

Project: 848 Payne Avenue

Date: April 14, 2017

Number of units: 97

GSF: 63,300

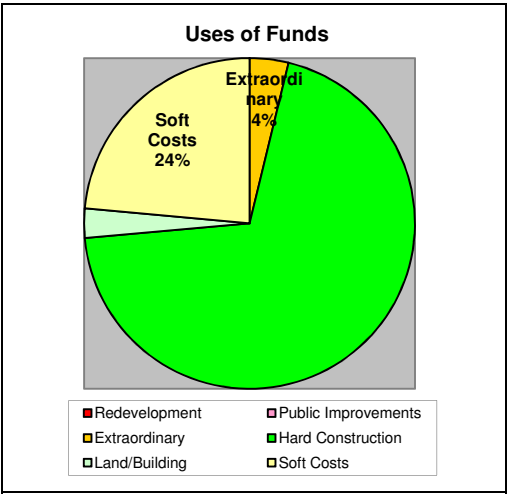
Sources and Uses of Funds Summary

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			\$660,370	
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction				
Operating/contingency reserves	660,370			
Other				
Dwelling Unit Hard Construction Costs			\$16,797,259	
Hard Construction Costs		12,187,767		
Land (& Building) Costs		500,000		
Soft Costs		\$4,109,492		
Developer Fee	1,559,600			
Other	2,549,892			
Total Housing Costs				\$17,457,629

Total Uses/Project Costs - TDC **\$17,457,629**

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						\$10,962,662
Amortized Loans	0	0	0	0	8,719,000	
Bonds (Non-TIF)			0	0	0	
TIF	2,243,662	2,243,662				
Public/Non-profit & Other Partners Deferred Loans/Grants						\$558,700
Deferred Loans	0	0	0	0		
Grants	0	0	558,700	558,700		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
Equity						\$5,936,267
Tax Credit Equity			5,927,133	5,927,133		
Private Equity (Non-Tax Credit)					9,134	
Total Sources	2,243,662		6,485,833		8,728,134	\$17,457,629

Subsidy 2,243,662 6,485,833



City/HRA Costs

	Per Unit	
Redevelopment Costs	\$0	\$0
Public Improvement Costs	\$0	\$0
Historic Costs	\$0	\$0
Other Costs	\$2,243,662	\$23,131
Total City/HRA Sources	\$2,243,662	\$23,131

Other City/HRA Costs include:

