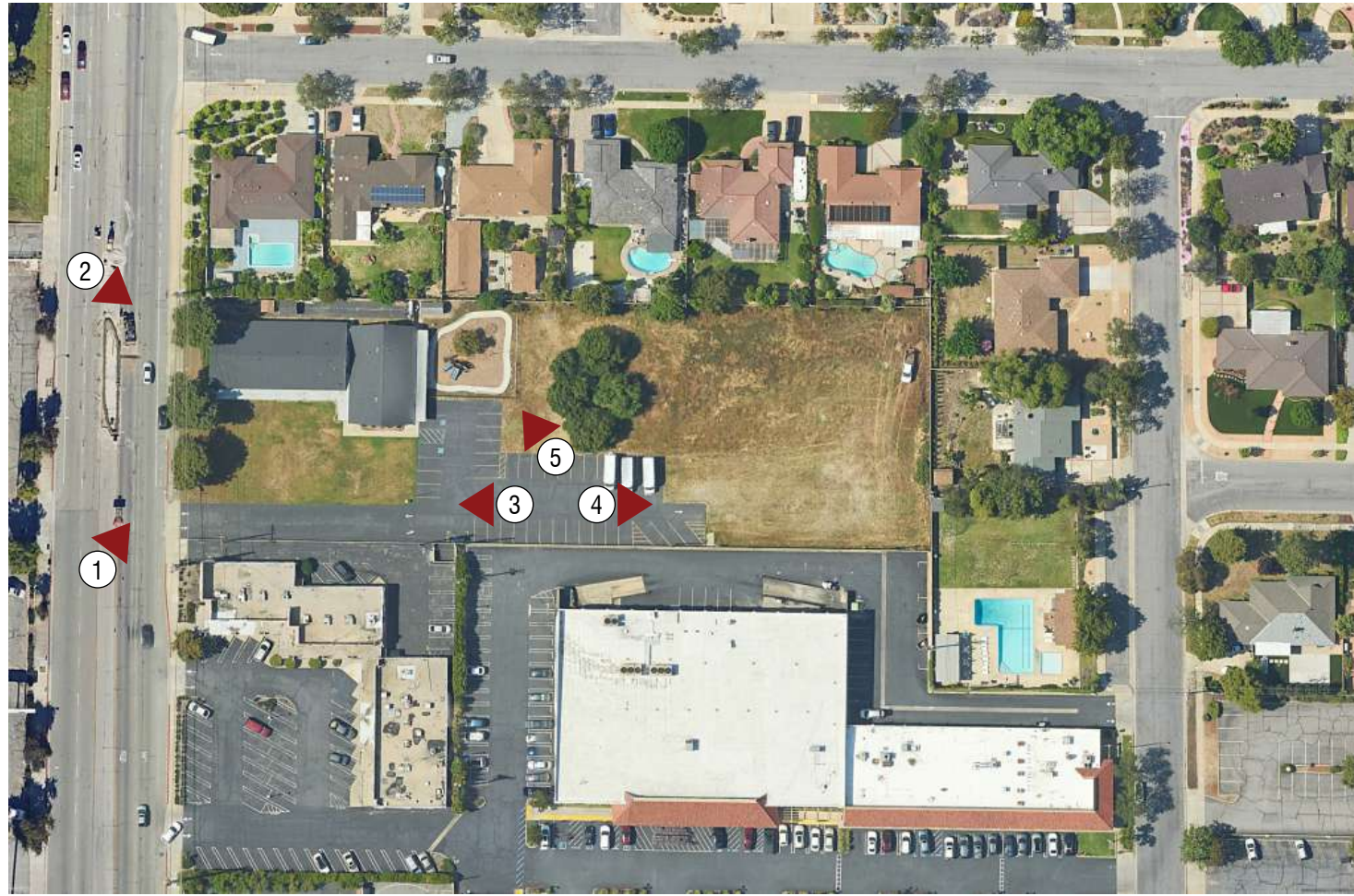


1364 N. TOWNE AVE.
CLAREMONT, CALIFORNIA
TCA # 2023-044

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SITE SURVEY





KEY PLAN



① VIEW FROM TOWNE AVE. - (E) PROPERTY DRIVE ENTRY



② VIEW FROM TOWNE AVE. - FACING SOUTH DIRECTION



④ VIEW FROM PROPERTY - FACING EAST DIRECTION, BACK OF PROPERTY



③ VIEW FROM PROPERTY. - FACING WEST DIRECTION

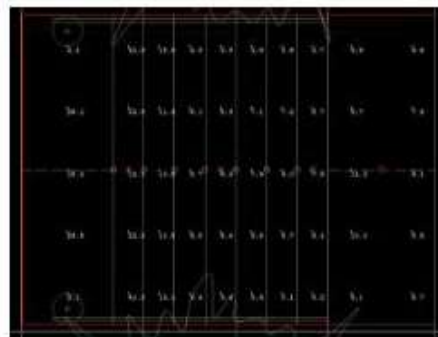


⑤ VIEW FROM PROPERTY. - FACING EXISTING STRUCTURE

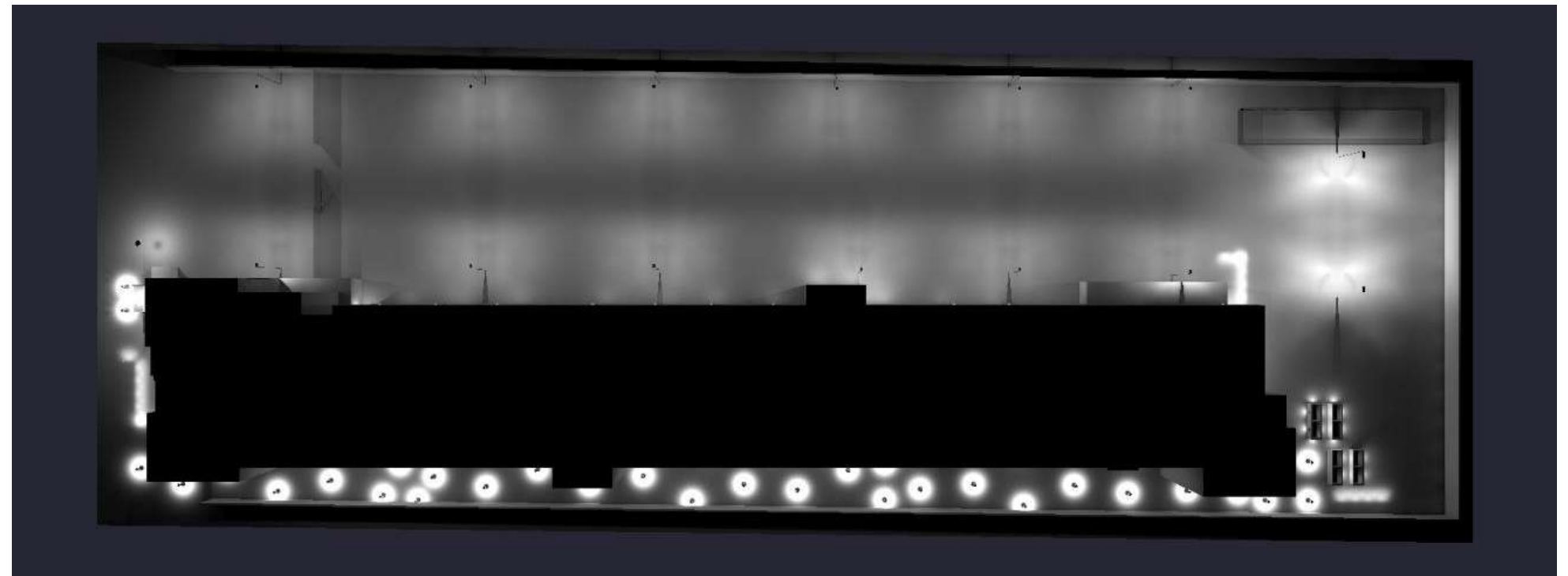
Tag	Symbol	Qty	Manufacturer	Catalog Number	Mounting Height	Arrangement	LLF	Lum. Watts	Lum. Lumens
FX1		6	Bega	77718	18	Single	0.900	35	4553
FX2		6	Bega	99556	18	Single	0.900	35	4553
FX3		2	Bega	99599	18	Single	0.900	115.4	13262
FX4		1	Bega	88164	12	Single	0.900	30	2531
FX5		32	Bega	99862	0	Single	0.900	19.8	1780
FX6		14	Bega	33163	1.5	Single	0.900	5	239
FX7		6	Bega	24395	6, 10	Single	0.900	28	2369
FX8		65	Bega	33507	6, 18, 83, 28, 92	Single	0.900	6.6	243
FX9		5	Bega	33509	6	Single	0.900	13	923
FX10		28	Intense	V15R-P4.230AS	3.5, 6	Single	0.900	2.5	208
FX11		4	Intense	V15R-P4.230WF	3.5, 5.5, 6, 7.5	Single	0.900	2.5	211

Label	Grnd Z	Units	Avg	Max	Mn	Avg/Mn	Max/Mn
Basketball Path - 1	0	Fc	2.09	3.0	1.1	1.90	2.73
Basketball Path - 2	N.A.	Fc	3.12	5.0	1.3	2.40	4.54
Basketball Path - 3	N.A.	Fc	2.90	3.0	2.3	1.04	1.07
Basketball Path - 4	N.A.	Fc	3.30	4.3	2.3	1.27	1.35
Basketball Path - 5	N.A.	Fc	2.90	2.5	2.3	1.00	1.00
Basketball Court	0	Fc	5.29	10.5	2.4	2.20	4.38
Parking Lot	0	Fc	1.37	3.9	0.2	6.85	19.50
Path East - 01	N.A.	Fc	4.75	8.5	2.3	1.90	3.40
Path East - 02	N.A.	Fc	7.05	7.5	6.9	1.07	1.14
Path East - 03	N.A.	Fc	4.50	8.3	2.3	1.80	3.32
Path East - 04	0	Fc	1.15	2.2	0.4	2.88	5.50
Path East - 05	N.A.	Fc	1.30	1.3	1.3	1.00	1.00
Path East - 06	0	Fc	0.75	1.1	0.3	2.50	3.67
Path East - 07	N.A.	Fc	0.40	0.4	0.4	1.00	1.00
Path East - 08	N.A.	Fc	1.49	5.5	0.3	4.97	18.33
Path East - 09	N.A.	Fc	2.57	2.9	1.9	1.35	1.53
Path East - 10	N.A.	Fc	2.48	5.1	0.8	4.13	8.50
Path East - 11	N.A.	Fc	2.73	3.2	1.9	1.44	1.88
Path East - 12	0	Fc	1.30	2.8	0.4	3.25	7.00
Path East - 13	N.A.	Fc	0.20	0.3	0.1	2.00	3.00
Path East - 14	N.A.	Fc	0.10	0.1	0.1	1.00	1.00
Path East - 15	N.A.	Fc	0.10	0.1	0.1	1.00	1.00
Path East - Ramp	N.A.	Fc	10.68	16.8	4.9	2.32	3.31
Path North - 1	N.A.	Fc	2.06	5.0	0.9	3.43	8.33
Path North - 2	N.A.	Fc	2.17	3.0	1.1	1.97	2.73
Path North - 3	0	Fc	5.20	5.3	5.1	1.02	1.04
Path North - 4	0	Fc	2.85	4.1	1.5	1.77	2.73
Path South - 1	N.A.	Fc	5.26	17.5	0.3	20.87	58.33
Path South - 2	0	Fc	5.13	8.6	1.9	2.85	4.78
Path South - 3	N.A.	Fc	8.27	19.8	0.4	15.88	46.50
Path South - 4	0	Fc	3.85	8.3	1.5	2.57	5.53
Path South - 5	N.A.	Fc	6.03	18.5	0.3	20.10	61.67
Path South - 6	N.A.	Fc	1.20	1.2	1.2	1.00	1.00
Path South - 7	0	Fc	7.57	18.2	0.3	25.73	60.67
Path South - Ramp	N.A.	Fc	5.92	7.8	1.9	3.12	4.00
Path West - 1	4.5	Fc	4.19	7.8	1.3	3.22	6.00
Path West - Ramp	N.A.	Fc	8.70	13.3	2.6	3.38	5.12
Path West - Stair Surface 01	0.5	Fc	28.08	41.9	12.0	2.34	3.49
Path West - Stair Surface 02	1	Fc	12.70	15.6	10.6	1.20	1.47
Path West - Stair Surface 03	1.5	Fc	5.88	8.7	3.4	1.64	2.56
Path West - Stair Surface 04	2	Fc	4.98	6.3	3.4	1.48	1.85
Path West - Stair Surface 05	2.5	Fc	5.76	7.9	3.4	1.69	2.32
Path West - Stair Surface 06	3	Fc	5.92	9.0	3.1	1.91	2.90
Path West - Stair Surface 07	3.5	Fc	5.44	7.5	3.2	1.79	2.34
Path West - Stair Surface 08	4	Fc	7.83	11.3	4.9	1.70	2.46
Path West - Stairs - Landing	0	Fc	16.50	29.1	3.1	5.32	9.39
Property Line - East	N.A.	Fc	0.00	0.0	0.0	N.A.	N.A.
Property Line - North	N.A.	Fc	0.06	0.8	0.0	N.A.	N.A.
Property Line - South	N.A.	Fc	0.00	0.1	0.0	N.A.	N.A.
Overall - Basketball Area		Fc	4.47	10.5	1.1	4.06	9.55
Overall - Parking Lot Area		Fc	1.37	3.9	0.2	6.85	19.50
Overall - Path East Area		Fc	2.37	16.6	0.1	23.70	166.90
Overall - Path North		Fc	2.21	5.3	0.8	3.64	8.33
Overall - Path South Area		Fc	6.15	19.8	0.3	20.50	68.00
Overall - Path West Area		Fc	9.02	41.9	1.3	6.94	32.23

