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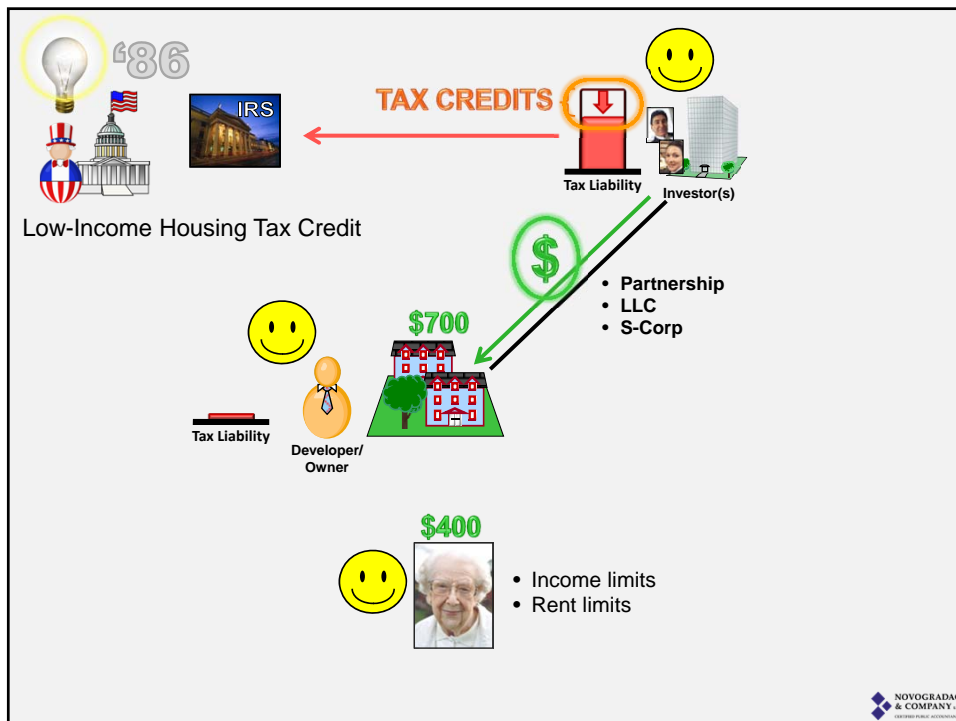
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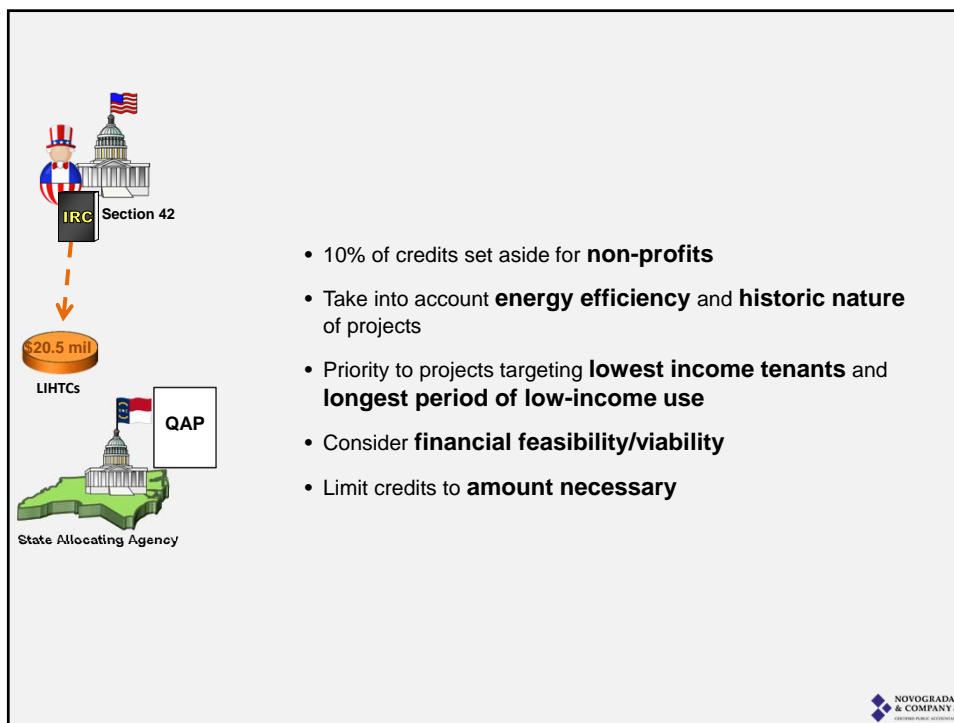
Novogradac Podcasts

