

HOW IT WORKS

IDEALLY, LAND IS DONATED TO THE CLT

 Land Value is deducted from the full market value after construction

HSCLT USES APPRAISAL-BASED FORMULA



HOW IT WORKS

OCB EXAMPLE

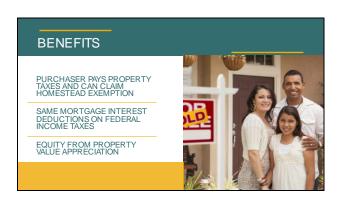
PHASE 1 TOWNHOMES

- Land Purchase Price = \$515,000 (~ \$17,167 per Townhouse)
- HSCLT Provides \$17,500 Sellers Credit
- Monthly ground lease fee = \$50









SAMPLE RESALE FORMULA CALCULATION				
Appraised Value of Land Appraised Value of House Total Appraised Value		\$ 33,000 \$190,000 \$223,000	\$190,000	
Homebuyer's MORTGAGE Sales Price to Value Ratio		\$170,000 76.2%	\$170,000 (ex. DPA of \$20,000)	
**** (THENFamily decides to self after 10 years) ****				
Total Appraised Value After 10 Years Minus Initial Appraised Value Appreciation in Market Value	\$300,000 <u>\$223,000</u> \$ 77,000	MAXIMUM RE Homeowner's Homeowner's MAXIMUM RE	Purchase Price Share of the Appreciation	\$170,000 + <u>\$ 14,668</u> \$184,668
CALCULATION Appreciation in Market Value Purchase Price to Value Ratio	\$77,00 × 0.782 \$58.674	AF.	65-1	
Times Shared Appreciation Factor HOMEOWNER'S SHARE OF THE APPR	x 0.25	R		

