

## New York State Housing Finance Agency - 19 India Street (NY)

1 New York State Housing Finance Agency 19 India Street Housing Revenue Bonds, 2015 Series A, \$37,000,000, Dated: May 24, 2016

Series 2015A

### **Levels of Occupancy of the Project**

Fiscal Year Ended December 31, 2016

Insert Required Information

N/A Project is in the Construction Phase.

Series 2015A

### **Outstanding indebtedness of the Borrower**

Fiscal Year Ended December 31, 2016

Insert Required Information

Attachment 2 12/29/16 Letter-NYSHCR Outstanding Principal \$37,000,000

Series 2015A

### **A Narrative Explanation to Avoid Misunderstanding And to Assist the Reader in Understanding the Presentation of Financial and Operating Data Concerning the Borrower**

Fiscal Year Ended December 31, 2016

Insert Required Information

Attachment 1 - Cash \$18,780,388.36 per Trustee Account

Attachment 2 - 12/29/16 Letter-NYSHCR-Restricted Cash-Revenue Fund  
\$73,356.00

Due from Lender-Letter of Credit returned 1/2017.

**LIST OF ASSETS**

YSHFA 19 INDIA ST 2016 CONSTR  
COUNT: 3002717

PAGE: 6

AS OF 12/31/16

PAR VALUE OR SHARES MKT PRICE	ASSET DESCRIPTION CUSIP / TICKER	MARKET VALUE % OF PORTFOLIO	FED TAX COST	UNREALIZED GAIN/LOSS	ESTIMATED ANNUAL INCOME	INCOME YIELD AT MARKET
<b>PRINCIPAL PORTFOLIO</b>						
<b>CASH AND CASH EQUIVALENTS</b>						
	<b>PRINCIPAL CASH</b>	4,426,049.65 23.57 %	4,426,049.65			
<b>CASH EQUIVALENTS</b>						
14,358,000.0000 99.9730	UNITED STATES TREASURY BILLS DTD 07/28/2016 DUE 01/26/2017 912796KE8	14,354,123.34 76.43 %	14,354,338.71	215.37-	49,495	0.34 %
<b>TOTAL CASH AND CASH EQUIVALENTS</b>		18,780,172.99 100.00 %	18,780,388.36	215.37-	49,495	0.26 %
<b>PRINCIPAL PORTFOLIO TOTAL</b>		18,780,172.99 100.00 %	18,780,388.36	215.37-	49,495	0.26 %
<b>INCOME PORTFOLIO</b>						
	<b>INCOME CASH</b>	5,823.83 100.00 %	5,823.83			
<b>TOTAL ASSETS</b>		18,785,996.82 100.00 %	18,786,212.19	215.37-	49,495	0.34 %





## Homes and Community Renewal

ANDREW M. CUOMO  
Governor

JAMES S. RUBIN  
Commissioner/CEO

December 29, 2016

MP 145 West Street Venture LLC  
C/O Mack Real Estate Group  
60 Columbus Circle, 20<sup>th</sup> Floor  
New York, NY 10023

E-Mail: [whechler@urbandp.com](mailto:whechler@urbandp.com)

Re: 19 India Street

Dear Ms. Hechler:

Attached is the calculation of Bond Interest amounts that are due on January 3, 2017. Following is the Agency's wire instructions for the respective accounts. These payments should be wired for receipt on Tuesday, January 3, 2017.

Wire transfer Bond Interest in the estimated amount of \$0 to:

ABA# 022-000-046  
MFRS BUF  
A/C# 3088001950200  
A/C Name: Trust Division  
F/F/C: a/c # 3002713  
a/c name: NYSHFA 19 India St. Rev 16A  
Attn: Anthony Argenio

Wire transfer the HFA Servicing Fee of \$17,437.50:

Chase Manhattan Bank  
ABA # 021000021  
NYSHFA Account No. 573-801924  
LOCKBOX # 5345  
**IMPORTANT - Please include your 7-digit project number 113-2399 on this wire.**

If you have any questions, please call Maria Nixon at 212-872-0437.

Attachment

# Non-Investment Agreement Proceeds Report

PROJECT NAME: 19 INDIA STREET HOUSING REVENUE BONDS

INDENTURE: 2016 SERIES A

TRUSTEE: ~~Manufacturers & Traders~~ CONTACT: Mr. Anthony Argenio

D/S DATE: 01/03/2017

PRINCIPAL OUTSTANDING: 37,000,000.00

# OF DAYS: 33

TOTAL INTEREST PAYABLE: 22,184.22

SCHEDULED PRINCIPAL REDEMPTION: 0.00

## INTEREST CALCULATION DETAILS

DATE FROM:	DATE TO:	# OF DAYS	RATES	BASIS	INTEREST
12/01/2016	12/06/2016	6	0.5700	366	3,457.38
12/07/2016	12/13/2016	7	0.5800	366	4,104.37
12/14/2016	12/20/2016	7	0.6500	366	4,599.73
12/21/2016	12/27/2016	7	0.7300	366	5,165.85
12/28/2016	12/31/2016	4	0.8000	366	3,234.97
01/01/2017	01/02/2017	2	0.8000	365	1,621.92

## Account Information Transfers

### REVENUE FUND

A/C#	Face Value	Coupon	Maturity Date	Maturity Value
3002713	0.00	0.000%	/ /	0.00
		Plus: Cash Balance		69,532.17
		Plus: Transfer from CFA		5,823.83
		Available for Debt Service		75,356.00
		Less: Total Debt Service		-22,184.22
		Interest Excess/(Shortfall)		53,171.78

### CONSTRUCTION FINANCING ACCOUNT

A/C#	Face Value	Coupon	Maturity Date	Maturity Value
3002717	18,784,000.00	0.000%	12/29/2016	18,784,000.00
		Cash		2,212.19
		Total		18,786,212.19
		Less: Available Bond Proceeds		18,780,388.36
		Transfer to Revenue Fund		5,823.83

Available Bond Proceeds: Construction Financing A/C:

18,780,388.36

Approved: \_\_\_\_\_

*Michelle Okunanya*