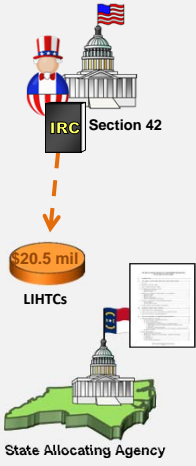
Introduction to Low-Income Housing Tax Credit Handbook

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NOVOGRADAC & COMPANY



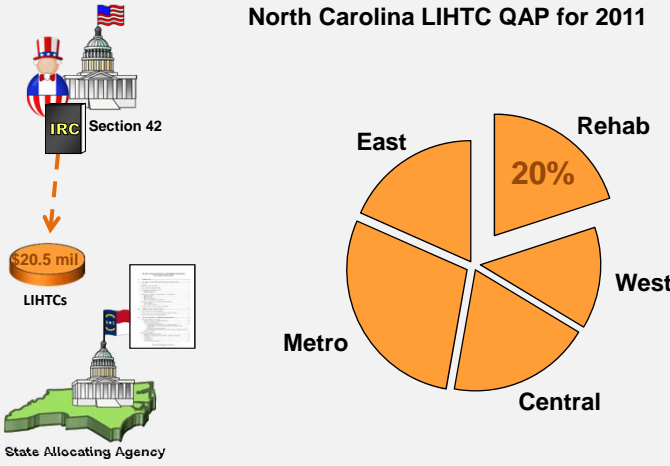




North Carolina LIHTC QAP for 2011

- A. SITE EVALUATION AND MARKET ANALYSIS
 - (i) Neighborhood Characteristics
 - (ii) Surrounding Land Uses
 - (iii) Amenities
 - (iv) Site Suitability and Building Location
- B. RENT AFFORDABILITY
- C. PROJECT DEVELOPMENT COSTS AND RPP LIMITATIONS
- D. CAPABILITY OF THE PROJECT TEAM
- E. UNIT MIX AND PROJECT SIZE
- ETC...

