

PUBLIC DISCLOSURES RELATING TO CONDUIT REVENUE OBLIGATIONS

Pursuant to California Government Code Section 5852.1, the borrower (the "Borrower") identified below has provided the following required information to the City of San Jose, California (the "Issuer") as conduit financing provider, prior to the Issuer's regular meeting (the "Meeting") of its City Council (the "Council") identified below at which Meeting the Council will consider the authorization of conduit revenue obligations (the "Obligations") as identified below.

1. Name of Borrower: Palm Court San Jose, L.P.
2. Issuer Meeting Date: September 17, 2019
3. Name of Obligations: Multifamily Housing Revenue Note (Palm Court Apartments)
Series 2019D
4. ☐ Private Placement Lender or Bond Purchaser, ☐ Underwriter or ☒ Financial Advisor (mark one) engaged by the Borrower provided the Borrower with the required good faith estimates relating to the Obligations as follows:
 - (A) The true interest cost of the Obligations, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for Obligations (to the nearest ten-thousandth of one percent): 3.19%.
 - (B) The finance charge of the Obligations, which means the sum of all fees and charges paid to third parties: \$ 473,899.
 - (C) The amount of proceeds received by the public body for sale of the Obligations less the finance charge of the Obligations described in subparagraph (B) and any reserves or capitalized interest paid or funded with proceeds of the Obligations: \$ 12,239,255.
 - (D) The total payment amount, which means the sum total of all payments the Borrower will make to pay debt service on the Obligations plus the finance charge of the Obligations described in subparagraph (B) not paid with the proceeds of the Obligations (which total payment amount shall be calculated to the final maturity of the Obligations): \$ 16,624,283.
5. The good faith estimates provided above were ☐ presented to the governing board of the Borrower, or ☒ presented to the official or officials or committee designated by the governing board of the Borrower to obligate the Borrower in connection with the Obligations or, in the absence of a governing board, ☐ presented to the official or officials of the Borrower having authority to obligate the Borrower in connection with the Obligations (mark one).

The foregoing estimates constitute good faith estimates only. The actual principal amount of the Obligations issued and sold, the true interest cost thereof, the finance charges thereof, the amount of proceeds received therefrom and total payment amount with respect thereto may differ from such good faith estimates due to a variety of factors. The actual interest rates borne by the Obligations and the actual amortization of the Obligations will depend on market interest rates at the time of sale thereof. Market interest rates are affected by economic and other factors beyond the control of the Borrower.

The Issuer is authorized to make this document available to the public for posting 10 days prior to the Meeting of the Issuer.

Dated: ____9/5/19____

PALM COURT SAN JOSE, L.P.,
a California limited partnership

By: Palm Court San Jose, LLC,
a California limited liability company, its
sole and managing general partner

By: EAH Inc., a California nonprofit public
benefit corporation, its managing and
sole member

By Welton Jordan
Welton Jordan, Assistant Secretary