

# CITY OF SOUTH SAN FRANCISCO AFFORDABLE HOUSING ANALYSIS

INPUTS							
<b>UNIT ADDRESS:</b>		<i>2230 Gellert Boulevard, Unit 3209</i>					
<b>INCOME LIMIT TO QUALIFY</b>	Income Limit to Qualify		100%	<b>HOUSING COSTS</b>	Monthly HOA Fees		\$ 528
	Household Income to Qualify		\$ 167,950		Mortgage Interest Rate <sup>1</sup>		7.171%
	Calculated Income	100%	\$ 167,950				
<b>HOUSEHOLD SIZE ELIGIBLE</b>	Number of Bedrooms		2	<b>AVAILABLE HOUSING EXPENSE<sup>2</sup></b>	Annual Income		\$ 58,783
	Assumed Household Size		3		Monthly Income		\$ 4,899
				<b>Market Value Comps<sup>3</sup></b>	<b>\$ 950,000</b>		

HOUSING COSTS			
		Annual	Monthly
Property Tax Estimate	1.0000%	\$ 9,500	\$ 792
Insurance	0.07%	\$ 694	\$ 58
Utility Estimate <sup>4</sup>	\$258	\$ 3,096	\$ 258
HOA Fees		\$ 6,336	\$ 528
<b>Available for Mortgage</b>		<b>\$ 39,157</b>	<b>\$ 3,263</b>

QUALIFIED AFFORDABLE MORTGAGE	
Qualified Mortgage	\$482,115.43
Down Payment	5% \$ 25,374

<b>Affordable Sales Price</b>	<b>\$507,490</b>
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