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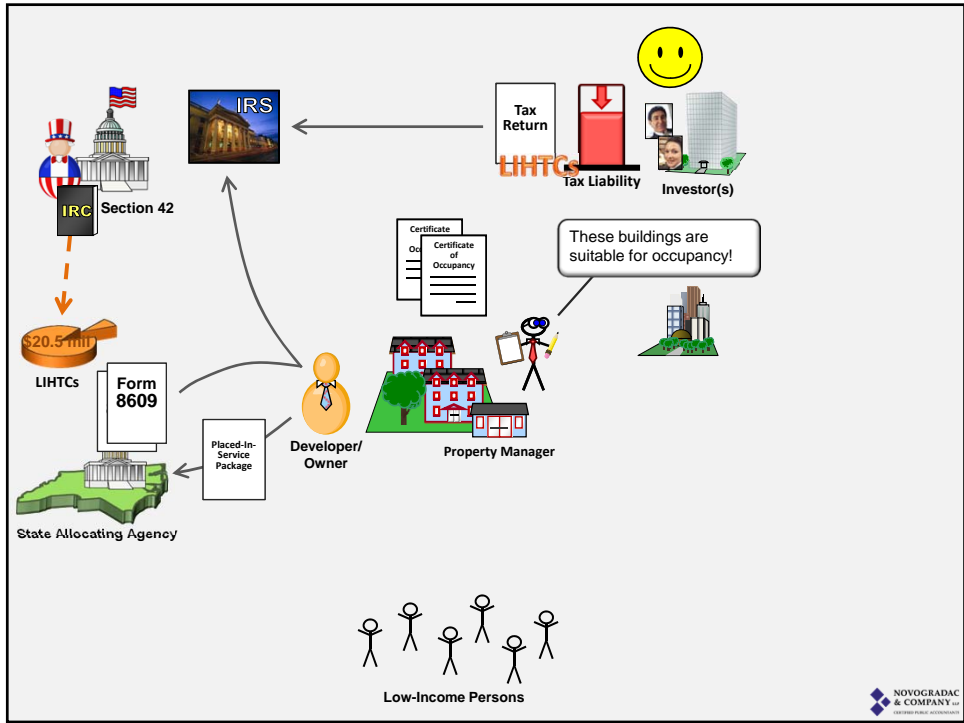
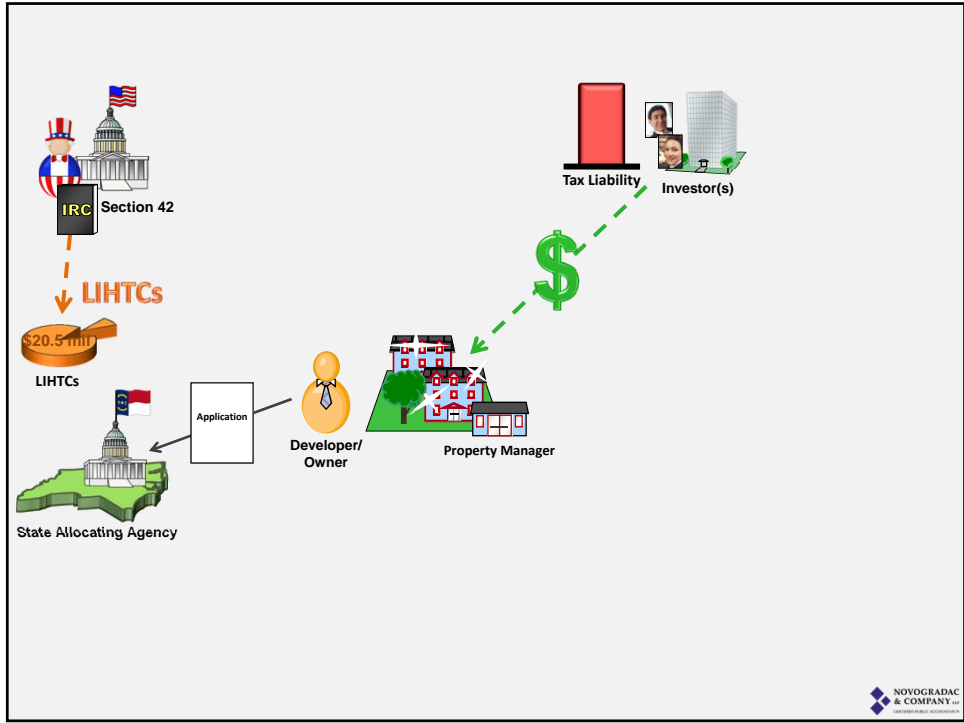