SCHEDULE



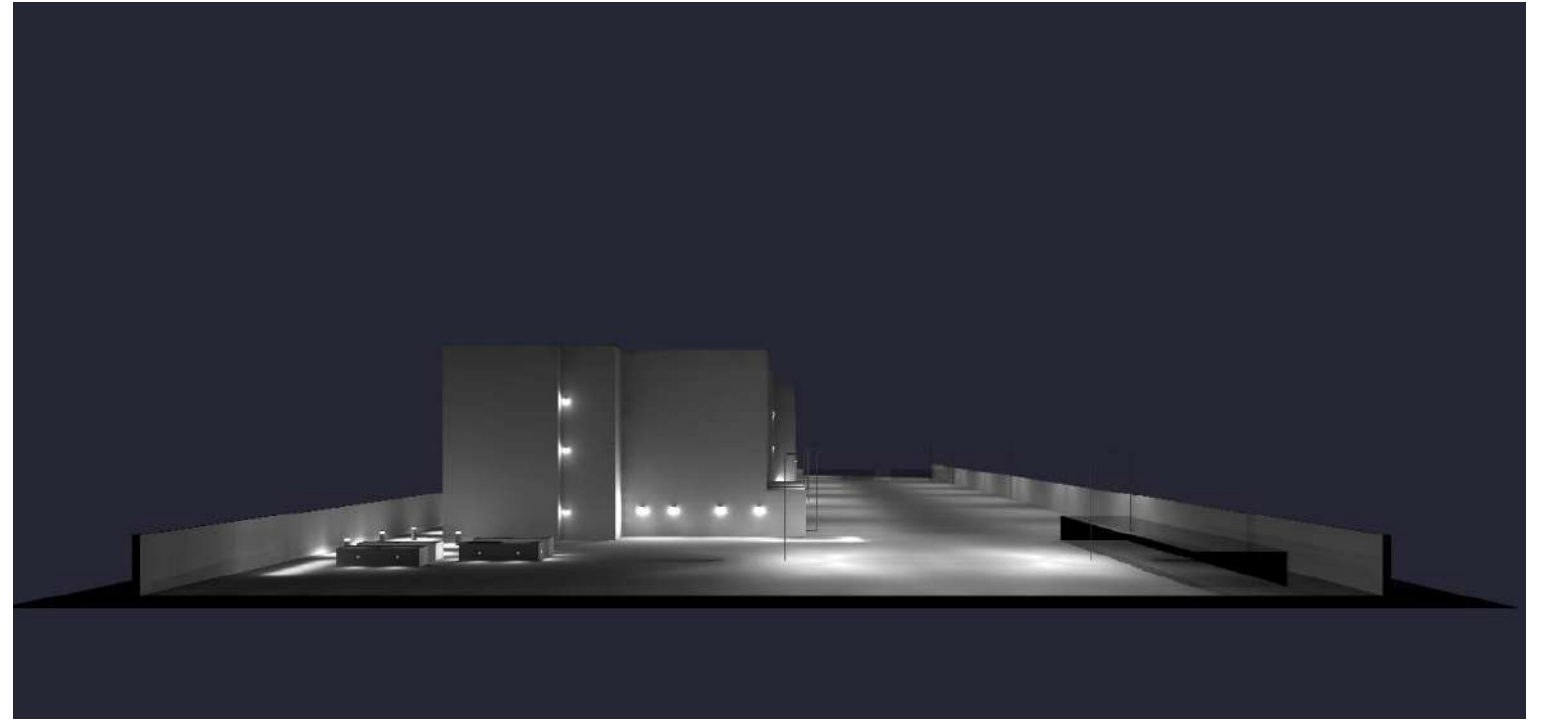
SITE PLAN



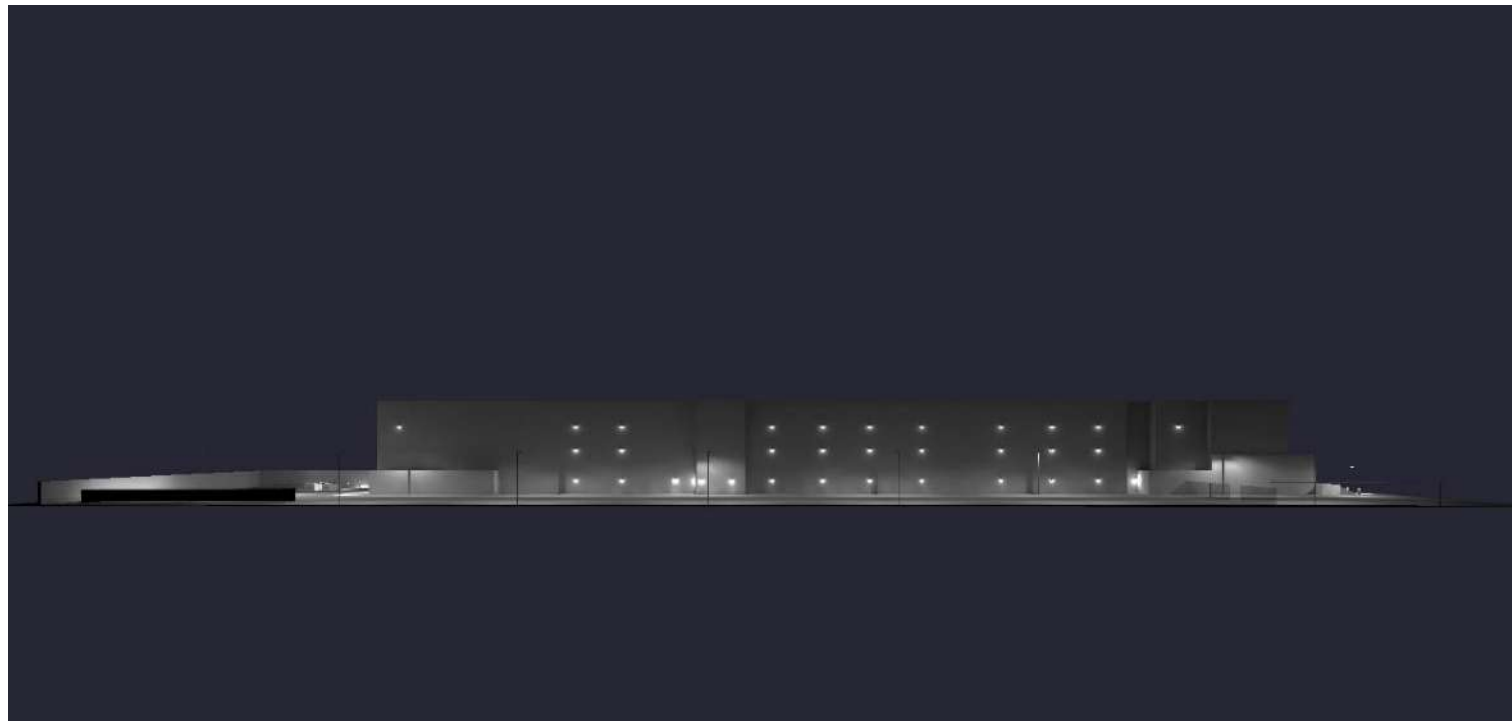
PLAN EXHIBIT



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

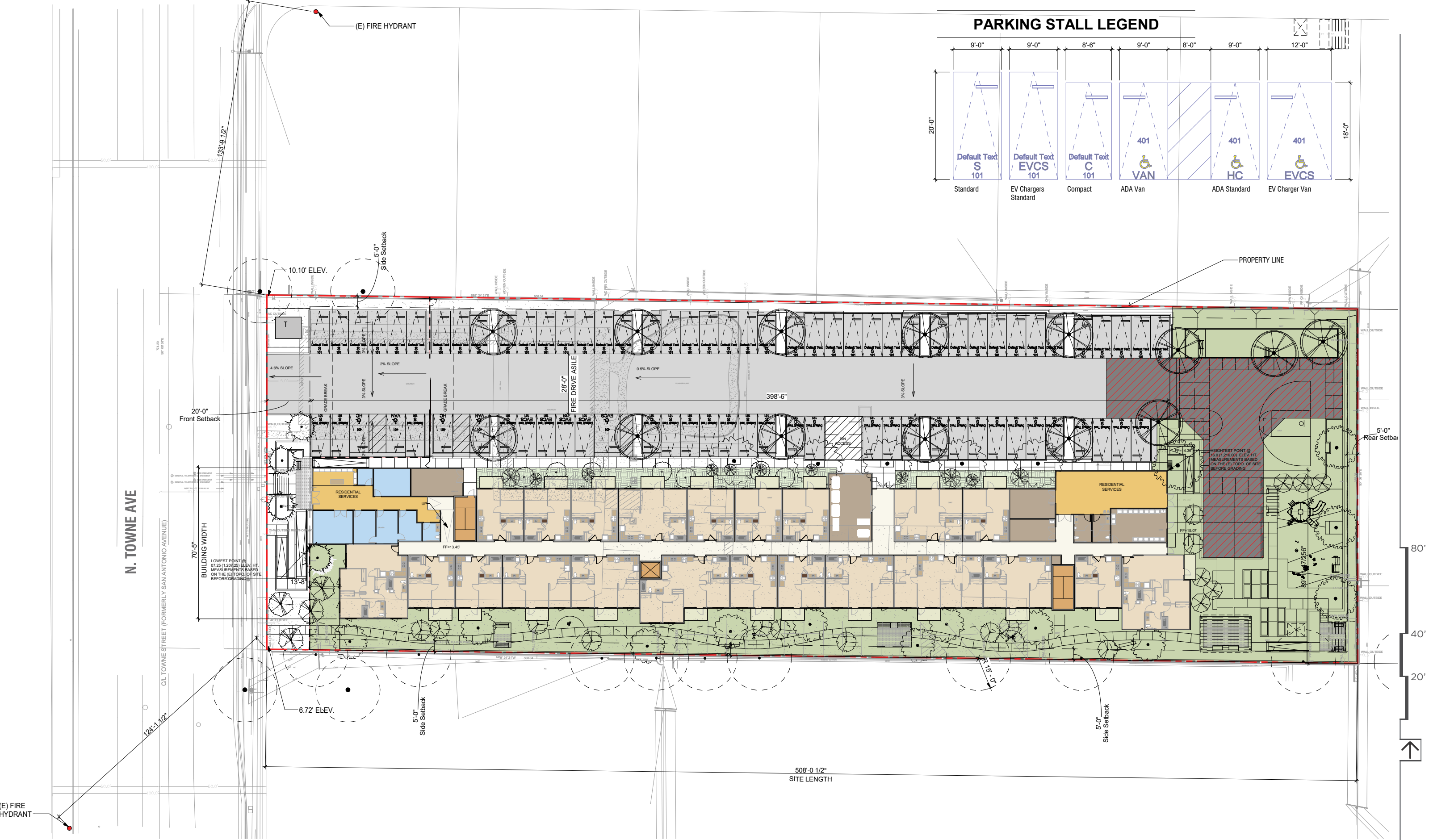
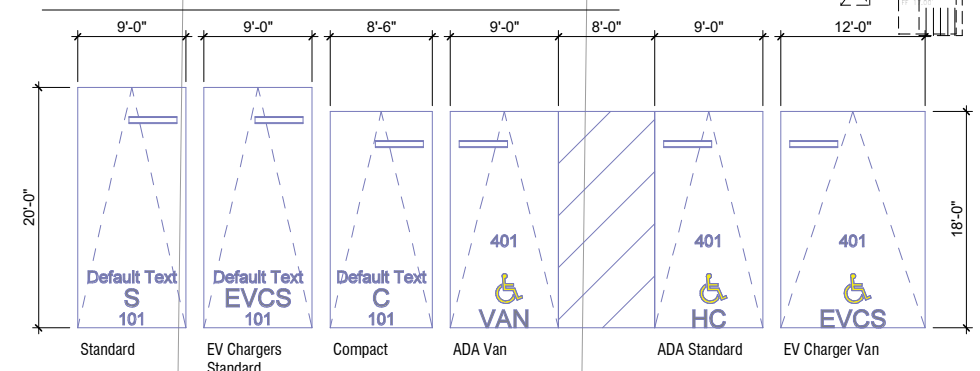


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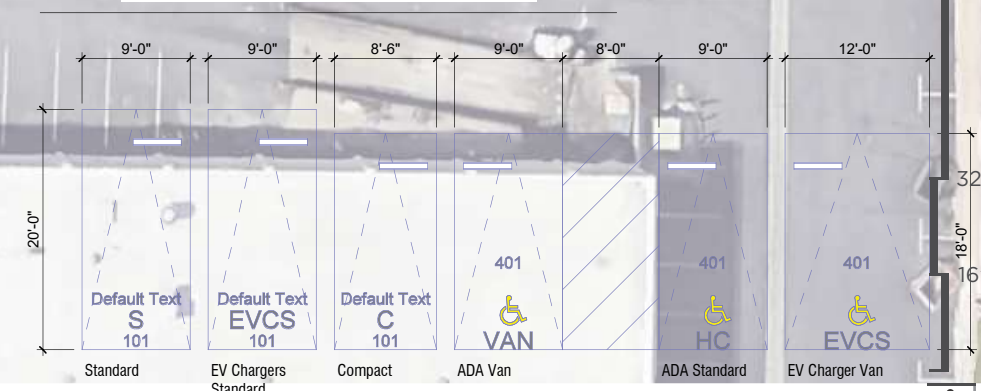
LIGHTING ELEVATIONS

PARKING STALL LEGEND



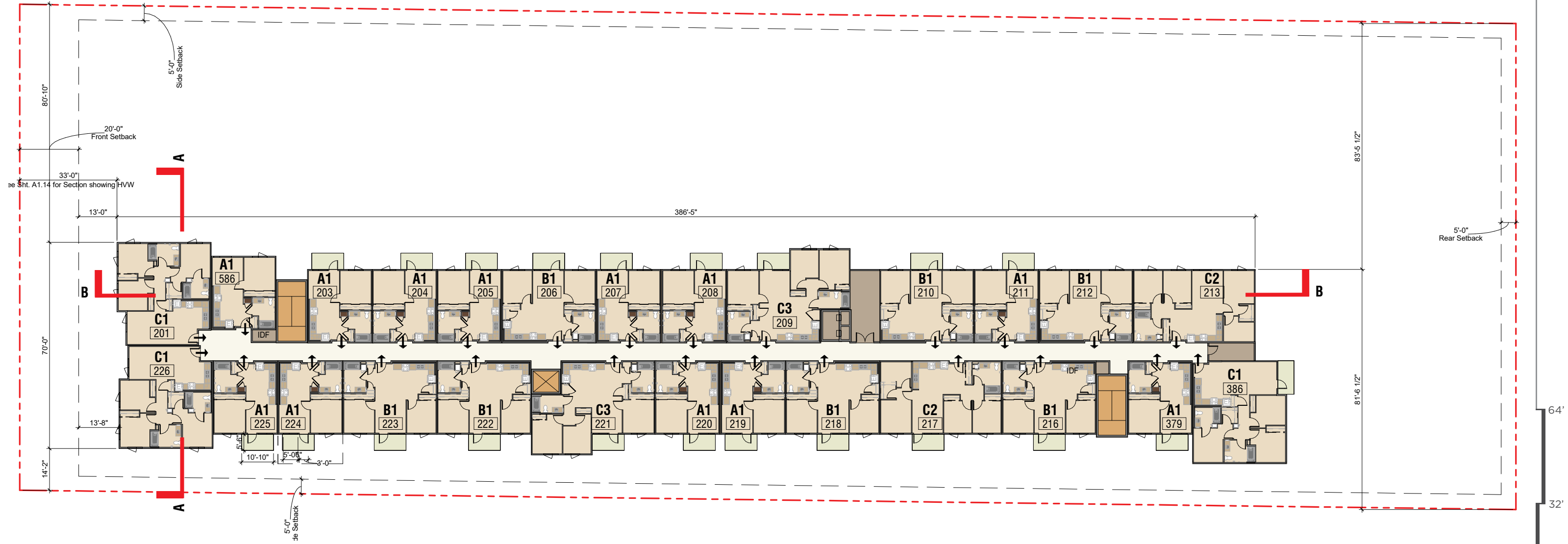


PARKING STALL LEGEND



ADDITIONAL NOTES:
 ANY BUILDING IDENTIFICATION SIGNAGE, IN COMPLIANCE WITH ALL CLAREMONT MUNICIPAL CODE TITLE 18 SIGNAGE REGULATIONS, WOULD BE DEVELOPED AND SUBMITTED FOLLOWING ENTITLEMENT APPROVAL.

