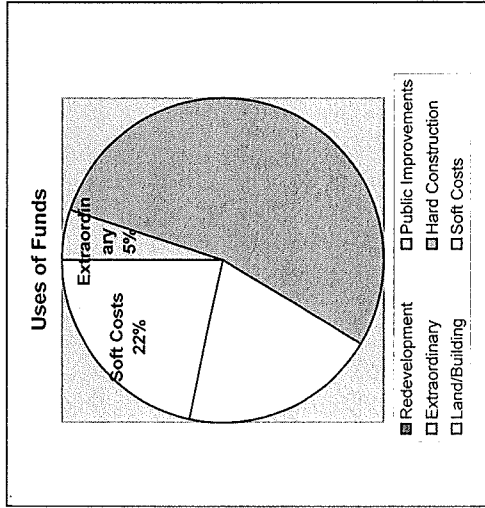


Sources and Uses of Funds Summary

| 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 | | | \$525,000 | |
| Historic | | | | |
| Environmental/Sustainable Costs | | | | |
| Non-living Area Construction | | | | |
| Operating/contingency reserves | 525,000 | | | |
| Other | | | | |
| Dwelling Unit Hard Construction Costs | | | \$9,761,000 | |
| Hard Construction Costs | | 5,500,000 | | |
| Land (& Building) Costs | | 2,031,000 | | |
| Soft Costs | | \$2,230,000 | | |
| Developer Fee | 1,255,000 | | | |
| Other | 975,000 | | | |
| Total Housing Costs | | | | \$10,286,000 |

Total Uses/Project Costs - TDC **\$10,286,000**

| Permanent Sources | City/HRA | Subsidy | Other Partners | Subsidy | Private | Amount |
|---|----------------|----------------|------------------|------------------|----------------|---------------------|
| Debt/Loans | | | | | | \$0 |
| Amortized Loans | 0 | 0 | 0 | 0 | 0 | 0 |
| Bonds (Non-TIF) | | | | | | 0 |
| TIF | 0 | 0 | 0 | 0 | 0 | 0 |
| Public/Non-profit & Other Partners Deferred Loans/Grants | | | | | | \$3,186,000 |
| Deferred Loans | 500,000 | 500,000 | 2,631,000 | 2,631,000 | | |
| Grants | 55,000 | 55,000 | 0 | 0 | | |
| TIF | 0 | 0 | 0 | 0 | | |
| Land Sale Write Down | 0 | 0 | 0 | 0 | | |
| Waiver of Fees | 0 | 0 | 0 | 0 | | |
| Equity | | | | | | \$7,100,000 |
| Tax Credit Equity | | | 6,500,000 | 6,500,000 | | |
| Private Equity (Non-Tax Credit) | | | | | 600,000 | |
| Total Sources | 555,000 | 555,000 | 9,131,000 | 9,131,000 | 600,000 | \$10,286,000 |
| Subsidy | | 555,000 | | 9,131,000 | | |



City/HRA Costs

| Category | Per Unit |
|--------------------------------------|------------------|
| Redevelopment Costs | \$0 |
| Public Improvement Costs | \$0 |
| Historic Costs | \$0 |
| Other Costs | \$555,000 |
| Total City/HRA Sources | \$555,000 |
| Total City/HRA Costs include: | \$9,911 |