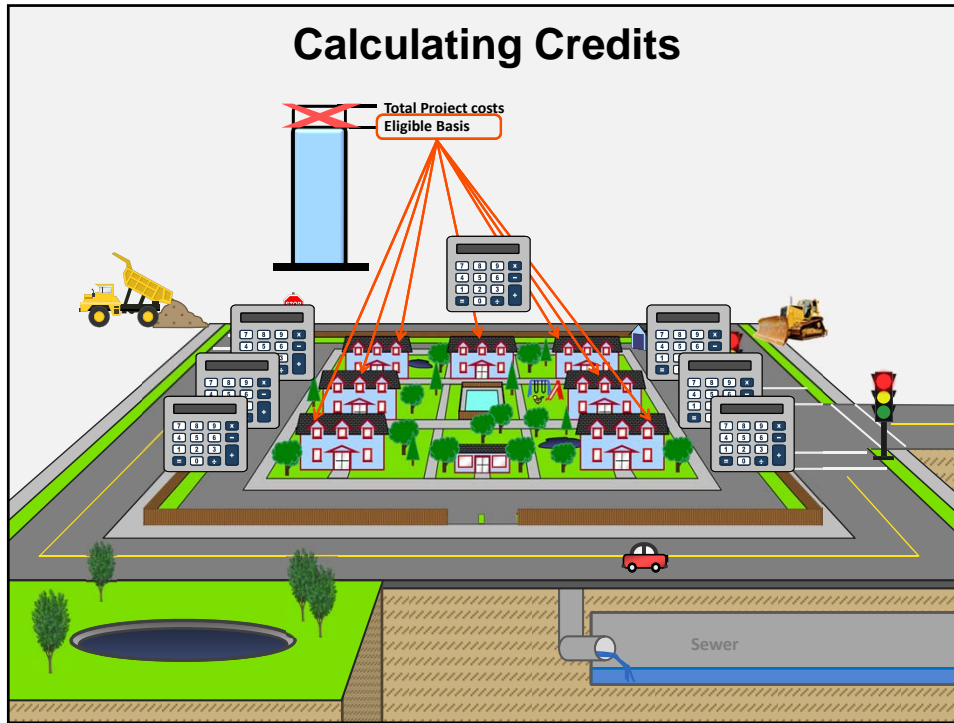
North Carolina LIHTC QAP for 2011

Unit Mix:

- Rehab: 20%
- Metro
- East
- Central
- West


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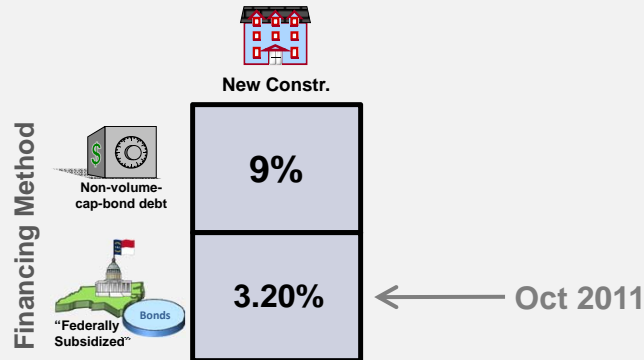


Calculating Credits

Eligible basis	1,000,000
<u>x DDA/QCT</u>	<u>x 130%</u>
EB adj for DDA/QCT	1,300,000
<u>x Applicable fraction</u>	<u>x 95%</u>
Qualified basis	1,235,000
<u>x Tax credit percentage</u>	<u>x 9%</u>
Annual LIHTCs	111,150
<u>x Ten years</u>	<u>x 10</u>
Total LIHTCs	1,111,500
<u>x Limited partner %</u>	<u>x 99.99%</u>
Total limited partner credits	1,111,389
<u>x Price per credit</u>	<u>x 0.85</u>
Equity contributions	944,680



Calculating Credits



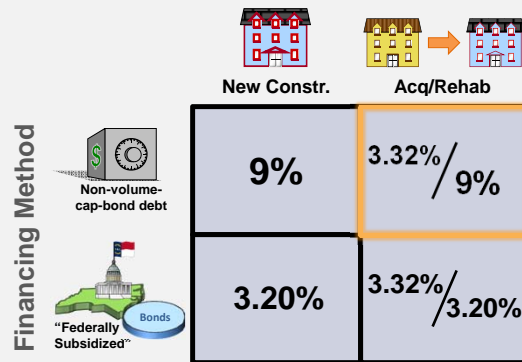
Calculating Credits

Eligible basis	1,000,000		Financed in part w/ tax-exempt bonds
<u>x DDA/QCT</u>	<u>x 130%</u>		
EB adj for DDA/QCT	1,300,000		
<u>x Applicable fraction</u>	<u>x 95%</u>		
Qualified basis	1,235,000		
<u>x Tax credit percentage</u>	<u>x 9%</u>	<u>x 3.20%</u>	
Annual LIHTCs	111,150	39,520	
<u>x Ten years</u>	<u>x 10</u>	<u>x 10</u>	
Total LIHTCs	1,111,500	395,200	
<u>x Limited partner %</u>	<u>x 99.99%</u>	<u>x 99.99%</u>	
Total limited partner credits	1,111,389	395,160	
<u>x Price per credit</u>	<u>x 0.85</u>	<u>x 0.85</u>	
Equity contributions	944,680	335,886	