SITE PLAN - 1/16" = 1'-0"



ADDITIONAL NOTES:
 ANY BUILDING IDENTIFICATION SIGNAGE, IN COMPLIANCE WITH ALL CLAREMONT MUNICIPAL CODE TITLE 18 SIGNAGE REGULATIONS, WOULD BE DEVELOPED AND SUBMITTED FOLLOWING ENTITLEMENT APPROVAL.

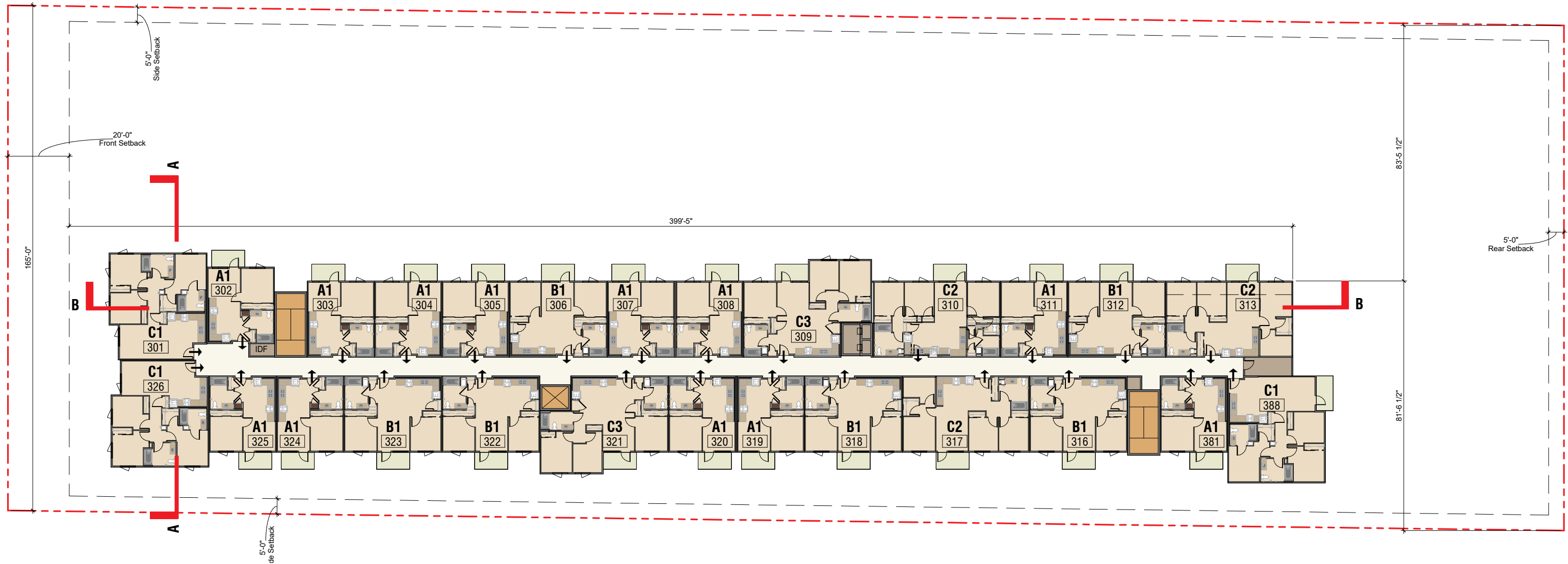
OVERALL 2ND STORY PLAN - 1/16" = 1'-0"



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FLOOR PLAN - LEVEL 2



ADDITIONAL NOTES:
 ANY BUILDING IDENTIFICATION SIGNAGE, IN COMPLIANCE WITH ALL CLAREMONT MUNICIPAL CODE TITLE 18 SIGNAGE REGULATIONS, WOULD BE DEVELOPED AND SUBMITTED FOLLOWING ENTITLEMENT APPROVAL.

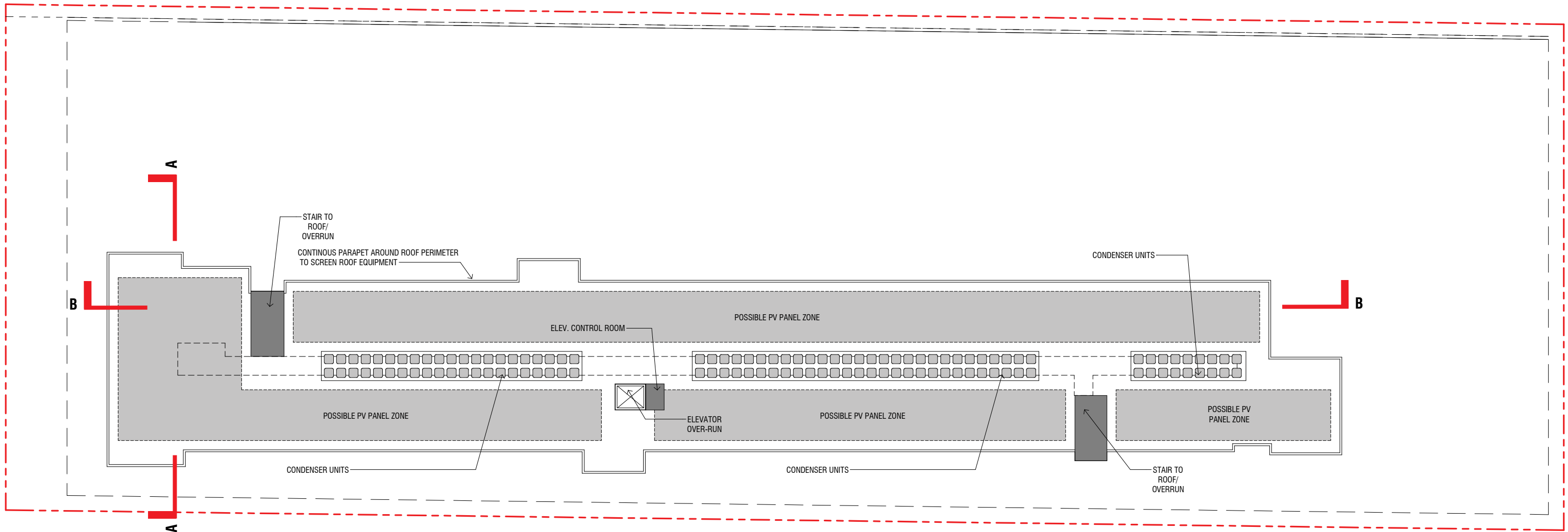
OVERALL 3RD STORY PLAN - 1/16" = 1'-0"



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FLOOR PLAN - LEVEL 3



ADDITIONAL NOTES:
 ANY BUILDING IDENTIFICATION SIGNAGE, IN COMPLIANCE WITH ALL CLAREMONT MUNICIPAL CODE TITLE 18 SIGNAGE REGULATIONS, WOULD BE DEVELOPED AND SUBMITTED FOLLOWING ENTITLEMENT APPROVAL.

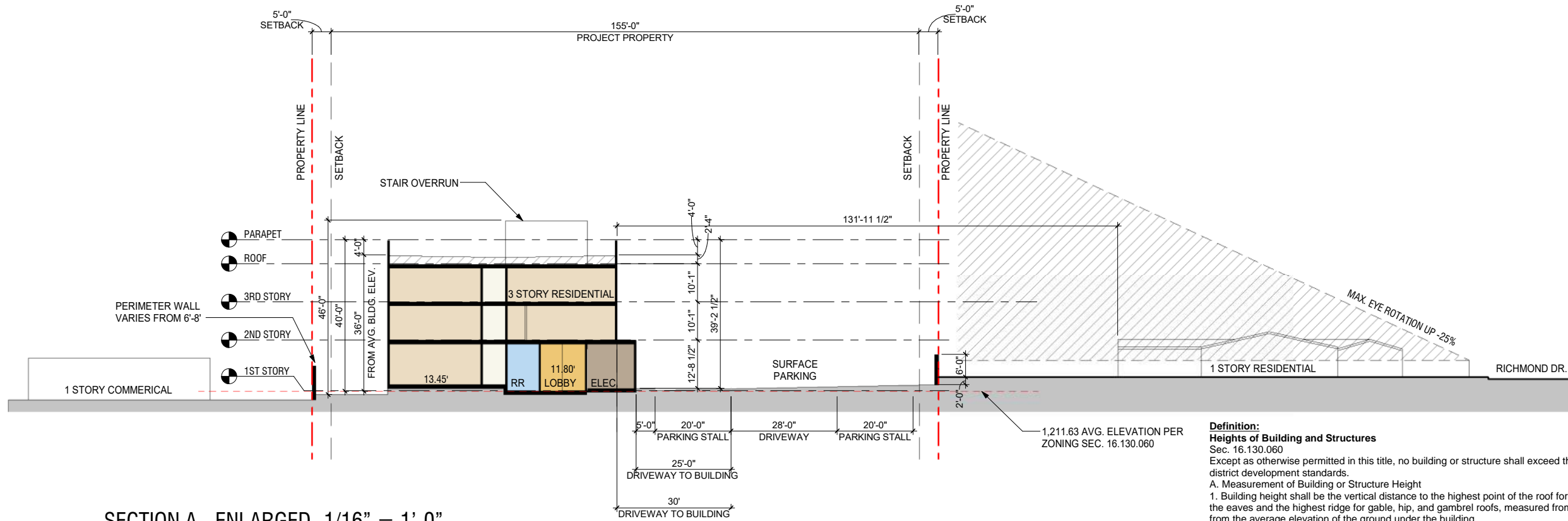
OVERALL 3RD STORY PLAN - 1/16" = 1'-0"



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FLOOR PLAN - ROOF



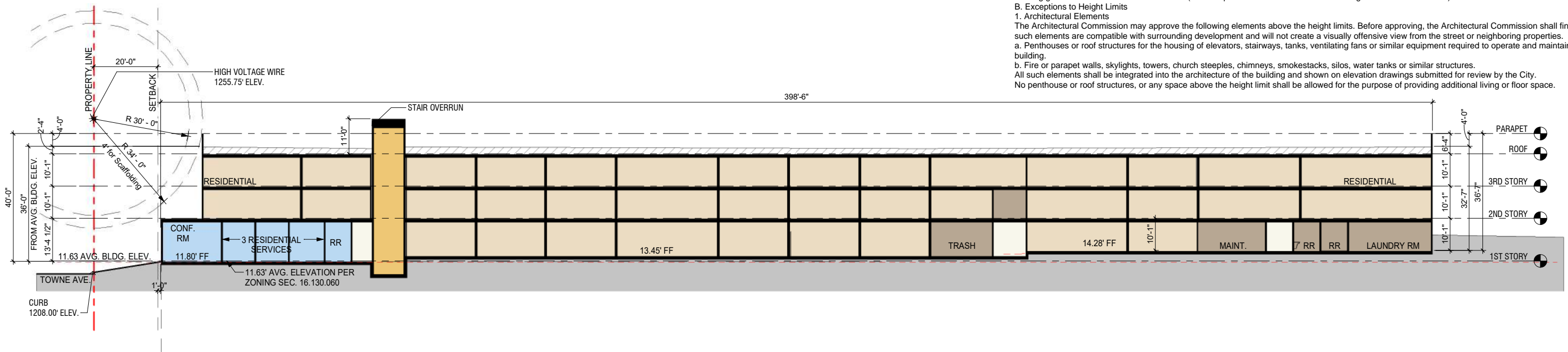
- KEY**
- UNITS
 - LOBBY / LEASING / AMENITY
 - RESIDENTIAL VERT. CIRC.
 - CORRIDOR
 - PARKING
 - BOH

SECTION A - ENLARGED- 1/16" = 1'-0"

Definition: Heights of Building and Structures
 Sec. 16.130.060
 Except as otherwise permitted in this title, no building or structure shall exceed the maximum building height or the maximum number of stories listed in the district development standards.

A. Measurement of Building or Structure Height
 1. Building height shall be the vertical distance to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the midpoint between the eaves and the highest ridge for gable, hip, and gambrel roofs, measured from the curb level if the building is within ten feet of the front property line, or from the average elevation of the ground under the building.
 If a building has more than one gable, hip, or gambrel roof, the highest gable, hip, or gambrel roof shall be used to determine the height of the building. The average elevation of the ground shall be determined by adding the elevation of the lowest point of the lot covered by the building to the elevation of the highest point of the part of the lot covered by the building, and dividing by two. Height measurements shall be based on the existing topography of the site before grading. For an addition to an existing building the height measurement shall be based on the average elevation of the existing grade within five feet of the structure.
 2. The height of structures other than buildings shall be the vertical distance to the highest point of the structure measured from the average elevation of the existing grade within five feet of the structure. (See Chapter 16.133 for measurement of height for fences and walls.)

B. Exceptions to Height Limits
 1. Architectural Elements
 The Architectural Commission may approve the following elements above the height limits. Before approving, the Architectural Commission shall find that such elements are compatible with surrounding development and will not create a visually offensive view from the street or neighboring properties.
 a. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building.
 b. Fire or parapet walls, skylights, towers, church steeples, chimneys, smokestacks, silos, water tanks or similar structures.
 All such elements shall be integrated into the architecture of the building and shown on elevation drawings submitted for review by the City. No penthouse or roof structures, or any space above the height limit shall be allowed for the purpose of providing additional living or floor space.



