

**Project:** 234 - 238 Bates Avenue aka Euclid View Flats

**Date:** 7/27/2017

**Number of units:** 12

**GSF** 9,148

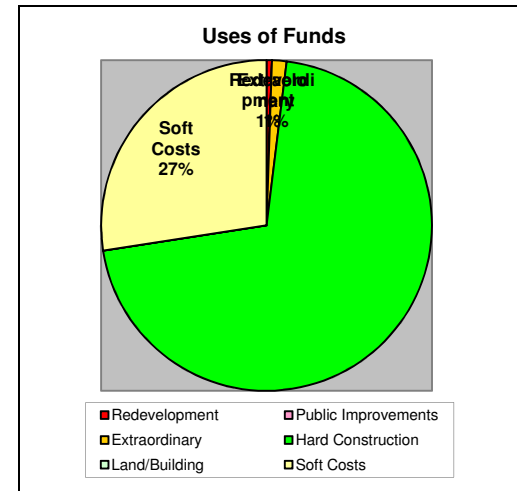
### Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
<b>Redevelopment Costs</b>				\$25,001
Site Assembly	1			
Environmental Remediation	25,000			
Geo-Technical Soil Issues				
Other				
<b>Public Improvement Costs</b>				\$0
Publicly-owned Parking				
Other				
<b>Housing Extraordinary Costs</b>			\$68,100	
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction				
Operating/contingency reserves	68,100			
Other				
<b>Dwelling Unit Hard Construction Costs</b>			\$4,667,487	
Hard Construction Costs		3,361,261		
Land (& Building) Costs		1		
Soft Costs		\$1,306,225		
Developer Fee	610,000			
Other	696,225			
<b>Total Housing Costs</b>				\$4,735,587

**Total Uses/Project Costs - TDC** \$4,760,588

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
<b>Debt/Loans</b>						\$876,010
Amortized Loans	0	0	0	0	876,010	
Bonds (Non-TIF)			0	0	0	
TIF	0	0				
<b>Public/Non-profit &amp; Other Partners Deferred Loans/Grants</b>						\$750,000
Deferred Loans	750,000	750,000	0	0		
Grants	0	0	0	0		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
<b>Equity</b>						\$3,134,578
Tax Credit Equity			3,019,578	3,019,578		
Private Equity (Non-Tax Credit)					115,000	
<b>Total Sources</b>	750,000		3,019,578		991,010	\$4,760,588

**Subsidy** 750,000 3,019,578



**City/HRA Costs**

		Per Unit
Redevelopment Costs	\$25,001	\$2,083
Public Improvement Costs	\$0	\$0
Historic Costs	\$0	\$0
Other Costs	\$724,999	\$60,417
<b>Total City/HRA Sources</b>	<b>\$750,000</b>	<b>\$62,500</b>

Other City/HRA Costs include:

0