Calculating Credits

Construction Method



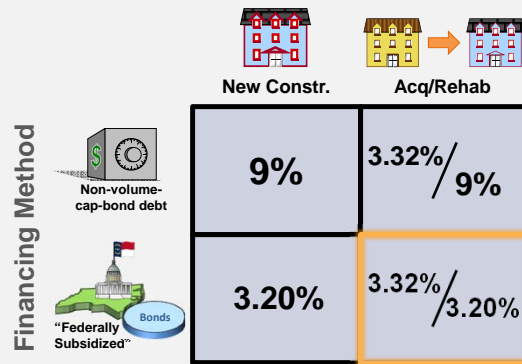
Calculating Credits

	Acquisition	Rehab
Eligible basis	500,000	500,000
x DDA/QCT	x 100%	x 130%
EB adj for DDA/QCT	500,000	650,000
x Applicable fraction	x 95%	x 95%
Qualified basis	475,000	617,500
x Tax credit percentage	x 3.32%	x 9%
Annual LIHTCs	15,770	55,575
x Ten years	x 10	x 10
Total LIHTCs	157,700	555,750
x Limited partner %	x 99.99%	x 99.99%
Total limited partner credits	157,684	555,694
	↔ 713,378 ↔	
x Price per credit	x 0.85	
Equity contributions	\$ 606,372	



Calculating Credits

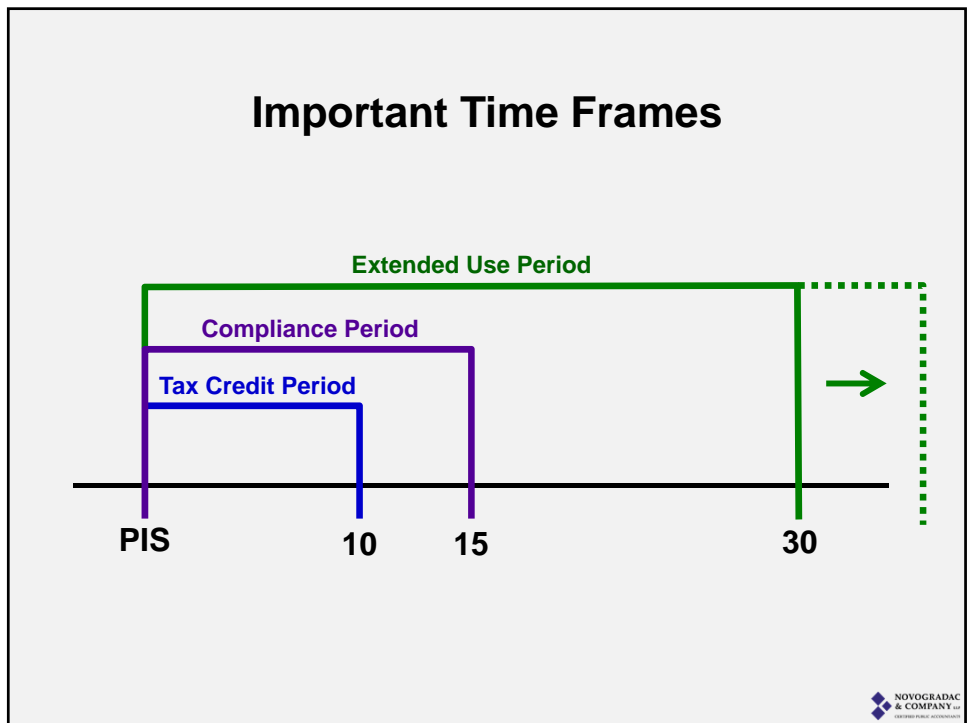
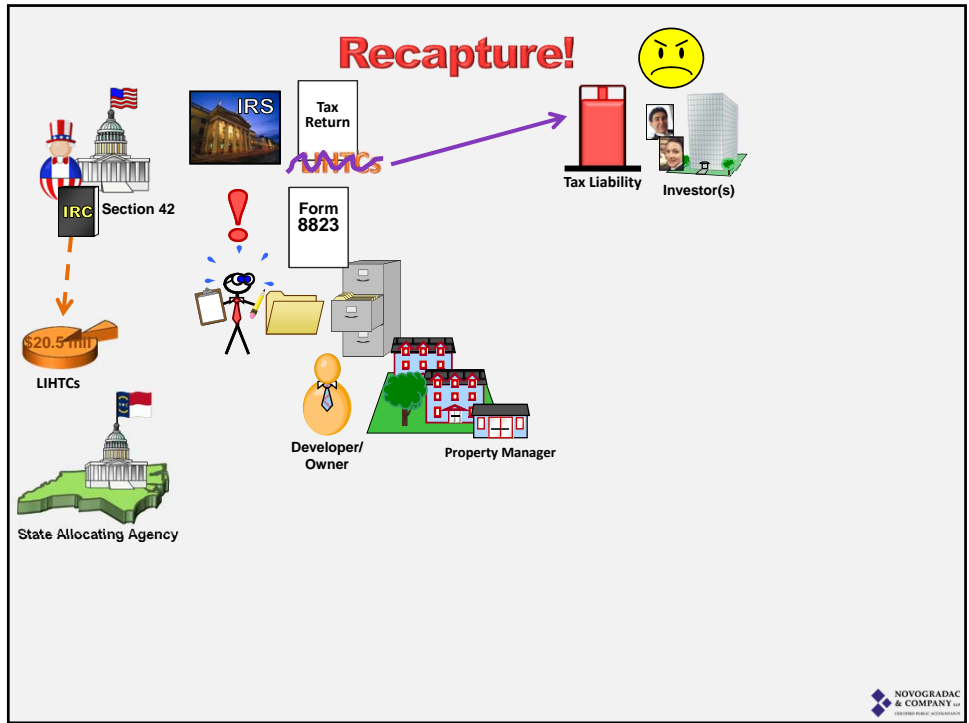
Construction Method

