

## Asset Management Data Map

SEARCH	Partnership Agreements	Loan Documents	Regulatory Agreements	Budget	Program Guidelines	Subsidy Guidelines	Subsidy Contracts	Title	Ground Lease	Marketing Plan	Operation and Investment Pro Formas
<b>STRUCTURE OF OWNERSHIP DOCUMENTS</b>	<b>X</b>										
<b>Ownership Relationships</b>											
-General Partner, Co-General Partner											
-Managing General Partner											
-Limited Partner											
-Special Limited Partner											
-Successor Partners: Residents											
<b>Owner Liabilities, Warranties and Risk</b>	<b>X</b>										
-Construction											
-Compliance											
-Recapture											
-Loan Guarantees											
-Operating Deficit Loans											
-Investor Losses											
-General Liability											
-Fiduciary Responsibilities											
<b>Ownership Fees and Incentives</b>	<b>X</b>										
-Pre-paid fees in basis											
-Fees in budget											
-Fees paid from cash flow											
-Accounting and service fees											
-Accrual of developer fees											
<b>Capital Contributions</b>	<b>X</b>										
-Timing and conditions of investor capital contributions											
-Adjusters to capital contributions (construction or lease-up delays)											
<b>Limited Partner Rights</b>	<b>X</b>										
-Approvals: expenditures; change of management agent, accountant or other key team members, etc.											
-Conditions under which General Partner can be replaced											

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<b>STRUCTURE OF DEBT</b>		X		X							
-Term											
-Interest Rates											
-Balloons											
-Payment Requirements											
<b>REPORTING REQUIREMENTS</b>	X	X	X								
-Investor Reports											
-Lender Reports											
-Regulatory and Oversight Agencies and their requirements											
<b>COMPLIANCE</b>	X	X	X		X	X		X	X		
-Rent Subsidy											
-LIHTC											
-Other public or private funding source requirements											
-Programmatic issues (e.g. special needs populations)											
-Deed and use restrictions											
<b>UNDERWRITING AND OPERATING ASSUMPTIONS</b>										X	X
-Projected rent and income, including rent increases											
-Projected expenses											
-Projected capital needs											
-Projected replacement reserves											
-Projected profits and losses											
-Projected occupancy rate											
-Projected turnover rate											
<b>CASH FLOW EXPECTATIONS</b>	X		X								
-Definition of cash flow											
-Operating Expenses											
-Other allowable expenses											
-Contingent liabilities											
-Uses of any available cash flow after paying expenses and debt service											

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<b>CLIFFS</b>		X					X				
-Loan terms											
-Balloons											
-Subsidy contracts, renewal terms											
-Contract options											
<b>DISPOSITION</b>	X										
-Buy out terms											
-Sources of funds											