

Project: 4th Street Preservation Project Area

Date: 9/7/2011

Number of units: 3

GSF 14,200

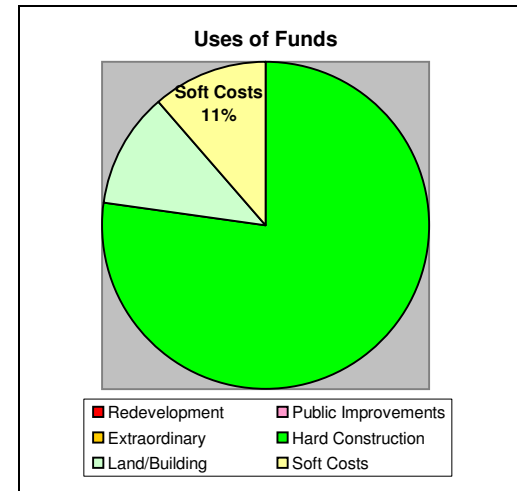
Sources and Uses of Funds Summary

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			\$872,434	
Hard Construction Costs		673,661		
Land (& Building) Costs		99,250		
Soft Costs		\$99,523		
Developer Fee	54,236			
Other	45,287			
Total Housing Costs				\$872,434

Total Uses/Project Costs - TDC \$872,434

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						\$0
Amortized Loans	0	0	0	0	0	
Bonds (Non-TIF)			0	0		
TIF	0	0				
Public/Non-profit & Other Partners Deferred Loans/Grants						\$407,434
Deferred Loans	407,434	407,434	0	0		
Grants	0	0	0	0		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
Equity						\$465,000
Tax Credit Equity			0	0		
Private Equity (Non-Tax Credit)					465,000	
Total Sources	407,434	0	0	0	465,000	\$872,434

Subsidy 407,434 0



City/HRA Costs

	Per Unit
Redevelopment Costs	\$0
Public Improvement Costs	\$0
Historic Costs	\$0
Other Costs	\$407,434
Total City/HRA Sources	\$407,434

Other City/HRA Costs include:

0