SECTION B - ENLARGED- 1/16" = 1'-0"



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OVERALL BUILDING SECTIONS

MATERIAL LEGEND

1. COLOR 1 PLASTER - OR SIMILAR
2. COLOR 2 PLASTER - OR SIMILAR
3. COLOR 3 PLASTER - OR SIMILAR
4. FIBER CEMENT PANEL SIDING - OR SIMILAR
5. STONE TILE - OR SIMILAR
6. METAL BALCONIES - OR SIMILAR
7. VINYL WINDOWS - OR SIMILAR
8. STOREFRONT GLAZING - OR SIMILAR
9. CANOPY - PAINTED METAL
10. ROOF OVERHANG - PAINTED METAL
11. METAL WINDOW SHADE - OR SIMILAR

DOOR / WINDOW LEGEND

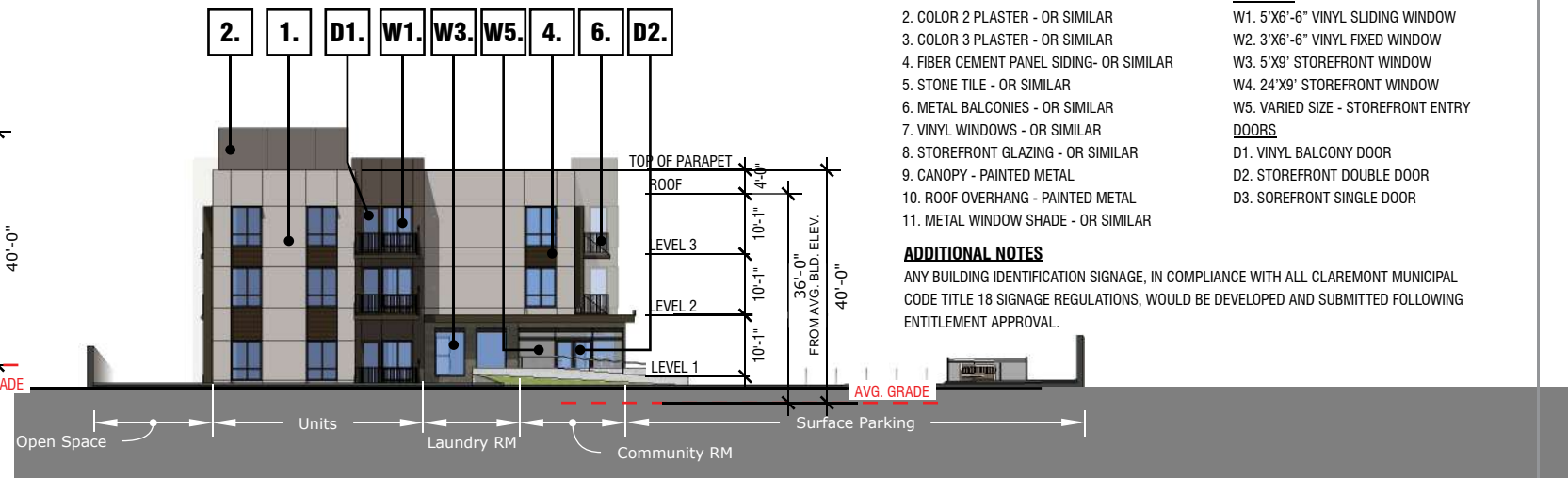
- WINDOWS**
- W1. 5'X6'-6" VINYL SLIDING WINDOW
 - W2. 3'X6'-6" VINYL FIXED WINDOW
 - W3. 5'X9' STOREFRONT WINDOW
 - W4. 24'X9' STOREFRONT WINDOW
 - W5. VARIED SIZE - STOREFRONT ENTRY
- DOORS**
- D1. VINYL BALCONY DOOR
 - D2. STOREFRONT DOUBLE DOOR
 - D3. STOREFRONT SINGLE DOOR

ADDITIONAL NOTES

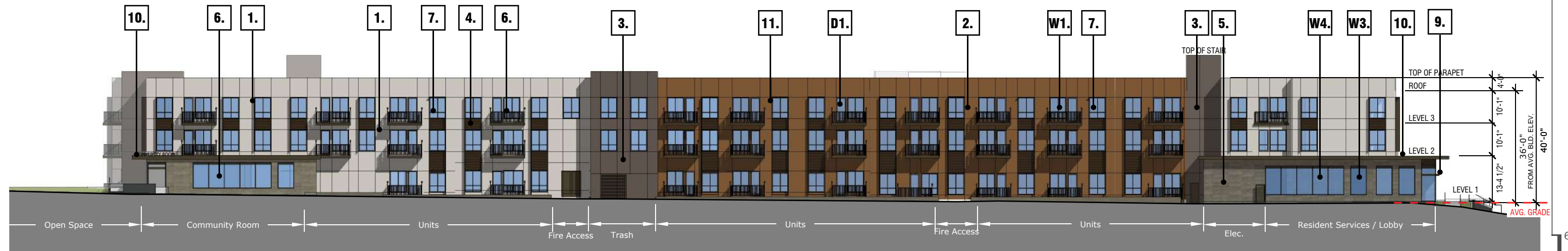
ANY BUILDING IDENTIFICATION SIGNAGE, IN COMPLIANCE WITH ALL CLAREMONT MUNICIPAL CODE TITLE 18 SIGNAGE REGULATIONS, WOULD BE DEVELOPED AND SUBMITTED FOLLOWING ENTITLEMENT APPROVAL.



WEST ELEVATION - 1" = 15'-0"



EAST ELEVATION - 1" = 15'-0"



NORTH ELEVATION - 1" = 15'-0"



SOUTH ELEVATION - 1" = 15'-0"



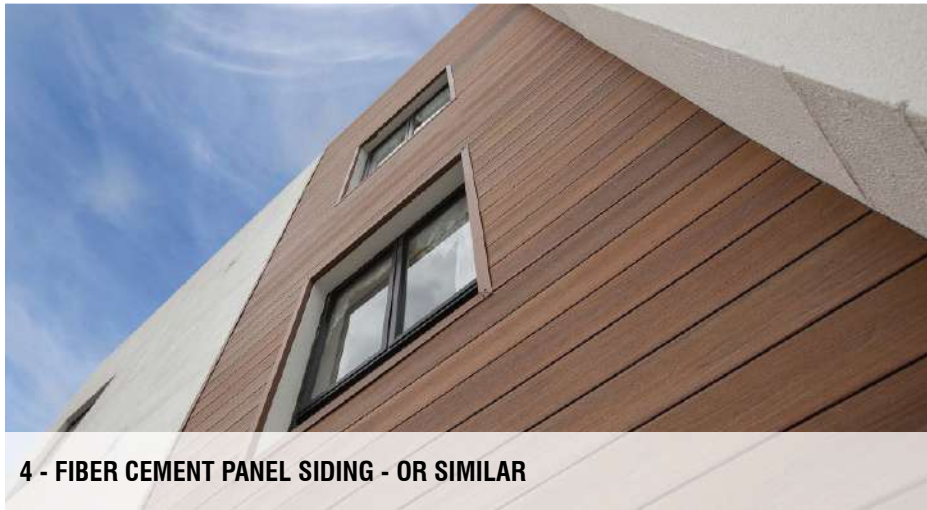
1 - PLASTER - WHITE - OR SIMILAR



2 - PLASTER - COLOR 1 - OR SIMILAR



3 - PLASTER - COLOR 2 - OR SIMILAR



4 - FIBER CEMENT PANEL SIDING - OR SIMILAR



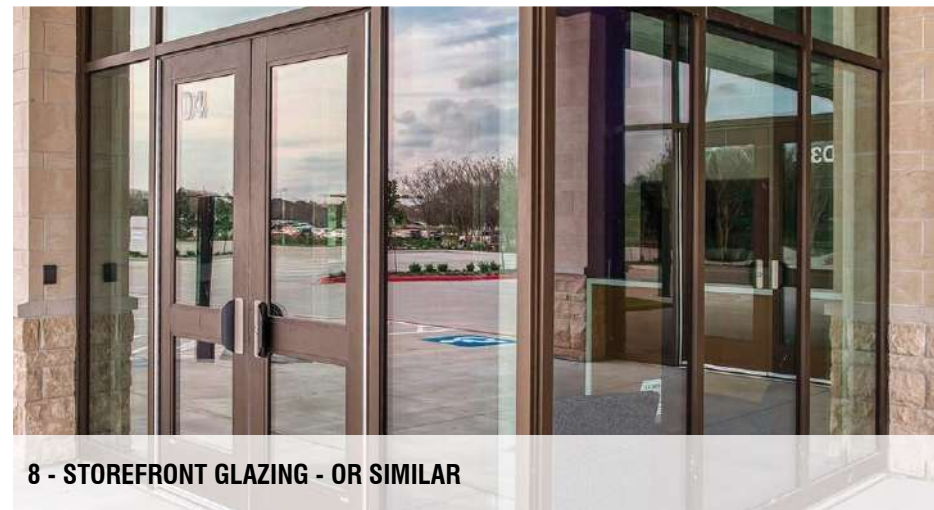
5 - STONE TILE - OR SIMILAR



6 - METAL BALCONIES - OR SIMILAR



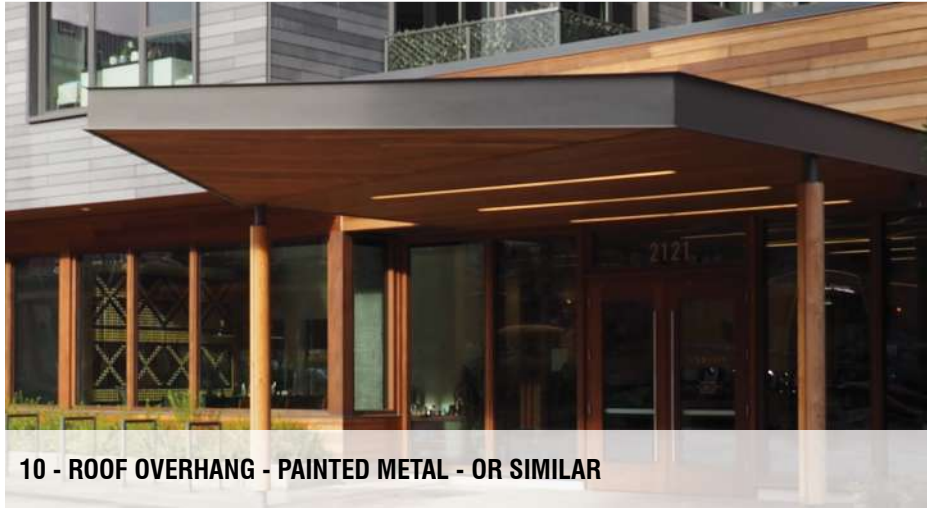
7 - VINYL WINDOWS - OR SIMILAR



8 - STOREFRONT GLAZING - OR SIMILAR



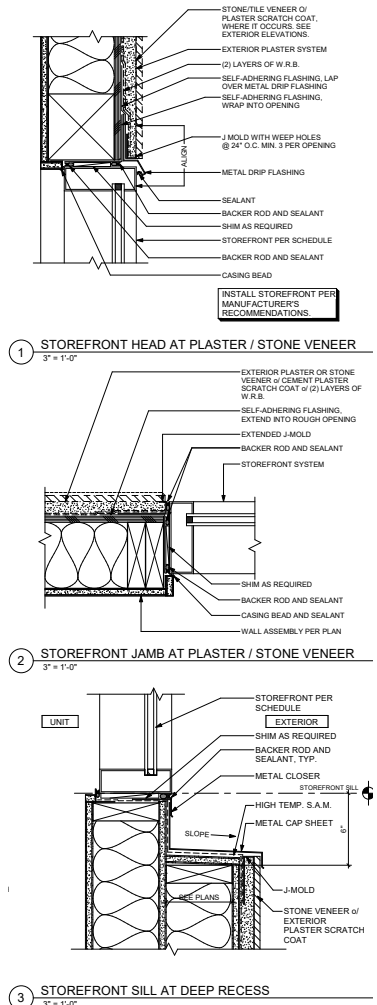
9 - PAINTED METAL CANOPY - OR SIMILAR



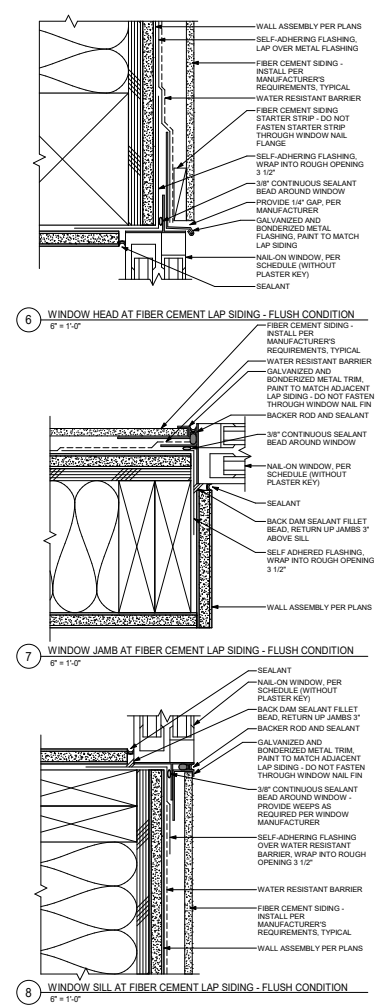
10 - ROOF OVERHANG - PAINTED METAL - OR SIMILAR



