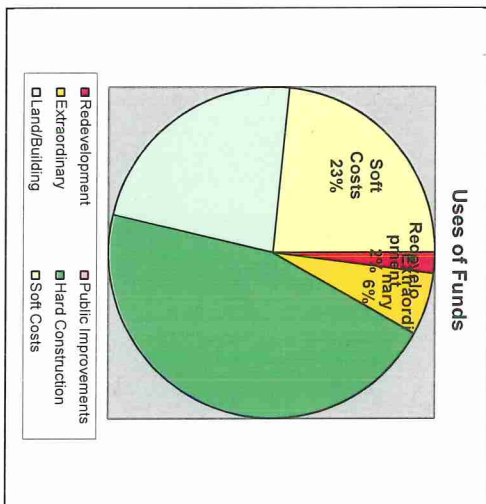


Project: St. Albans Park Date: 5/23/2013

Number of units: 74 GSF 110,642

Sources and Uses of Funds Summary

Uses		Sub Amt	Subtotal	Subtotal	Cost		
Redevelopment Costs					\$300,000		
Site Assembly							
Environmental Remediation		300,000					
Geo-Technical Soil Issues							
Other							
Public Improvement Costs					\$0		
Publicly-owned Parking							
Other							
Housing Extraordinary Costs				\$904,233			
Historic							
Environmental/Sustainable Costs							
Non-living Area Construction							
Operating/contingency reserves		904,233					
Other							
Dwelling Unit Hard Construction Costs				\$13,602,747			
Hard Construction Costs			6,744,238				
Land (& Building) Costs			3,392,807				
Soft Costs			\$3,465,702				
Developer Fee		1,650,000					
Other		1,815,702					
Total Housing Costs					\$14,506,980		
Total Uses/Project Costs - TDC					\$14,806,980		
Permanent Sources		City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans							\$1,870,000
Amortized Loans		0	0	1,870,000	0	0	
Bonds (Non-TIF)				0		0	
TIF		0	0				
Public/Non-profit & Other Partners Deferred Loans/Grants							\$3,879,215
Deferred Loans		1,503,583	1,503,583	1,414,632	1,414,632		
Grants		0	0	961,000	961,000		
TIF		0	0				
Land Sale Write Dow		0	0				
Waiver of Fee(s)				0	0		
Equity							\$9,057,765
Tax Credit Equity				9,057,765	9,057,765		
Private Equity (Non-Tax Credit)						0	
Total Sources		1,503,583		13,303,397		0	\$14,806,980



City/HRA Costs	Per Unit
Redevelopment Costs	\$300,000
Public Improvement Costs	\$4,054
Historic Costs	\$0
Other Costs	\$0
Total City/HRA Sources	\$1,203,583
Other City/HRA Costs include:	\$16,265
	\$20,319

