

MJH Education Assistance Illinois IV  
Annualized Cash Flow Projections - Series A & B  
9/12/2014

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
	Budget	3% Escalation	3% Escalation	3% Escalation	3% Escalation	3% Escalation	3% Escalation	3% Escalation	3% Escalation	3% Escalation	3% Escalation	3% Escalation
<i>Pledge Revenue Fund Summary - Trustee</i>												
Following June 2010 & 2011 Principal Payments	\$102,226											
Retail Tenants	\$55,275											
August 15, 2014 Student Payments for FY14-15 Agreements	<u>\$1,871,000</u>											
Funds held by Trustee as of 9/8/14 (Note 1)	\$2,028,501											
Operation Expense Reserve - 2 Mos. (Note 2)	(509,586)											
Additional Trustee Reserve (Note 2)	<u>(50,000)</u>											
Net Cash - Pledged Revenue Fund - 9/8/14	\$1,468,915											
<i>Fiscal Year Projected NOI</i>												
Projected Revenue (Note 3) *	7,778,200	7,993,940	8,233,759	8,480,771	8,735,194	8,997,250	9,267,168	9,545,183	9,831,538	10,126,484	10,430,279	10,743,187
Projected Expense Increase: 4% / Yr. - (Note 4)	<u>(2,985,332)</u>	<u>(3,110,631)</u>	<u>(3,221,577)</u>	<u>(3,336,961)</u>	<u>(3,456,960)</u>	<u>(3,581,759)</u>	<u>(3,711,550)</u>	<u>(3,846,533)</u>	<u>(3,986,915)</u>	<u>(4,132,913)</u>	<u>(4,284,750)</u>	<u>(4,442,661)</u>
Projected NOI (See Collection Schedule)	4,792,868	4,883,309	5,012,182	5,143,810	5,278,234	5,415,491	5,555,617	5,698,650	5,844,623	5,993,572	6,145,529	6,300,526
Less: Funds from August 15 Payments	(1,871,000)											
Projected FY14-15 Student Collections	\$2,921,868											
Funds Anticipated for Distribution during FY (Note 8)	\$4,390,783	\$4,883,309	\$5,012,182	\$5,143,810	\$5,278,234	\$5,415,491	\$5,555,617	\$5,698,650	\$5,844,623	\$5,993,572	\$6,145,529	\$6,300,526
Series A Bi-Annual Interest Payment due Dec 1	(1,371,566)	(1,311,691)	(1,279,441)	(1,202,853)	(1,117,741)	(1,071,678)	(1,027,428)	(981,053)	(932,303)	(881,053)	(827,303)	(769,519)
Series A Bi-Annual Interest Payment due June 1	<u>(1,371,566)</u>	<u>(1,311,691)</u>	<u>(1,279,441)</u>	<u>(1,202,853)</u>	<u>(1,117,741)</u>	<u>(1,071,678)</u>	<u>(1,027,428)</u>	<u>(981,053)</u>	<u>(932,303)</u>	<u>(881,053)</u>	<u>(827,303)</u>	<u>(769,519)</u>
Amount Available After Interest Payments (Note 5)	1,647,652	2,259,928	2,453,300	2,738,104	3,042,753	3,272,135	3,500,761	3,736,543	3,980,017	4,231,465	4,490,923	4,761,489
<i>Series A - Unpaid Principal</i>												
June 1, 2012	(1,170,000)											
June 1, 2013	(1,225,000)											
June 1, 2014	<u>(1,290,000)</u>											
Total Unpaid Principal	(3,685,000)	(3,392,348)	(2,562,420)	(1,614,120)	(466,015)	0	0	0	0	0	0	0
Remaining Unpaid Principal	<u>(\$2,037,348)</u>	<u>(\$1,132,420)</u>	<u>(\$109,120)</u>	<u>\$1,123,985</u>	<u>\$2,576,738</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Principal Amount Due Each June 1 (Note 6)	<u>(1,355,000)</u>	<u>(1,430,000)</u>	<u>(1,505,000)</u>	<u>(1,590,000)</u>	<u>(1,675,000)</u>	<u>(1,770,000)</u>	<u>(1,855,000)</u>	<u>(1,950,000)</u>	<u>(2,050,000)</u>	<u>(2,150,000)</u>	<u>(2,255,000)</u>	<u>(2,375,000)</u>
Cumulative Outstanding Series A Principal	<u>(3,392,348)</u>	<u>(2,562,420)</u>	<u>(1,614,120)</u>	<u>(466,015)</u>	<u>901,738</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Amount Available After Series A P&I Payments						1,502,135	1,645,761	1,786,543	1,930,017	2,081,465	2,235,923	2,386,489
<i>Series B Unpaid Principal and Interest</i>												
Bi-Annual Interest Payment						(570,394)	(547,894)	(524,394)	(499,644)	(473,644)	(446,394)	(415,488)
Principal Amount Due Each June 1						(450,000)	(470,000)	(495,000)	(520,000)	(545,000)	(575,000)	(605,000)
Accrued Principal & Interest						<u>(11,247,903)</u>	<u>(9,864,425)</u>	<u>(9,236,557)</u>	<u>(8,469,408)</u>	<u>(7,559,035)</u>	<u>(6,496,213)</u>	<u>(5,281,684)</u>
Unpaid A & B Principal (Note 7)	<u>(\$3,392,348)</u>	<u>(\$2,562,420)</u>	<u>(\$1,614,120)</u>	<u>(\$466,015)</u>	<u>\$901,738</u>	<u>(\$9,864,425)</u>	<u>(\$9,236,557)</u>	<u>(\$8,469,408)</u>	<u>(\$7,559,035)</u>	<u>(\$6,496,213)</u>	<u>(\$5,281,684)</u>	<u>(\$3,915,683)</u>