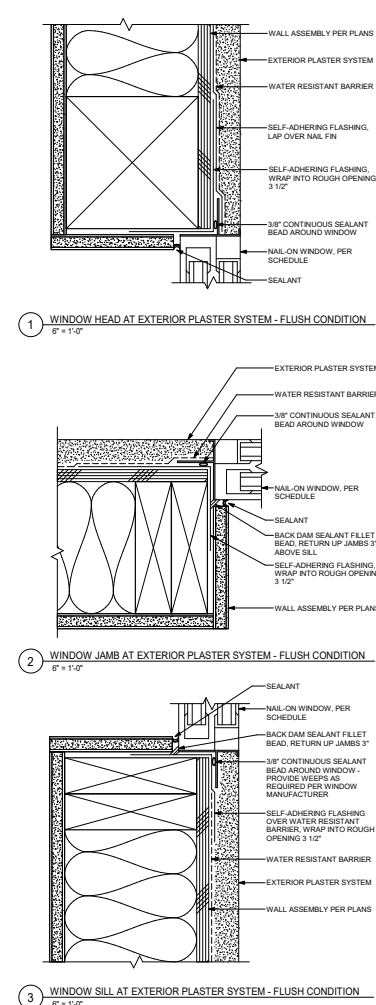
11 - METAL WINDOW SHADE - OR SIMILAR



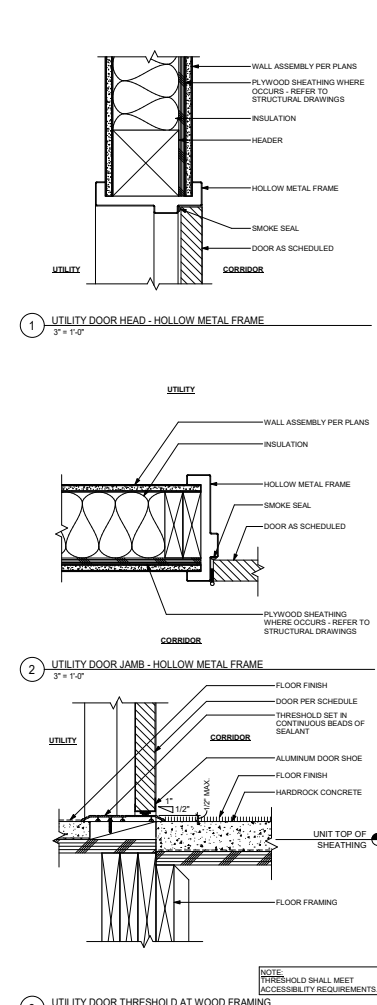
STOREFRONT DETAILS



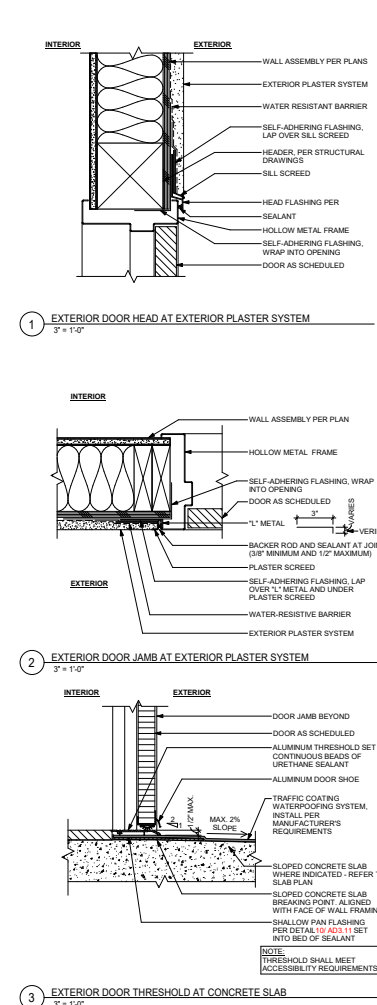
WINDOW DETAILS



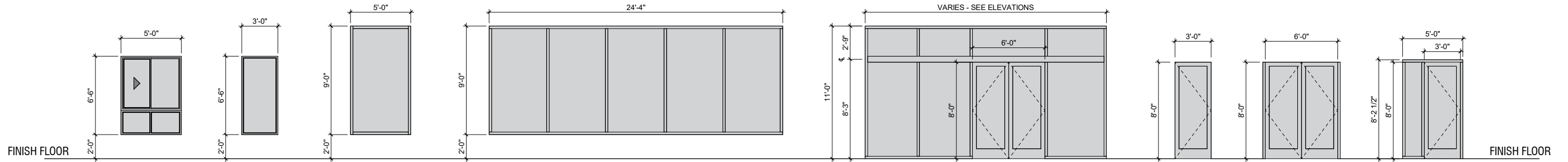
WINDOW DETAILS



DOOR DETAILS



DOOR DETAILS



W1 - VINYL SLIDING WINDOW

W2 - VINYL FIXED WINDOW

W3 - STOREFRONT WINDOW

W4 - STOREFRONT WINDOW

W5 - STOREFRONT WINDOW

D1 - VINYL BALCONY DOOR

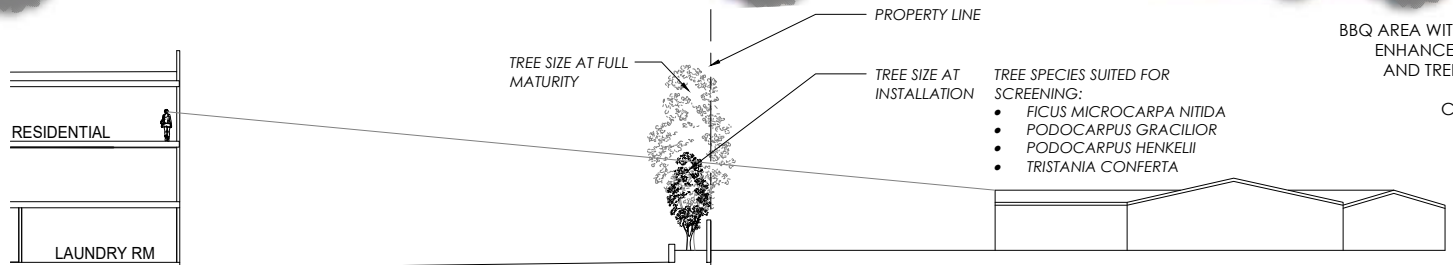
D2 - STOREFRONT DOUBLE DOOR

D3 - STOREFRONT SINGLE DOOR W/ SIDE LIGHT

PLANT LEGEND

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES CASSIA LEPTOPHYLLA CITRUS TREES	GOLD MEDALLION TREE NAVEL ORANGE, VALENCIA ORANGE MEYER LEMON, EUREKA LEMON PALO VERDE (THORNLESS) WESTERN REDBUD PINK DAWN MORNING CLOUD" CRAPE MYRTLE SAMUEL SUMMERS MAGNOLIA MELALEUCA NESOPHILA QUERCUS AGRIFOLIA PLANTANUS RACEMOSA RHUS LANCEA		SHRUBS ARCTOSTAPHYLOS SPECIES BOUGAINVILLEA CULTIVARS CARISSA MACROCARPA CULTIVARS DIETES VEGETA LANTANA SPECIES LAVANDULA SPECIES LEUCOPHYLLUM SPECIES MULLENBERGIA RIGENS ROSA CALIFORNICA ROSMARINUS OFFICINALIS SALVIA SPECIES	MANZANITA BOUGAINVILLEA NATAL PLUMS *THORNS FORTNIGHT LILY LANTANA LAVENDER TEA TREE SILVERLEAF DEER GRASS CALIFORNIA WILD ROSE ROSEMARY SAGE		GRASSES + GROUNDCOVER ACHILLEA TOMENTOSA AGAPANTHUS SPECIES ANIGOZANTHOS SPECIES BACCHARUS PILULARIS 'PIGEON POINT' CALENDULA OFFICINALIS CAREX SPECIES DIANELLA SPECIES DYMONDIA MAGARETAE MYOPORUM PARVIFOLIUM SENECIO TALINOIDES MANDRALISCAE MUHLENBERGIA SPECIES TULBAGHIA VIOLACEA VINCA MINOR	WOOLY PINK LILY OF THE NILE KANGAROO PAW DWARF COYOTE BUSH CALENDULA SEDGE DIANELLA DYMONDIA MYOPORUM BLUE CHALK STICK MUHLY GRASS SOCIETY GARLIC PERIWINKLE		HEDGE PLANTS LAUREL NOBILIS PRUNUS 'BRIGHT N TIGHT' PODOCARPUS GRACILIOR	BAY TREE CAROLINA LAUREL FERN PINE
	VINES BOUGAINVILLEA SPECIES HEDRA HELIX FICUS PUMILA PARTHENOCCISSUS TRICUSPIDATA VITUS 'FLAME'	BOUGAINVILLEA ENGLISH IVY CREEPING FIG BOSTON IVY RED FLAME SEEDLESS GRAPE									



SCALE: 1/16" = 1'-0"



April 24, 2026

Erika Villablanca
Vice President
Mercy Housing California
1500 S. Grand Avenue, Suite 100, Los Angeles, CA 90015

RE: 26-01-085 - LACAHSa NOFA for Affordable Housing Production and Preservation: Preliminary Scoring

Dear Erika Villablanca,

This letter serves as a formal notification regarding the preliminary scoring of your application submitted under the Los Angeles County Affordable Housing Solutions Agency (LACAHSa) Notice of Funding Availability #1 Affordable Housing Production and Preservation (NOFA) released on 12/16/25.

Your application has successfully undergone a complete technical review, including the assessment of all scoring components, possible negative points, bonus points, and any points tied to the LACAHSa Unit Cost benchmarks of all applications received under this NOFA. The preliminary score for each Financing Product you selected (and met threshold requirements) is set forth below (Preliminary Scoring breakdown included in Attachment 1):

Project Name	Financing Product	Scoring
Mercy Claremont	Residual Receipts Loan	68.0
	Matching Capital Grant	61.0

You may submit an objection to LACAHSa’s preliminary scoring. Any objection must be in writing and submitted to info@lacahsa.gov before April 30, 2026, 5:00 PM PST. Objections must state the basis for any error, inconsistency, or other flaws in the scoring and contain a sufficient description of the manner in which the preliminary scoring is not correct. Objections must be toward the actual scoring and not the criteria or methodology utilized.

LACAHSa will endeavor to select the highest scoring applications within each Zone for each Financing Product. A credit memo recommending projects for funding will be presented to the Investment Review Committee (IRC) on April 29, 2026. The IRC’s action will be a recommendation to the Board. Final awarded projects will be reviewed and approved at the Board Approval meeting on May 13, 2026. Scoring is not a guarantee that a project will or will not receive funding. The final decision to select and fund projects is within the sole and absolute discretion of the Board, and the Board may select projects without strict adherence to the scoring.

Sincerely,

Claudia Lima
Managing Director, Strategic Initiatives
Los Angeles County Affordable Housing Solutions Agency (LACAHSa)

APPENDIX: PRELIMINARY SCORING

RESIDUAL RECEIPTS LOAN PRELIMINARY SCORING				
Section	Item	Benchmark	Maximum Points	Final Score
B. Eligibility	1. Projects	Add 10 points for New-Construction Projects.	10	10
	3. Readiness to Proceed	(i) Architectural drawings by licensed architect (1 point for schematic/conceptual plan set).	1	1
		(i) 1 additional point for construction document plan set).	1	0
		(ii) Preliminary environmental reports (e.g., Phase I) and a plan to complete necessary additional steps within the required timeframe (2 points).	2	2
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	0
		(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0
E. Public Benefit Requirements	1. Affordability Restrictions	Add 1 point for every 1% of additional discount to market based on LACAHS affordability standards under Option 1, up to a maximum of 17 points.	17	17
		Add 6 points for a 99-year affordability election.	6	6
	5. Resident Services	Add points for providing services consistent with LACAHS standards as follows: 1 point for each Service Category listed in the LACAHS Services Standards, up to a maximum of 5 points.	5	4
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	Add 2 points for at least 7 years of development experience in California.	2	2
		Add 2 points for at least 5 completed projects in Los Angeles County in the past 15 years.	2	2
		Deduct -1 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -5 points.	0	0
		Deduct -1 point for each portfolio project with DSCR below 1.0x, up to -5 points.	0	-5
	1b. Sponsor Financial Strength	Add 1 point for sponsor with at least (i) \$15 million of net worth for private entities and \$5 million for Eligible Nonprofit entities.	1	1
		Add 1 point for sponsor with at least (ii) \$6 million of liquidity for private entities and \$1.5 million for Eligible Nonprofit entities.	1	1
	1c. Sponsor Contribution	Add 1 point for every 5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 6 points.	6	0
	5a. Max. Loan-to-Cost (LTC) Ratio	For Senior Permanent Loan LTC, add 0.5 points for every 2.5 percentage points below the threshold requirement up to a maximum of 1 point.	1	1
	5b. Max. Loan-to-Value (LTV) Ratio	For Senior Permanent Loan LTV, add 1 points for every 2.5 percentage points below the threshold requirement, up to a maximum of 1 point.	1	1
	10a. Manager Experience	(i) Add points as follows: 1 point for at least 7 years of income restricted property management experience in California.	1	1
		(i) Add points as follows: 1 point for at least 5 income restricted projects managed in California in the past 15 years.	1	1
		(ii) Deduct points as follows: -1 point for less than 3 years of income restricted property management experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 income restricted projects managed in California in the past 15 years.	0	0
(i) Add points as follows: 1 point for at least 7 years of services experience in California.		1	1	

	10b. Service Provider Experience	(i) Add points as follows: 1 point for at least 5 projects served in Los Angeles County in the past 15 years.	1	1
		(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 projects served in Los Angeles County in the past 15 years.	0	0
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -1 points for every percentage point of interest rate on such a loan above 8%.	0	0
	2. Developer Fee	Add 0.5 points for every \$150k by which cash developer fee is lower than the maximum allowed, up to a maximum of 3 points.	3	1
	3. Cost Containment	Add points as follows: 2 points for every 5% by which a project's Adjusted Total Development Cost per square foot is lower than the LACAHS Unit Cost Benchmark, up to a maximum of 16 points.	16	8
	4. Public Funds Leveraging	Add 1 point for every \$500,000 of non-LACAHS public support in the project, up to a maximum of 10 points.	10	10
	5. Total LACAHS Subsidy	Add 1 point for every percentage point of total development costs by which the sum of the requested Residual Receipts Loan and any Matching Capital Grant funding is less than 20%, up to a maximum of 5 points.	5	0
SUBTOTAL SCORE			100	68
BONUS POINTS			5	0
TOTAL SCORE			105	68

MATCHING CAPITAL GRANT PRELIMINARY SCORING				
Section	Item	Benchmark	Maximum Points	Final Score
B. Eligibility	1. Projects	Add 10 points for New-Construction Projects.	10	10
	2. Owners	Add 3 points for projects 100% owned by one or more Eligible Nonprofits (501(c)(3) tax-exempt bond eligible).	3	0
	3. Readiness to Proceed	(i) Architectural drawings by licensed architect (1 point for schematic/conceptual plan set).	1	1
		(i) 1 additional point for construction document plan set).	1	0
		(ii) Preliminary environmental reports (e.g., Phase I) and a plan to complete necessary additional steps within the required timeframe (2 points).	2	2
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	0
(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0		
E. Public Benefit Requirements	1. Affordability Restrictions	Add 1 point for every 1% of additional discount to market based on LACAHS affordability standards under Option 1, up to a maximum of 10 points.	10	10
		Add 8 points for a 99-year affordability election.	8	8
	5. Resident Services	Add points for providing services consistent with LACAHS standards as follows: 1 point for each Service Category listed in the LACAHS Services Standards, up to a maximum of 5 points.	5	4
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	Add 2 points for at least 7 years of development experience in California.	2	2
		Add 2 points for at least 5 completed projects in Los Angeles County in the past 15 years.	2	2
		Deduct -1 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -5 points.	0	0
		Deduct -1 point for each portfolio project with DSCR below 1.0x, up to -5 points.	0	-5
	1b. Sponsor Financial Strength	Add 1 point for sponsor with at least (i) \$15 million of net worth for private entities and \$5 million for Eligible Nonprofit entities.	1	1
		Add 1 point for sponsor with at least (ii) \$6 million of liquidity for private entities and \$1.5 million for Eligible Nonprofit entities.	1	1
	1c. Sponsor Contribution	Add 1 point for every 2.5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 12 points.	12	0
	10b. Service Provider Experience	(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
(ii) Deduct points as follows: -1 point for less than 2 projects served in Los Angeles County in the past 15 years.		0	0	
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -3 points for every percentage point of interest rate on such a loan above 8%.	0	0
	2. Developer Fee	Add 1 point for every \$150k by which cash developer fee is lower than the maximum allowed for the project under the Subordinate Must-Pay Loan or Residual Receipts Loan threshold requirements, up to a maximum of 9 points.	9	1
	3. Cost Containment	Add points as follows: 3 points for every 5% by which a project's Adjusted Total Development Cost per square foot is lower than the LACAHS Unit Cost Benchmark, up to a maximum of 12 points.	12	12

	4. Public Funds Leveraging	Add 2 point for every \$500,000 of non-LACAHS public support in the project, up to a maximum of 10 points.	10	10
	5. Total LACAHS Subsidy	Add 1 point for every percentage point of total development costs by which the sum of the requested Residual Receipts Loan and any Matching Capital Grant funding is less than 20%, up to a maximum of 5 points.	5	0
SUBTOTAL SCORE			100	61
BONUS POINTS			5	0
TOTAL SCORE			105	61

Mercy Housing, Inc.
Consolidated Financial Analysis (2022–2025)

Introduction

Mercy Housing, Inc. (“MHI”) is a national nonprofit organization founded in 1981 with a mission to create stable, vibrant, and healthy communities by developing, financing, and operating affordable, program-enriched housing for families, seniors, and individuals with special needs. Through its consolidated affiliates, MHI operates an extensive platform that includes property ownership and management, resident services, housing development activities, and community development lending through Mercy Community Capital, a certified Community Development Financial Institution (CDFI). The organization maintains a broad geographic footprint supported by a large portfolio of controlled partnerships and affiliated real estate entities.