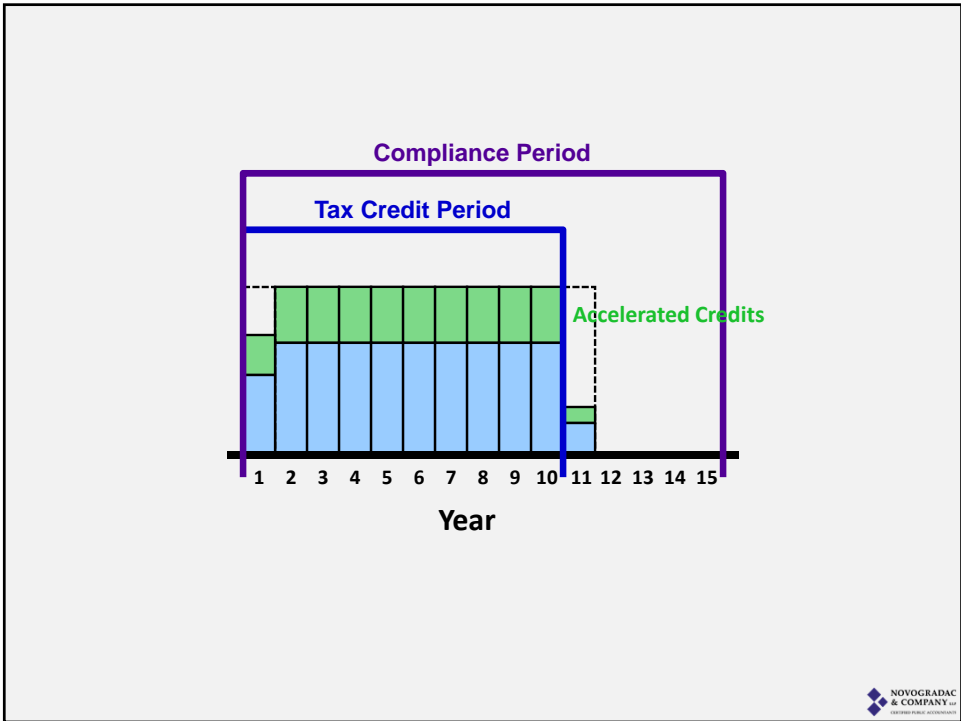
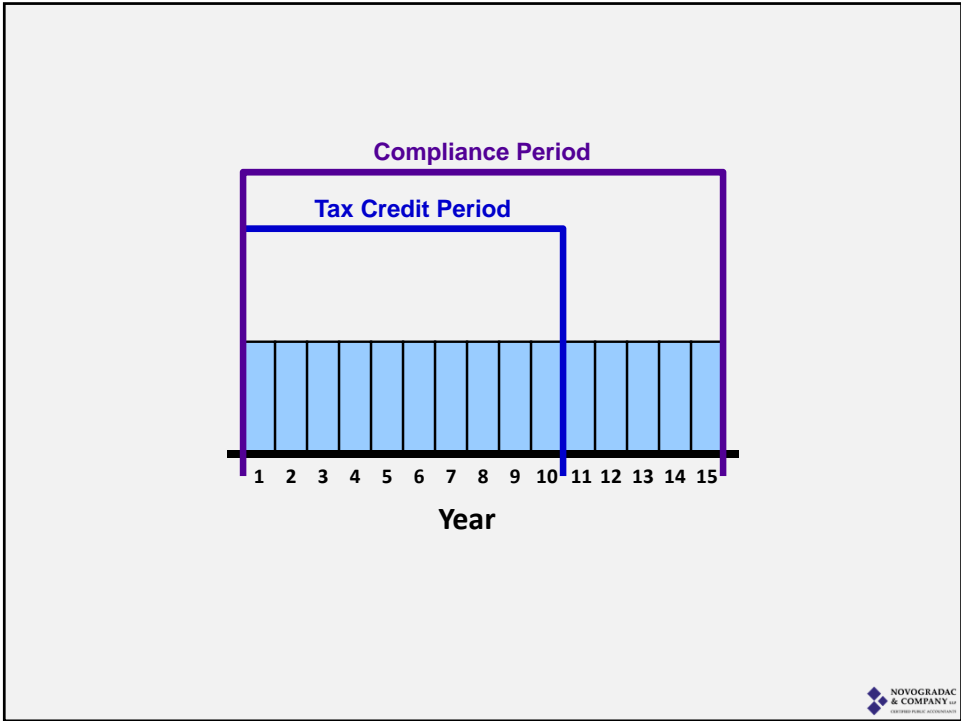


