

Project: Rice and Sycamore **Date:** 6/6/2017

Number of units: 41 **GSF:** 29,790

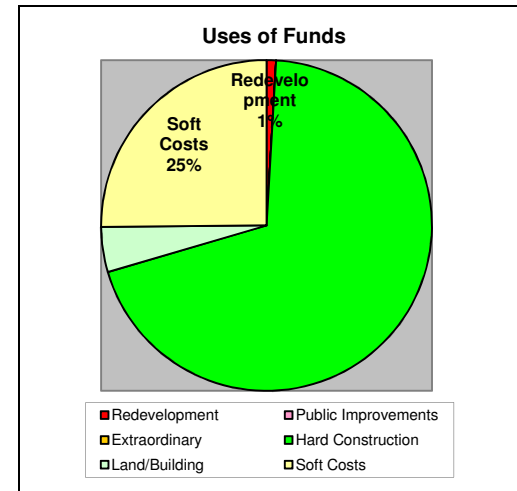
Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs				\$100,000
Site Assembly				
Environmental Remediation	100,000			
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				\$10,757,900
Hard Construction Costs		7,550,000		
Land (& Building) Costs		477,400		
Soft Costs		\$2,730,500		
Developer Fee	1,090,000			
Other	1,640,500			
Total Housing Costs				\$10,757,900

Total Uses/Project Costs - TDC **\$10,857,900**

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						\$3,830,000
Amortized Loans	0	0	0	0	3,830,000	
Bonds (Non-TIF)			0	0		
TIF	0	0				
Public/Non-profit & Other Partners Deferred Loans/Grants						\$3,048,647
Deferred Loans	0	0	2,571,347	2,571,347		
Grants	0	0	0	0		
TIF	0	0				
Land Sale Write Down	477,300	477,300				
Waiver of Fee(s)			0	0		
Equity						\$3,979,253
Tax Credit Equity			3,479,253	3,479,253		
Private Equity (Non-Tax Credit)					500,000	
Total Sources	477,300		6,050,600		4,330,000	\$10,857,900

Subsidy 477,300 6,050,600



City/HRA Costs

		Per Unit
Redevelopment Costs	\$100,000	\$2,439
Public Improvement Costs	\$0	\$0
Historic Costs	\$0	\$0
Other Costs	\$377,300	\$9,202
Total City/HRA Sources	\$477,300	\$11,641

Other City/HRA Costs include:

0