This financial review evaluates MHI’s financial condition and sponsor capacity based on audited consolidated financial statements for the fiscal years ended December 31, 2022, 2023, and 2024, as well as unaudited consolidated financial information for the year ended December 31, 2025. The audited financial statements for 2022 through 2024 received unqualified audit opinions, indicating that the financial statements present fairly, in all material respects, the organization’s financial position and results of operations in accordance with generally accepted accounting principles (GAAP).

Because the audited financial statements consolidate the parent organization with numerous affiliated housing partnerships and operating entities, the reported financial position reflects both sponsor-level operations and project-level assets, liabilities, and development-related financing structures. As a result, consolidated balances—particularly total assets, debt, and cash—may not be fully indicative of unrestricted sponsor liquidity or standalone corporate capacity.

The 2025 consolidated financial information provides additional insight into more recent operating performance and balance sheet trends; however, as these figures are unaudited and reflect internally prepared reporting, they should be considered supplemental to the audited financial statements.

BALANCE SHEET

Balance Sheet	% of		% of		% of		% of	
	Audited Consolidated 12/31/2022	Assets	Audited Consolidated 12/31/2023	Assets	Audited Consolidated 12/31/2024	Assets	Unaudited Consolidated 12/31/2025	Assets
Cash & cash equivalents	\$ 108,414,976	3%	\$ 124,246,579	3%	\$ 113,195,012	2%	\$ 158,681,000	3%
Other Current Assets	\$ 212,714,867	5%	\$ 249,866,004	5%	\$ 256,719,960	5%	\$ 234,984,000	4%
Long-Term Assets	\$ 3,834,596,607	92%	\$ 4,171,567,220	92%	\$ 4,675,096,027	93%	\$ 5,082,498,000	93%
Total Assets	\$ 4,155,726,450	100%	\$ 4,545,679,803	100%	\$ 5,045,010,999	100%	\$ 5,476,163,000	100%

Current Liabilities	\$ 561,249,687	20%	\$ 521,545,896	17%	\$ 657,017,929	18%	\$ 438,294,000	11%
Long-Term Liabilities	\$ 2,236,803,833	80%	\$ 2,573,428,080	83%	\$ 2,898,517,424	82%	\$ 3,387,073,000	89%
Total Liabilities	\$ 2,798,053,520	100%	\$ 3,094,973,976	100%	\$ 3,555,535,353	100%	\$ 3,825,367,000	100%
Net assets without donor restrictions (controlling)	\$ 445,831,810	33%	\$ 475,483,443	33%	\$ 491,686,595	33%	\$ 498,552,000	30%
Other Net Assets	\$ 911,841,120	67%	\$ 975,222,384	67%	\$ 997,789,051	67%	\$ 1,152,244,000	70%
Total Net Assets	\$ 1,357,672,930	100%	\$ 1,450,705,827	100%	\$ 1,489,475,646	100%	\$ 1,650,796,000	100%

Financial Condition and Trends

From 2022 through 2024, Mercy Housing, Inc. (“MHI”) maintained a large and complex consolidated balance sheet supported by significant real estate assets, restricted reserves, loans receivable, and investments associated with its national affordable housing platform. Total assets increased from approximately \$4.16 billion in 2022 to \$4.55 billion in 2023 and further to approximately \$5.05 billion in 2024, reflecting continued development activity, capital investment in housing assets, and growth in construction in progress.

In 2022, MHI reported total liabilities of approximately \$2.80 billion and total net assets of approximately \$1.36 billion, resulting in a Debt-to-Worth ratio of approximately 2.06x. This reflects a moderately leveraged capital structure typical of large-scale nonprofit housing developers, driven primarily by project-level debt associated with owned and controlled real estate assets.

In 2023, total assets increased to approximately \$4.55 billion, while liabilities rose to approximately \$3.09 billion. Net assets increased to approximately \$1.45 billion, reflecting positive contributions from restricted income and continued capital inflows. As a result, leverage remained relatively stable, with a Debt-to-Worth ratio of approximately 2.13x.

By 2024, total assets increased further to approximately \$5.05 billion. Liabilities rose to approximately \$3.56 billion, while net assets increased to approximately \$1.49 billion. The Debt-to-Worth ratio increased modestly to approximately 2.39x, indicating a slight increase in leverage as the organization continued to expand its development pipeline and asset base.

The 2025 unaudited consolidated balance sheet reflects continued growth, with total assets increasing to approximately \$5.48 billion and total liabilities to approximately \$3.83 billion, while net assets increased to approximately \$1.65 billion. Leverage declined slightly to approximately 2.32x due to the growth in net assets. While the 2025 financials are unaudited, they indicate continued expansion of the organization’s asset base and sustained strengthening of overall capitalization.

Overall, MHI demonstrates consistent growth in assets and net assets over the review period, supported by ongoing development activity and capital inflows. While leverage remains elevated due to the consolidation of project-level debt, the organization maintains a strong equity base relative to its scale, consistent with large nonprofit affordable housing developers operating complex real estate portfolios.

Liquidity, Leverage, and Long-Term Sustainability

MHI's liquidity profile reflects moderate short-term coverage relative to the scale of its operations, with trends influenced by the timing of development activity, working capital fluctuations, and the structure of project-level financing. In 2022, the organization reported current assets of approximately \$321.1 million against current liabilities of approximately \$561.2 million, resulting in a Current Ratio of approximately 0.57x. Cash and cash equivalents totaled approximately \$108.4 million, representing approximately 108 days cash on hand and providing a meaningful, though not fully covering, liquidity cushion relative to short-term obligations.

In 2023, liquidity improved modestly, with current assets increasing to approximately \$374.1 million and current liabilities declining to approximately \$521.5 million, resulting in a Current Ratio of approximately 0.72x. Cash increased to approximately \$124.2 million, corresponding to approximately 111 days cash on hand. While still below 1.0x, the improvement reflects strengthening short-term coverage and increased available cash resources.

In 2024, liquidity tightened slightly as current assets declined to approximately \$369.9 million while current liabilities increased to approximately \$657.0 million, resulting in a Current Ratio of approximately 0.56x. Cash balances decreased to approximately \$113.2 million, representing approximately 95 days cash on hand. Despite the lower coverage ratio, liquidity remains supported by substantial restricted reserves and the organization's ability to generate operating cash flow.

The 2025 unaudited balance sheet reflects improved liquidity metrics, with current assets increasing to approximately \$393.7 million and current liabilities declining to approximately \$438.3 million, resulting in a Current Ratio of approximately 0.90x. Cash increased materially to approximately \$158.7 million, representing approximately 123 days cash on hand and indicating stronger near-term liquidity relative to prior periods.

From a leverage perspective, MHI maintains a consistently leveraged capital structure driven by the consolidation of project-level debt, including notes payable and other long-term obligations associated with its real estate portfolio. Total liabilities represented approximately 67% to 70% of total assets from 2022 through 2025, with debt-to-worth ratios ranging from approximately 2.06x to 2.39x over the same period. While

moderately high, this level of leverage is typical for large nonprofit housing developers and is supported by long-term real estate assets and stable financing structures.

Overall, MHI's long-term sustainability is supported by its substantial net asset base, which increased to approximately \$1.65 billion by 2025, as well as its extensive real estate portfolio, recurring rental income, and diversified revenue streams. While short-term liquidity ratios remain below 1.0x due to the structure of current liabilities and development-related obligations, the organization benefits from strong cash reserves, consistent operating cash flow generation, and access to capital, supporting its ability to meet ongoing operational and development needs.

STATEMENT OF ACTIVITIES/INCOME STATEMENT

Statement of Activities	% of		% of		% of		% of	
	Audited Consolidated 12/31/2022	Revenues	Audited Consolidated 12/31/2023	Revenues	Audited Consolidated 12/31/2024	Revenues	Unaudited Consolidated 12/31/2025	Revenues
Income								
Rent-net of vacancies	\$ 305,034,496	70%	\$ 328,649,162	70%	\$ 358,067,200	72%	\$ 389,327,000	71%
Philanthropy	\$ 53,007,481	12%	\$ 50,216,902	11%	\$ 34,055,257	7%	\$ 36,753,000	7%
Developer fees	\$ 22,505,015	5%	\$ 20,731,007	4%	\$ 28,176,284	6%	\$ 23,538,000	4%
Other Income	\$ 54,029,855	12%	\$ 67,222,680	14%	\$ 76,222,152	15%	\$ 101,250,000	18%
Total Income	\$ 434,576,847	100%	\$ 466,819,751	100%	\$ 496,520,893	100%	\$ 550,868,000	100%
Expenses								
Salaries	\$ 132,725,593	26%	\$ 144,744,525	26%	\$ 157,171,588	26%	\$ 168,964,000	26%
Facility	\$ 114,117,976	22%	\$ 125,913,144	22%	\$ 132,907,385	22%	\$ 143,756,000	22%
General and admin	\$ 39,303,176	8%	\$ 36,681,324	6%	\$ 39,879,584	7%	\$ 47,332,000	7%
Other Expenses	\$ 232,178,583	45%	\$ 257,320,402	46%	\$ 275,223,557	45%	\$ 287,408,000	44%
Total Expenses	\$ 518,325,328	100%	\$ 564,659,395	100%	\$ 605,182,114	100%	\$ 647,460,000	100%
Change in Net Assets (Operating Activities)	\$ (83,748,481)	0%	\$ (97,839,644)	0%	\$ (108,661,221)	0%	\$ (96,592,000)	0%
Change in Net Assets (Restricted Income/Expenses)	\$ 181,254,766	42%	\$ 190,872,541	41%	\$ 147,431,040	30%	\$ 257,911,000	47%
Total Change in Net Assets	\$ 97,506,285	22%	\$ 93,032,897	20%	\$ 38,769,819	8%	\$ 161,319,000	29%

MHI's revenue profile is highly concentrated in housing operations, with rental income serving as the primary and most stable revenue source, supplemented by philanthropy and developer fees. This composition reflects a mature and scaled affordable housing platform with both operating and development components.

In 2022, total revenue was approximately \$434.6 million, led by rental income of approximately \$305.0 million (70%), followed by philanthropy of approximately \$53.0 million (12%) and developer fees of approximately \$22.5 million (5%). Capital grants contributed approximately \$22.1 million (5%), while other income sources provided additional diversification. Total expenses were approximately \$518.3 million, resulting in a deficit from operations of approximately \$(83.7) million. However, this was offset by

approximately \$181.3 million in restricted income, mostly from contributions, resulting in a net increase in net assets of approximately \$97.5 million.

In 2023, total revenue increased to approximately \$466.8 million, reflecting growth in rental income to approximately \$328.6 million (70%) and continued contributions from philanthropy of approximately \$50.2 million (11%) and developer fees of approximately \$20.7 million (4%). Other income increased to approximately \$29.1 million (6%), contributing to overall revenue growth. Total expenses increased to approximately \$564.7 million, resulting in a deficit from operations of approximately \$(97.8) million. Similar to the prior year, this was offset by approximately \$190.9 million in restricted income from contributions, resulting in a net increase in net assets of approximately \$93.0 million.

In 2024, total revenue increased further to approximately \$496.5 million. Rental income remained the dominant source at approximately \$358.1 million (72%), while developer fees increased to approximately \$28.2 million (6%). Philanthropy declined to approximately \$34.1 million (7%), and capital grants decreased materially to approximately \$2.8 million (1%). Other income increased to approximately \$48.7 million (10%), reflecting growth across ancillary and non-operating revenue sources. Total expenses increased to approximately \$605.2 million, resulting in a larger operating deficit of approximately \$(108.7) million. After incorporating approximately \$147.4 million in restricted income, the organization reported a net increase in net assets of approximately \$38.8 million, indicating reduced but still positive overall performance.

The 2025 unaudited statements reflect total revenue of approximately \$550.9 million, representing continued growth driven primarily by rental income of approximately \$389.3 million (71%) and increased contributions from “Other” income sources of approximately \$65.7 million (12%) and philanthropy of approximately \$36.8 million (7%). Developer fees totaled approximately \$23.5 million (4%). Total expenses were approximately \$647.5 million, resulting in an operating deficit of approximately \$(96.6) million. This was offset by approximately \$257.9 million in restricted income, resulting in a net increase in total net assets of approximately \$161.3 million.

Overall, MHI demonstrates a stable and highly recurring revenue base anchored by rental operations, complemented by development fees, philanthropic contributions, and other income streams. While the organization consistently reports operating deficits driven by depreciation, interest expense, and the scale of its real estate portfolio, these are structurally offset by restricted contributions and capital inflows. This pattern is typical for large nonprofit housing organizations and supports continued growth in net assets and long-term financial sustainability.