Calculating Credits

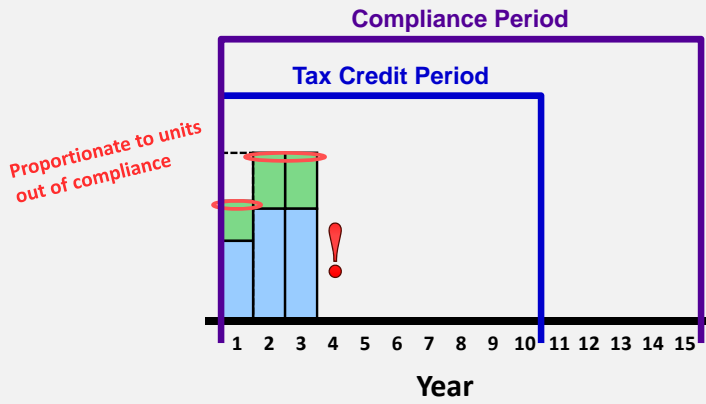
	Acquisition	Rehab
Eligible basis	500,000	500,000
x DDA/QCT	x 100%	x 130%
EB adj for DDA/QCT	500,000	650,000
x Applicable fraction	x 95%	x 95%
Qualified basis	475,000	617,500
x Tax credit percentage	x 3.32%	x 3.20%
Annual LIHTCs	15,770	19,760
x Ten years	x 10	x 10
Total LIHTCs	157,700	197,600
x Limited partner %	x 99.99%	x 99.99%
Total limited partner credits	157,684	197,580
	↔ 355,264 ↔	
x Price per credit	x 0.85	
Equity contributions	\$ 301,974	







Credit Recapture



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