

EXHIBIT D – PEARL LOFTS RENT SCHEDULE

Rent Roll - 30% affordable units @ 80% of AMFI											
Unit Type	No. Units	Bedrooms	Unit Size			Mthly Rent/SF	Mthly Rent	Annual Rent	Rentable SF	Gross SF	
A-1	32	1	648	\$	1,490.00	\$	2.30	\$ 47,680.00	\$ 572,160	20,736	25,625
Affordable A-1	17	1	648	\$	1,163.75	\$	1.80	\$ 19,783.75	\$ 237,405	11,016	13,613
A-1c	3	1	643	\$	1,460.00	\$	2.27	\$ 4,380.00	\$ 52,560	1,929	2,384
A-1d	1	1	643	\$	1,460.00	\$	2.27	\$ 1,460.00	\$ 17,520	643	795
A-2	10	1	720	\$	1,565.00	\$	2.17	\$ 15,650.00	\$ 187,800	7,200	8,898
Affordable A-2	3	1	720	\$	1,163.75	\$	1.62	\$ 3,491.25	\$ 41,895	2,160	2,669
A-3	3	1	656	\$	1,505.00	\$	2.29	\$ 4,515.00	\$ 54,180	1,968	2,432
Affordable A-3	1	1	656	\$	1,163.75	\$	1.77	\$ 1,163.75	\$ 13,965	656	811
A-4	4	1	656	\$	1,505.00	\$	2.29	\$ 6,020.00	\$ 72,240	2,624	3,243
A-4b	1	1	628	\$	1,450.00	\$	2.31	\$ 1,450.00	\$ 17,400	628	776
Affordable A4b	2	1	628	\$	1,163.75	\$	1.85	\$ 2,327.50	\$ 27,930	1,256	1,552
Affordable A4c	3	1	646	\$	1,163.75	\$	1.80	\$ 3,491.25	\$ 41,895	1,938	2,395
B-1	3	2	1,120	\$	2,325.00	\$	2.08	\$ 6,825.00	\$ 83,700	3,360	4,152
Affordable B-1	1	2	1,120	\$	1,496.25	\$	1.34	\$ 1,496.25	\$ 17,955	1,120	1,384
B-2	3	2	1,196	\$	2,370.00	\$	1.98	\$ 7,110.00	\$ 85,320	3,588	4,434
Affordable B-2	1	2	1,196	\$	1,496.25	\$	1.18	\$ 1,496.25	\$ 17,955	1,196	1,478
B-3	3	2	1,267	\$	2,525.00	\$	1.99	\$ 7,485.00	\$ 90,900	3,801	4,697
Affordable B-3	1	2	1,267	\$	1,496.25	\$	1.18	\$ 1,496.25	\$ 17,955	1,267	1,566
B-4	3	2	1,264	\$	2,525.00	\$	1.99	\$ 7,575.00	\$ 90,900	3,792	4,686
Affordable B-4	1	2	1,264	\$	1,496.25	\$	1.18	\$ 1,496.25	\$ 17,955	1,264	1,562
B-5	4	2	1,320	\$	2,625.00	\$	1.99	\$ 10,500.00	\$ 126,000	5,280	6,525
				Avg Mthly Rent		Rent Per SF					
Total Units	100		774	\$	1,571	2.03	\$ 157,133	\$ 1,885,590	77,422	95,677	

UNIT SUMMARY

	MARKET	AFFORDABLE
1 BEDROOM	14	26
2 BEDROOM	16	4
	70	30

Rent Schedule shows 2021 Rent Limits and Utility Allowances. Rent Limits and Utility Allowances are expected to change annually.