

Project: 2700 University at Westgate Station

Date: 10/10/2018

Number of units: 248

GSF 78,408

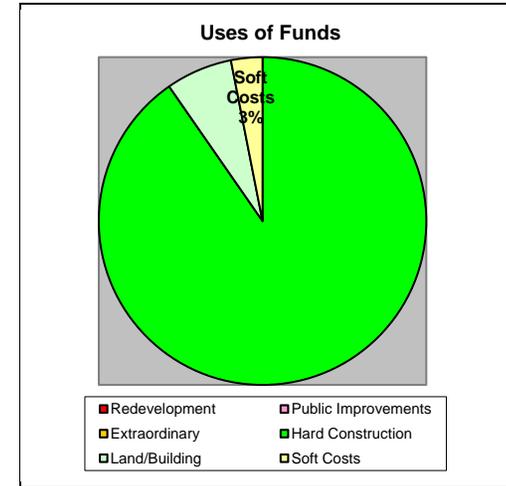
Sources and Uses of Funds Summary

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			\$53,318,128	
Hard Construction Costs		48,165,605		
Land (& Building) Costs		3,500,000		
Soft Costs		\$1,652,523		
Developer Fee	1,652,523			
Other				
Total Housing Costs			\$53,318,128	

Total Uses/Project Costs - TDC \$53,318,128

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						
Amortized Loans	0	0	1,600,000	0	36,921,000	\$45,200,628
Bonds (Non-TIF)			0	0		
TIF	6,679,628	6,679,628				
Public/Non-profit & Other Partners Deferred Loans/Grants						
Deferred Loans	1,000,000	1,000,000	0	0		\$1,000,000
Grants	0	0	0	0		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
Equity						
Tax Credit Equity			4,646,252	4,646,252		\$7,117,500
Private Equity (Non-Tax Credit)					2,471,248	
Total Sources	7,679,628		6,246,252		39,392,248	\$53,318,128

Subsidy 7,679,628 4,646,252



City/HRA Costs	Per Unit
Redevelopment Costs	\$0 \$0
Public Improvement Costs	\$0 \$0
Historic Costs	\$0 \$0
Other Costs	\$7,679,628 \$30,966
Total City/HRA Sources	\$7,679,628 \$30,966

Other City/HRA Costs include:

0