CASH FLOW STATEMENT

Cash Flow Statement	Audited Consolidated 12/31/2022	Audited Consolidated 12/31/2023	Audited Consolidated 12/31/2024
Operating Activities	\$ 62,077,741	\$ 87,774,161	\$ 93,975,119
Investing Activities	\$ (368,572,769)	\$ (486,181,182)	\$ (596,194,419)
Financing Activities	\$ 335,651,396	\$ 414,045,511	\$ 514,036,271
Net Increase (decrease) in Cash	\$ 29,156,368	\$ 15,638,490	\$ 11,816,971

MHI's cash flow activity reflects the capital-intensive nature of its large-scale real estate development and ownership platform, characterized by significant and recurring investing outflows, supported by strong operating cash flow generation and substantial financing activity. In 2022, the organization generated approximately \$62.1 million of cash from operating activities, supported by non-cash expenses such as depreciation and amortization and favorable working capital adjustments. This was more than offset by significant investing outflows of approximately \$(368.6) million, primarily related to investments in property and equipment and loans receivable advances. Financing activities provided approximately \$335.7 million, driven by proceeds from notes payable and capital contributions from investor partners. As a result, total cash increased by approximately \$29.2 million during the year.

In 2023, operating cash flow increased to approximately \$87.8 million, reflecting continued strong cash generation supported by non-cash adjustments and working capital movements. Investing outflows increased to approximately \$(486.2) million, reflecting elevated capital deployment into real estate development and related investments. Financing activities provided approximately \$414.0 million, resulting in a net increase in cash of approximately \$15.6 million for the year.

In 2024, operating cash flow further improved to approximately \$94.0 million, supported by continued growth in depreciation and stable operating activity. Investing outflows increased again to approximately \$(596.2) million, driven primarily by continued investment in property and equipment and development-related expenditures. Financing activities increased to approximately \$514.0 million, reflecting continued access to debt financing and investor capital. As a result, total cash increased by approximately \$11.8 million during the year.

Overall, MHI's cash flow profile is characterized by consistently positive operating cash flow, substantial and recurring investing outflows associated with its development and acquisition activities, and significant reliance on financing sources, including debt and investor contributions, to fund growth. While the magnitude of investing and financing activity is significant, this pattern is consistent with a large nonprofit affordable housing developer with an active and expanding development pipeline and does not indicate underlying financial weakness.

STRENGTHS, WEAKNESSES & MITIGATING FACTORS

Strengths

MHI demonstrates several key financial strengths that support its capacity as a large-scale nonprofit affordable housing sponsor. First, the organization maintains a substantial and growing net asset base, increasing from approximately \$1.36 billion in 2022 to approximately \$1.49 billion in 2024 and further to approximately \$1.65 billion in 2025. This significant level of net worth provides a strong capitalization base to support ongoing development activity, absorb operating volatility, and sustain long-term growth.

Consistent with this strong capitalization, MHI maintains a stable leverage profile relative to the scale of its operations. The organization's debt-to-worth ratio ranged from approximately 2.06x to 2.39x from 2022 through 2024, reflecting the use of project-level financing to support a large real estate portfolio. While leverage is elevated, it remains proportionate to the size and nature of the organization's asset base and is supported by long-term real estate holdings and stable financing structures.

MHI benefits from a highly stable and recurring revenue base. Rental income consistently represents approximately 70% to 72% of total revenue, providing predictable and reliable cash flow from housing operations. This is complemented by additional revenue streams, including developer fees, philanthropy, capital grants, and other income sources, contributing to overall diversification and financial resilience.

The organization also demonstrates strong operating cash flow generation. Operating cash flows increased from approximately \$62.1 million in 2022 to approximately \$94.0 million in 2024, reflecting the impact of non-cash expenses such as depreciation as well as stable operating activity. This consistent cash generation supports the organization's ability to fund operations and partially offset significant investing outflows associated with development activities.

Access to capital represents another key strength. MHI consistently generates substantial financing inflows, including proceeds from notes payable and capital contributions from investor partners, which totaled hundreds of millions of dollars annually over the review period. This access to debt and equity capital supports the organization's ability to sustain a large and active development pipeline.

Additionally, the organization benefits from significant liquidity in absolute terms. Cash and cash equivalents increased to approximately \$158.7 million in 2025, supplemented by substantial restricted reserves associated with property operations and financing requirements. While current ratios are below 1.0x due to the structure of current liabilities, the overall liquidity position is supported by strong cash balances and access to capital.

Finally, MHI's scale and operational diversity represent an important strength. The organization operates a large national portfolio of affordable housing assets and maintains multiple business lines, including development, property management, and community development lending. This scale provides operational stability, enhances access to funding sources, and supports the organization's ability to manage risks associated with development timing and market conditions.

Overall, these factors reflect a well-capitalized, highly scaled organization with strong revenue stability, consistent access to capital, and the financial capacity to support ongoing affordable housing development activities.

Weaknesses and Mitigating Factors

While MHI demonstrates strong overall financial capacity, several balance sheet and operating characteristics warrant consideration. A significant portion of the organization's asset base is concentrated in long-term, non-liquid assets, including property and equipment, construction in progress, restricted reserves, and loans receivable. As of December 31, 2025, fixed assets totaled approximately \$4.65 billion out of total assets of approximately \$5.48 billion, indicating that the majority of assets are tied to real estate and are not readily convertible to cash.

Liquidity metrics also reflect this balance sheet structure. Current ratios remained below 1.0x throughout the review period, indicating that current liabilities exceed current assets. As of 2025, current assets totaled approximately \$393.7 million compared to current liabilities of approximately \$438.3 million, resulting in a Current Ratio of approximately 0.90x. While the organization maintains substantial cash balances, including approximately \$158.7 million in cash and cash equivalents, liquidity remains influenced by the timing of development-related obligations and the structure of short-term liabilities.

Leverage remains elevated due to the consolidation of project-level debt. Total liabilities increased from approximately \$2.80 billion in 2022 to approximately \$3.83 billion in 2025, with debt primarily consisting of notes payable used to finance real estate development and operations. This results in debt-to-worth ratios above 2.0x across the review period, indicating a moderately leveraged capital structure that depends on continued access to financing and successful project execution.

Operating performance reflects structural deficits from operations. The organization reported operating losses in each year, with deficits of approximately \$(83.7) million in 2022, \$(97.8) million in 2023, \$(108.7) million in 2024, and \$(96.6) million in 2025. These losses are largely driven by significant non-cash expenses, including depreciation and amortization, as well as interest expense associated with the real estate portfolio. While expected for organizations with substantial fixed assets, these

deficits highlight reliance on external funding sources, including restricted contributions and capital inflows, to support overall net asset growth.

Cash flow trends further reflect the capital-intensive nature of operations. Investing cash outflows were substantial and increasing over the review period, reaching approximately \$(596.2) million in 2024, driven by continued investment in property and development activities. These outflows are consistently funded through financing activities, including debt issuance and capital contributions, indicating ongoing reliance on external capital to sustain growth.

The 2025 unaudited financial statements introduce additional considerations. While they reflect continued growth in assets and net assets, they exclude certain disclosures typically included in audited financials, including full cash flow statements and detailed footnotes, and therefore should be interpreted as supplemental.

These considerations are mitigated by the organization's substantial net asset base, strong operating cash flow generation, and consistent access to capital markets and investor funding. In addition, MHI benefits from a highly stable revenue base anchored by rental income and supported by diversified funding sources, which provides resilience and supports long-term financial sustainability despite inherent variability in development-related activity.

Conclusion

Overall, Mercy Housing, Inc. reflects the financial profile of a large, established, and well-capitalized nonprofit sponsor with a broad and diversified operating platform and significant affordable housing development experience. The organization maintains a substantial asset base exceeding \$5.0 billion and has demonstrated consistent growth in both assets and net assets over the review period, supported by ongoing development activity and capital inflows.

While the consolidated financial statements reflect a complex organizational structure with significant real estate assets, restricted reserves, and long-term debt obligations, MHI's overall capitalization remains strong, with approximately \$1.65 billion in net assets as of 2025. Liquidity metrics are modest on a ratio basis due to the structure of current liabilities; however, the organization maintains substantial cash balances and access to capital, supporting its ability to meet ongoing operational and development needs.

Operating results reflect structural deficits driven by depreciation, interest expense, and the scale of the real estate portfolio; however, these are consistently offset by restricted contributions and capital inflows, resulting in positive overall changes in net assets in each reviewed year. Variability in operating results and cash flow is consistent with the

timing and structure of development-related activities and does not indicate underlying financial weakness.

The 2025 unaudited financial statements are not directly comparable to prior audited periods due to the absence of full disclosures and supporting schedules; however, they continue to demonstrate growth in assets, net assets, and overall financial capacity.

Based on the financial information reviewed, MHI demonstrates strong financial capacity, substantial capitalization, and continued access to capital resources. The organization exceeds LCAHSA's minimum nonprofit sponsor financial threshold requirements and appears well-positioned to perform as a qualified affordable housing sponsor.

Mercy Housing, Inc.

Parent Entity Balance Sheet, Liquidity and Net Worth Analysis

As of December 31, 2025, MHI reported approximately \$5.48 billion in total assets, \$3.83 billion in total liabilities, and approximately \$1.65 billion in total net assets, reflecting a substantial equity base at the reporting level presented.

Current assets totaled approximately \$393.7 million and include approximately \$158.7 million in cash and cash equivalents, along with restricted cash, accounts receivable, loans receivable, and other short-term assets. While a meaningful portion of current assets consists of receivables and other non-cash items, the organization maintains significant liquidity through its cash balances and restricted reserves, which provide resources to support near-term operating and development needs.

It should be noted that the 2025 balance sheet reflects a consolidated reporting structure that includes project-level assets, liabilities, and financing arrangements associated with affiliated real estate entities. As such, these figures may not fully reflect unrestricted sponsor-level liquidity; however, they remain useful in evaluating overall financial capacity and scale.

Under the LACAHSAs NOFA sponsor financial capacity criteria, eligible nonprofit sponsors must demonstrate a minimum of \$1.0 million in net worth and \$500,000 in liquidity. Based on the 2025 balance sheet, MHI exceeds both thresholds by a substantial margin, with approximately \$1.65 billion in net worth and approximately \$158.7 million in cash.

Mercy Housing Inc

Balance Sheet

	Audited Consolidated 12/31/2022	% of Assets	Audited Consolidated 12/31/2023	% of Assets	Audited Consolidated 12/31/2024	% of Assets	Unaudited Consolidated 12/31/2025	% of Assets
Current Assets								
Cash & cash equivalents	\$ 108,414,976	3%	\$ 124,246,579	3%	\$ 113,195,012	2%	\$ 158,681,000	3%
Tenant security deposits	\$ 10,834,949	0%	\$ 11,261,610	0%	\$ 12,148,512	0%	\$ 13,379,000	0%
Restricted cash	\$ 86,806,349	2%	\$ 96,437,656	2%	\$ 96,189,416	2%	\$ 99,113,000	2%
Investments	\$ 2,830,000	0%	\$ 4,195,000	0%	\$ 11,255,714	0%	\$ 8,715,000	0%
Investments, restricted	\$ 1,251	0%	\$ 3,787	0%	\$ 12,176,077	0%	\$ 1,808,000	0%
Accounts receivable, net	\$ 37,404,857	1%	\$ 38,283,219	1%	\$ 33,992,260	1%	\$ 33,216,000	1%
Pledges receivable, net	\$ 2,034,964	0%	\$ 6,629,375	0%	\$ 6,798,979	0%	\$ 1,889,000	0%
Grants receivable	\$ 981,080	0%	\$ 4,996,392	0%	\$ 524,996	0%	\$ 467,000	0%
Loans and interest receivable, current	\$ 26,591,049	1%	\$ 58,314,166	1%	\$ 59,375,409	1%	\$ 59,520,000	1%
Assets held for sale	\$ 35,175,623	1%	\$ 19,416,910		\$ 13,963,242	0%	\$ 7,343,000	0%
Prepaid expenses and other assets	\$ 10,054,745	0%	\$ 10,327,889	0%	\$ 10,295,355	0%	\$ 9,534,000	0%
Total Current Assets	\$ 321,129,843	8%	\$ 374,112,583	8%	\$ 369,914,972	7%	\$ 393,665,000	7%
Long-Term Assets								
Restricted property reserves	\$ 228,343,793	5%	\$ 250,801,681	6%	\$ 272,293,955	5%	\$ 281,945,000	5%
Long-term investments	\$ 14,930,000	0%	\$ 9,965,000	0%	\$ 40,325,843	1%	\$ 29,871,000	1%
Long-term investments, restricted	\$ 8,525,430	0%	\$ 9,905,406	0%	\$ 16,482,781	0%	\$ 13,158,000	0%
Pledges receivable, net	\$ 23,612,755	1%	\$ 14,820,849	0%	\$ 8,513,180	0%	\$ 5,163,000	0%
Other assets	\$ 15,117,243	0%	\$ 16,736,567	0%	\$ 20,108,718	0%	\$ 24,350,000	0%
Investments in unconsolidated entities, net	\$ 4,314,263	0%	\$ 10,144,073	0%	\$ 9,958,790	0%	\$ 9,569,000	0%
Loans and interest receivable	\$ 77,198,087	2%	\$ 61,856,330	1%	\$ 62,950,139	1%	\$ 67,316,000	1%
Total Long-Term Assets	\$ 372,041,571	9%	\$ 374,229,906	8%	\$ 430,633,406	9%	\$ 431,372,000	8%
Fixed Assets								
Land and land improvements	\$ 475,941,937	11%	\$ 502,341,402	11%	\$ 538,079,480	11%	\$ 540,679,000	10%
Righ-of-use asset	\$ 89,484,310		\$ 89,018,004	2%	\$ 88,510,147	2%	\$ 88,617,000	2%
Buildings	\$ 3,932,167,475	95%	\$ 4,159,808,683	92%	\$ 4,668,022,217	93%	\$ 4,684,977,000	86%
FF&E	\$ 143,657,576	3%	\$ 145,622,161	3%	\$ 157,889,641	3%	\$ 167,414,000	3%
Predevelopment project costs	\$ 29,090,814	1%	\$ 33,176,719	1%	\$ 42,444,774	1%	\$ 56,138,000	1%
Construction in progress	\$ 293,768,633	7%	\$ 501,142,560	11%	\$ 517,105,971	10%	\$ 1,056,459,000	19%
Less: accumulated depreciation	\$ (1,501,555,709)	-36%	\$ (1,633,772,215)	-36%	\$ (1,767,589,609)	-35%	\$ (1,943,158,000)	-35%
Total Fixed Assets	\$ 3,462,555,036	83%	\$ 3,797,337,314	84%	\$ 4,244,462,621	84%	\$ 4,651,126,000	85%
TOTAL ASSETS	\$ 4,155,726,450	100%	\$ 4,545,679,803	100%	\$ 5,045,010,999	100%	\$ 5,476,163,000	100%
LIABILITIES								
Current Liabilities								
Accounts payable and accrued expenses	\$ 151,843,219	4%	\$ 177,370,244	4%	\$ 198,784,003	4%	\$ 170,227,000	3%
Accrued interest	\$ 9,290,597	0%	\$ 10,329,902	0%	\$ 11,618,836	0%	\$ 12,245,000	0%
Notes payable	\$ 371,864,302	9%	\$ 299,540,181	7%	\$ 420,098,146	8%	\$ 225,681,000	4%
Lease obligations	\$ 9,624,996	0%	\$ 10,728,665	0%	\$ 1,741,195	0%	\$ 1,723,000	0%
Deferred revenue	\$ 7,900,951	0%	\$ 12,400,496	0%	\$ 12,498,668	0%	\$ 14,754,000	0%
Other liabilities	\$ -	0%	\$ 227,615	0%	\$ 407,449	0%	\$ 542,000	0%
Tenant security deposits	\$ 10,725,622	0%	\$ 10,948,793	0%	\$ 11,869,632	0%	\$ 13,122,000	0%
Total Current Liabilities	\$ 561,249,687	14%	\$ 521,545,896	11%	\$ 657,017,929	13%	\$ 438,294,000	8%
Long-Term Liabilities								
Accrued interest long term	\$ 165,541,492	4%	\$ 182,478,452	4%	\$ 202,362,669	4%	\$ 225,856,000	4%
Notes payable long term	\$ 1,962,331,192	47%	\$ 2,279,110,831	50%	\$ 2,537,583,705	50%	\$ 2,997,978,000	55%
Lease obligations long term	\$ 70,210,655	2%	\$ 70,042,828	2%	\$ 78,939,331	2%	\$ 79,736,000	1%
Deferred revenue long term	\$ 25,910,829	1%	\$ 27,151,491	1%	\$ 64,347,995	1%	\$ 63,639,000	1%
Other liabilities long term	\$ 12,809,665	0%	\$ 14,644,478	0%	\$ 15,283,724	0%	\$ 19,864,000	0%
Total Long-Term Liabilities	\$ 2,236,803,833	54%	\$ 2,573,428,080	57%	\$ 2,898,517,424	57%	\$ 3,387,073,000	62%
TOTAL LIABILITIES	\$ 2,798,053,520	67%	\$ 3,094,973,976	68%	\$ 3,555,535,353	70%	\$ 3,825,367,000	70%
Net Assets								
Without donor restrictions (controlling)	\$ 445,831,810	11%	\$ 475,483,443	10%	\$ 491,686,595	10%	\$ 498,552,000	9%
Without donor restrictions (noncontrolling)	\$ 830,179,940	20%	\$ 903,485,396	20%	\$ 922,346,526	18%	\$ 1,074,798,000	20%
With donor restrictions	\$ 81,661,180	2%	\$ 71,736,988	2%	\$ 75,442,525	1%	\$ 77,446,000	1%
NET ASSETS	\$ 1,357,672,930	33%	\$ 1,450,705,827	32%	\$ 1,489,475,646	30%	\$ 1,650,796,000	30%
TOTAL LIABILITIES & NET ASSETS	\$ 4,155,726,450	100%	\$ 4,545,679,803	100%	\$ 5,045,010,999	100%	\$ 5,476,163,000	100%
Ratios								
Current Ratio	0.57		0.72		0.56		0.90	
Acid Ratio	0.19		0.24		0.17		0.36	
Days Cash	108		111		95		123	
Debt to Net Worth	2.06		2.13		2.39		2.32	

