

Project: 848 Payne Avenue

Date: 4/14/2017

Number of units: 99

GSF: 63,300

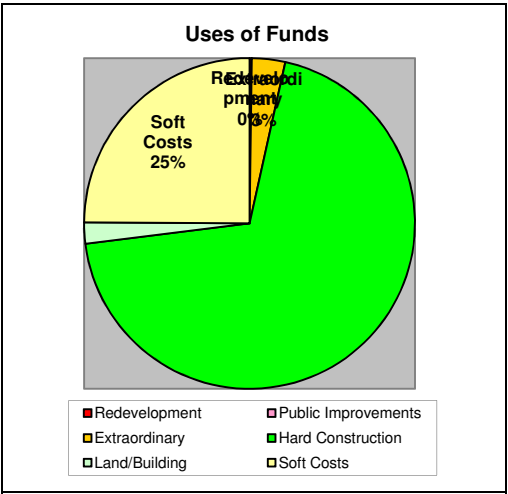
Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs				\$50,000
Site Assembly				
Environmental Remediation	50,000			
Geo-Technical Soil Issues				
Other				
Public Improvement Costs				\$0
Publicly-owned Parking				
Other				
Housing Extraordinary Costs			\$786,681	
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction				
Operating/contingency reserves	786,681			
Other				
Dwelling Unit Hard Construction Costs			\$23,240,199	
Hard Construction Costs		16,748,334		
Land (& Building) Costs		500,000		
Soft Costs		\$5,991,865		
Developer Fee	2,427,252			
Other	3,564,613			
Total Housing Costs			\$24,026,880	

Total Uses/Project Costs - TDC **\$24,076,880**

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						
Amortized Loans	0	0	0	0	14,003,184	\$16,085,184
Bonds (Non-TIF)			0	0		
TIF	2,082,000	2,082,000				
Public/Non-profit & Other Partners Deferred Loans/Grants						
Deferred Loans	0	0	269,500	269,500		\$478,972
Grants	0	0	209,472	209,472		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
Equity						
Tax Credit Equity			7,512,724	7,512,724		\$7,512,724
Private Equity (Non-Tax Credit)					0	
Total Sources	2,082,000		7,991,696		14,003,184	\$24,076,880

Subsidy 2,082,000 7,991,696



City/HRA Costs	Per Unit
Redevelopment Costs	\$50,000 / \$505
Public Improvement Costs	\$0 / \$0
Historic Costs	\$0 / \$0
Other Costs	\$2,032,000 / \$20,525
Total City/HRA Sources	\$2,082,000 / \$21,030

Other City/HRA Costs include: 0

