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Low Income Purchase Assistance (LIPA) Program

Shared Appreciation Example

LAHD LIPA Loan	\$161,000
Original Home Purchase Price	\$536,666
LAHD Percentage Share of Appreciation (LAHD Loan ÷ Purchase Price)	30.00%
Future Sales Price or Appraised Value	\$800,000
Less: Original Purchase Price	<u>\$536,666</u>
Gross Appreciation	\$263,334
Less: Transaction Costs to Sell Property	(\$64,000)
Less: Initial Homebuyer Down Payment	(\$5,367)
Less: Eligible Capital Improvements	<u>(\$10,000)</u>
Net Appreciation	\$183,967
Share Appreciation due to LAHD (Net Appreciation x LAHD Percentage Share) \$183,967 x 30.00%	\$55,190
TOTAL DUE LAHD:	
LAHD LIPA Loan Amount	\$161,000
LAHD Share of Appreciation Amount	\$55,190
TOTAL AMOUNT DUE TO LAHD	\$216,190

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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