Mercy Housing Inc

Statement Of Activities

	Audited Consolidated 12/31/2022	% of Revenues	Audited Consolidated 12/31/2023	% of Revenues	Audited Consolidated 12/31/2024	% of Revenues	Unaudited Consolidated 12/31/2025	% of Revenues
Rent-net of vacancies	\$ 305,034,496	70%	\$ 328,649,162	70%	\$ 358,067,200	72%	\$ 389,327,000	71%
Developer fees	\$ 22,505,015	5%	\$ 20,731,007	4%	\$ 28,176,284	6%	\$ 23,538,000	4%
Services fees	\$ 1,040,051	0%	\$ 1,097,152	0%	\$ 1,375,762	0%	\$ 1,377,000	0%
Philanthropy	\$ 53,007,481	12%	\$ 50,216,902	11%	\$ 34,055,257	7%	\$ 36,753,000	7%
Capital grants	\$ 22,079,320	5%	\$ 22,557,180	5%	\$ 2,770,792	1%	\$ 12,210,000	2%
Consulting	\$ 395,438	0%	\$ 709,179	0%	\$ 709,075	0%	\$ 852,000	0%
Interest	\$ 5,931,663	1%	\$ 13,795,890	3%	\$ 22,647,749	5%	\$ 21,114,000	4%
Other	\$ 24,583,383	6%	\$ 29,063,279	6%	\$ 48,718,774	10%	\$ 65,697,000	12%
TOTAL REVENUES	\$ 434,576,847	100%	\$ 466,819,751	100%	\$ 496,520,893	100%	\$ 550,868,000	100%
Expenses								
Salaries	\$ 132,725,593	31%	\$ 144,744,525	31%	\$ 157,171,588	32%	\$ 168,964,000	31%
General and admin	\$ 39,303,176	9%	\$ 36,681,324	8%	\$ 39,879,584	8%	\$ 47,332,000	9%
Professional services	\$ 12,637,636	3%	\$ 14,474,129	3%	\$ 14,658,327	3%	\$ 21,908,000	4%
Depreciation and amortization	\$ 152,174,997	35%	\$ 156,262,943	33%	\$ 170,921,779	34%	\$ 178,254,000	32%
Grants	\$ 2,301,142	1%	\$ 13,166,898	3%	\$ 13,070,919	3%	\$ 2,406,000	0%
Facility	\$ 114,117,976	26%	\$ 125,913,144	27%	\$ 132,907,385	27%	\$ 143,756,000	26%
Interest and fees	\$ 59,178,593	14%	\$ 66,551,370	14%	\$ 75,173,397	15%	\$ 82,342,000	15%
Bad debts	\$ 3,810,783	1%	\$ 6,886,126	1%	\$ 10,453,270	2%	\$ 7,087,000	1%
Project expenses	\$ 285,903	0%	\$ 543,711	0%	\$ 1,098,007	0%	\$ 199,000	0%
(Gain) loss on sale of assets	\$ 2,901,419	1%	\$ (900,955)	0%	\$ (17,371,368)	-3%	\$ (4,744,000)	-1%
(Earnings)/loss on investment in unconsolidated entities	\$ (1,111,890)	0%	\$ 336,180	0%	\$ 18,208	0%	\$ (44,000)	0%
Provision for impaired assets	\$ -	0%	\$ -	0%	\$ 7,201,018	1%	\$ -	0%
Total Expenses	\$ 518,325,328	119%	\$ 564,659,395	121%	\$ 605,182,114	122%	\$ 647,460,000	118%
Total Change in Net Assets	\$ (83,748,481)		\$ (97,839,644)		\$ (108,661,221)		\$ (96,592,000)	
Temporarily Restricted Income								
Contributions	\$ 184,189,016	42%	\$ 192,218,716	41%	\$ 149,810,677	30%	\$ 261,584,000	47%
Other transfers	\$ (824,654)	0%	\$ -	0%	\$ -	0%	\$ -	0%
Syndication	\$ (1,177,120)	0%	\$ (1,085,502)	0%	\$ (1,503,657)	0%	\$ (1,012,000)	0%
Distributions	\$ (932,476)	0%	\$ (260,673)	0%	\$ (875,980)	0%	\$ (2,661,000)	0%
TOTAL RESTRICTED INCOME	\$ 181,254,766	42%	\$ 190,872,541	41%	\$ 147,431,040	30%	\$ 257,911,000	47%
CHANGE IN NET ASSETS	\$ 97,506,285	22%	\$ 93,032,897	20%	\$ 38,769,819	8%	\$ 161,319,000	29%
Net Assets, beginning of year	\$ 1,260,166,645		\$ 1,357,672,930		\$ 1,450,705,827		\$ 1,489,475,646	
Net Assets, end of year	\$ 1,357,672,930		\$ 1,450,705,827		\$ 1,489,475,646		\$ 1,650,794,646	
Ratios								
Profit Margin		22%		20%		8%		29%
Growth in Total Revenue				7%		6%		11%
Growth in Total Expenses				9%		7%		7%

Mercy Housing Inc

Cash Flow Statement

	Audited Consolidated 12/31/2022	Audited Consolidated 12/31/2023	Audited Consolidated 12/31/2024	Unaudited Consolidated 12/31/2025
Operating Activities				
Change in net assets	\$ (83,748,481)	\$ (97,839,644)	\$ (108,661,221)	\$ -
Forgiveness of debt	\$ (2,252,891)	\$ (1,001,361)	\$ (6,593,427)	\$ -
(Gain) loss on sale of assets	\$ 2,901,419	\$ (900,955)	\$ (17,371,368)	\$ -
Depreciation and amortization	\$ 152,174,997	\$ 156,262,943	\$ 170,921,779	\$ -
Amortization of debt issuance costs	\$ 2,614,638	\$ 3,675,166	\$ 2,835,302	\$ -
Deferred loan origination fees	\$ (357,494)	\$ 188,513	\$ 218,475	\$ -
Current and expected credit losses	\$ (69,995)	\$ (4,747)	\$ (1,398,944)	\$ -
Bad debts	\$ 3,740,788	\$ 6,886,126	\$ 10,453,270	\$ -
Equity in (earnings) loss from investments in unconsolidated entities	\$ (1,111,890)	\$ 336,180	\$ 18,208	\$ -
Unrealized loss on fair value measurements	\$ (3,449,740)	\$ 5,443,498	\$ 2,177,065	\$ -
Amortization of prepaid ground lease	\$ 274,658	\$ 281,793	\$ 328,423	\$ -
Accounts receivable	\$ (11,737,289)	\$ (7,764,488)	\$ (6,162,311)	\$ -
Grants receivable	\$ 619,634	\$ (4,015,312)	\$ 4,471,396	\$ -
Pledges receivable	\$ (5,232,800)	\$ 4,197,495	\$ 6,138,065	\$ -
Prepaid expenses and other assets	\$ 1,459,451	\$ (578,230)	\$ (591,562)	\$ -
Accounts payable	\$ 9,474,239	\$ (4,569,420)	\$ (3,943,178)	\$ -
Accrued interest payable	\$ 12,139,753	\$ 17,976,265	\$ 21,173,151	\$ -
Lease liability	\$ (9,648,659)	\$ 1,402,148	\$ 88,467	\$ -
Deferred revenue	\$ 5,817,224	\$ 5,740,207	\$ 13,220,905	\$ -
Other liabilities	\$ (12,225,977)	\$ 1,834,813	\$ 819,080	\$ -
Security deposit liability	\$ 696,156	\$ 223,171	\$ 920,839	\$ -
Grant revenue recognized	\$ -	\$ -	\$ (2,288,313)	\$ -
Provisions for impaired assets	\$ -	\$ -	\$ 7,201,018	\$ -
Net cash provided by (used in) operating activities	\$ 62,077,741	\$ 87,774,161	\$ 93,975,119	\$ -
Investing Activities				
Investments in property and equipment	\$ (334,399,817)	\$ (426,026,009)	\$ (578,283,470)	\$ -
Net change in restricted cash, reserves and investments	\$ (3,823,391)	\$ (35,347,484)	\$ (57,610,685)	\$ -
Net sale (purchase) of stock	\$ (183,500)	\$ 172,000	\$ 280,700	\$ -
Net change in investments in partnerships in unconsolidated entities	\$ 849,158	\$ (6,165,990)	\$ 167,075	\$ -
Grant funds received for capital assets	\$ -	\$ -	\$ 26,362,084	\$ -
Proceeds from the sale of property and equipment	\$ -	\$ -	\$ 17,395,877	\$ -
Loans receivable advances	\$ (41,025,704)	\$ (37,995,398)	\$ (44,272,315)	\$ -
Loans receivable repayments	\$ 16,923,913	\$ 21,657,887	\$ 43,297,732	\$ -
Payment of tax credit fees	\$ (741,105)	\$ (1,773,441)	\$ (1,851,885)	\$ -
Net change in endowment	\$ (6,172,323)	\$ (702,747)	\$ (1,679,532)	\$ -
Net cash used in investing activities	\$ (368,572,769)	\$ (486,181,182)	\$ (596,194,419)	\$ -
Financing Activities:				
Proceeds from notes payable	\$ 398,738,070	\$ 571,879,379	\$ 574,640,812	\$ -
Principal payments on notes payable	\$ (234,017,861)	\$ (336,693,243)	\$ (196,597,964)	\$ -
Debt issuance costs	\$ (11,148,233)	\$ (12,013,166)	\$ (11,437,617)	\$ -
Capital contributions from investor partners	\$ 184,189,016	\$ 192,218,716	\$ 149,810,677	\$ -
Distributions paid to investor limited partners	\$ (932,476)	\$ (260,673)	\$ (875,980)	\$ -
Syndication costs	\$ (1,177,120)	\$ (1,085,502)	\$ (1,503,657)	\$ -
Net cash provided by financing activities	\$ 335,651,396	\$ 414,045,511	\$ 514,036,271	\$ -
Net increase (decrease) in cash	\$ 29,156,368	\$ 15,638,490	\$ 11,816,971	\$ -
Cash, beginning of year	\$ 303,347,500	\$ 332,503,868	\$ 348,142,358	\$ -
Cash, end of year	\$ 332,503,868	\$ 348,142,358	\$ 359,959,329	\$ -
Supplemental disclosure of cash flow information:				
Cash paid for interest	\$ 43,164,276	\$ 41,709,093	\$ 47,833,492	\$ -
Supplemental disclosure of non-cash investing and financing activities:				
Initial right-of-use asset and lease liability	\$ -	\$ -	\$ -	\$ -
Transfers of loans to other real estate owned	\$ -	\$ -	\$ -	\$ -
Transfer of reserves from liability	\$ -	\$ -	\$ -	\$ -
Transfer of real estate and development	\$ -	\$ -	\$ -	\$ -
Reclassification of property and equipment to debt issuance costs	\$ -	\$ -	\$ -	\$ -
Accounts payable included in deferred fees	\$ -	\$ -	\$ -	\$ -
Increase in right-of-use assets and operating lease liabilities	\$ -	\$ -	\$ -	\$ -
Reclassification of prepaid ground lease to right-of-use assets	\$ -	\$ -	\$ -	\$ -
Cash, cash equivalents, and restricted cash:				
Cash and cash equivalents	\$ 108,414,976	\$ 124,246,579	\$ 113,195,012	\$ -
Restricted reserves and deposits	\$ 224,088,892	\$ 223,895,779	\$ 246,764,317	\$ -
	\$ 332,503,868	\$ 348,142,358	\$ 359,959,329	\$ -