*Sensitivity Analysis - Expenses at 4% Annual Increase*

Projected Revenue Escalation at 1%	(3,392,348)	(2,856,127)	(2,427,653)	(2,120,580)	(1,880,235)	(1,779,120)	(1,811,421)	(1,991,516)	(2,328,983)	(2,828,606)	(3,500,387)	(4,364,553)
Projected Revenue Escalation at 2%	(3,392,348)	(2,649,399)	(1,869,756)	(976,020)	47,469	(11,157,194)	(11,066,569)	(10,940,080)	(10,778,632)	(10,578,029)	(10,344,228)	(10,082,871)
Projected Revenue Escalation at 4%	(3,392,348)	(2,475,441)	(1,356,744)	50,911	(9,340,445)	(8,402,422)	(7,210,049)	(5,763,142)	(4,050,369)	(2,054,737)	231,181	2,815,729
Projected Revenue Escalation at 5%	(3,392,348)	(2,388,463)	(1,097,628)	574,812	(8,451,117)	(7,038,496)	(5,253,259)	(3,085,528)	(513,641)	2,490,401	5,945,741	9,873,200

Note 1: Cash balance provided by Trustee.

Note 2: Operational reserve and additional reserve held by the Trustee.

Note 3: Projected Revenue 2014-15 occupancy based on 98% occupancy, thereafter 93%.

Note 4: Expenses escalated 4% year over year and includes Owner related expenses.

Note 5: Analysis does not consider amounts due to replenish the debt service reserve fund, reserve fund or such other funds as may be required.

Note 6: Projections represent estimates, were prepared at the request of one or more bondholders, and do not reflect payment priorities as may be required under the loan agreement.

Note 7: Represents the sum of Net Cash held in Pledged Revenue Fund and Projected FY14-15 Student Collections

<i>FY14-15 Collection and Payment Schedule &amp; Revenue</i>		
* Collection Date	Payment Schedule	Estimated Amt
August 15th	Regular	1,957,915
October 1st	Financial Aid	761,050
December 15th	Regular	1,175,269
January 15th	Financial Aid	995,484
April 1st	Regular / FA	1,827,912
June 1st	Regular	356,469
		<u>\$7,074,099</u>
Ancillary & Parking Revenue		265,900
Termination Fees		75,000
Retail Space Net Rent		<u>363,201</u>
Total Projected FY14-15 Revenue		\$7,778,200