

Project: 585 Thomas Avenue

Date: 11/12/2015

Number of units: 1

GSF 2,181

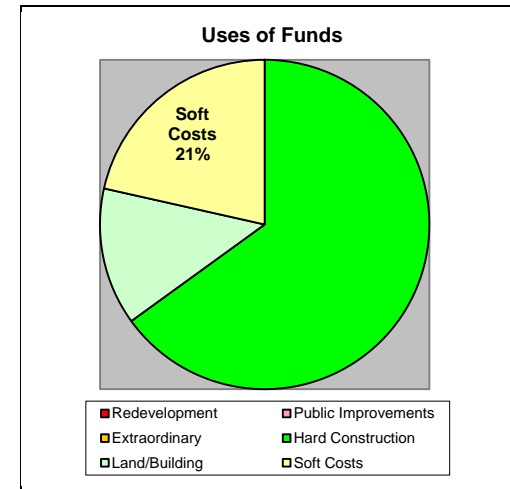
Sources and Uses of Funds Summary

| Uses | Sub Amt | Subtotal | Subtotal | Cost |
|---------------------------------------|---------|----------|-----------|-----------|
| Redevelopment Costs | | | | \$0 |
| Site Assembly | | | | |
| Environmental Remediation | | | | |
| Geo-Technical Soil Issues | | | | |
| Other | | | | |
| Public Improvement Costs | | | | \$0 |
| Publicly-owned Parking | | | | |
| Other | | | | |
| Housing Extraordinary Costs | | | | \$0 |
| Historic | | | | |
| Environmental/Sustainable Costs | | | | |
| Non-living Area Construction | | | | |
| Operating/contingency reserves | | | | |
| Other | | | | |
| Dwelling Unit Hard Construction Costs | | | \$322,728 | |
| Hard Construction Costs | | 209,846 | | |
| Land (& Building) Costs | | 43,555 | | |
| Soft Costs | | \$69,327 | | |
| Developer Fee | 24,595 | | | |
| Other | 44,732 | | | |
| Total Housing Costs | | | | \$322,728 |

| | |
|--------------------------------|-----------|
| Total Uses/Project Costs - TDC | \$322,728 |
|--------------------------------|-----------|

| Permanent Sources | City/HRA | Subsidy | Other Partners | Subsidy | Private | Amount |
|--|----------|---------|----------------|---------|---------|-----------|
| Debt/Loans | | | | | | \$160,000 |
| Amortized Loans | 0 | 0 | 160,000 | 0 | 0 | |
| Bonds (Non-TIF) | | | 0 | 0 | | |
| TIF | 0 | 0 | | | | |
| Public/Non-profit & Other Partners Deferred Loans/Grants | | | | | | \$172,728 |
| Deferred Loans | 0 | 0 | 0 | 0 | | |
| Grants | 0 | 0 | 129,173 | 129,173 | | |
| TIF | 0 | 0 | | | | |
| Land Sale Write Down | 43,555 | 43,555 | | | | |
| Waiver of Fee(s) | | | 0 | 0 | | |
| Equity | | | | | | \$0 |
| Tax Credit Equity | | | 0 | 0 | | |
| Private Equity (Non-Tax Credit) | | | | | 0 | |
| Total Sources | 43,555 | | 289,173 | | 0 | \$332,728 |

| | | |
|---------|--------|---------|
| Subsidy | 43,555 | 129,173 |
|---------|--------|---------|



City/HRA Costs

| | Per Unit | |
|--------------------------|----------|----------|
| Redevelopment Costs | \$0 | \$0 |
| Public Improvement Costs | \$0 | \$0 |
| Historic Costs | \$0 | \$0 |
| Other Costs | \$43,555 | \$43,555 |
| Total City/HRA Sources | \$43,555 | \$43,555 |

Other City/HRA Costs include:

0

