

Project: North West University Dale

Date: 7/27/2018

Number of units: 0

GSF HRA site is 4,888 sq ft Total site is 48,800 sq ft

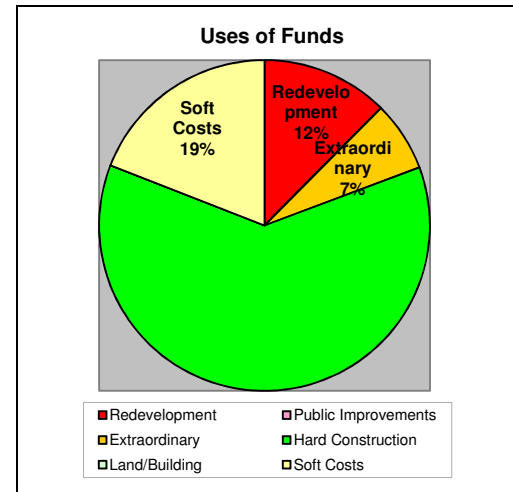
Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs				\$2,718,271
Site Assembly	2,393,271			
Environmental Remediation	325,000			
Geo-Technical Soil Issues				
Other				
Public Improvement Costs				\$0
Publicly-owned Parking				
Other				
Housing Extraordinary Costs			\$1,502,000	
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction	1,000,000			
Operating/contingency reserves	502,000			
Other				
Dwelling Unit Hard Construction Costs			\$17,649,106	
Hard Construction Costs		13,477,725		
Land (& Building) Costs				
Soft Costs		\$4,171,381		
Developer Fee	1,512,000			
Other	2,659,381			
Total Housing Costs				\$19,151,106

Total Uses/Project Costs - TDC **\$21,869,377**

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						
Amortized Loans	0	0	0	0	5,574,377	\$5,574,377
Bonds (Non-TIF)			0	0		
TIF	0	0				
Public/Non-profit & Other Partners Deferred Loans/Grants						
Deferred Loans	0	0	1,450,000	1,450,000		\$3,139,000
Grants	394,000	394,000	1,295,000	1,295,000		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
Equity						
Tax Credit Equity			6,900,000	6,900,000		\$13,156,000
Private Equity (Non-Tax Credit)					6,256,000	
Total Sources	394,000		9,645,000		11,830,377	\$21,869,377

Subsidy 394,000 9,645,000



City/HRA Costs	Per Unit
Redevelopment Costs	\$394,000 #DIV/0!
Public Improvement Costs	\$0 #DIV/0!
Historic Costs	\$0 #DIV/0!
Other Costs	\$0 #DIV/0!
Total City/HRA Sources	\$394,000 #DIV/0!

Other City/HRA Costs include:

0

