

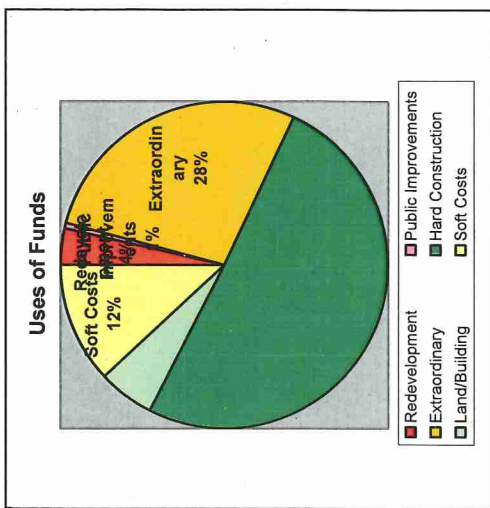
Project: Penfield Date: 2/15/2012
 Number of units: 254 GSF 95,489

Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs				\$2,181,378
Site Assembly	378,868			
Environmental Remediation	914,000			
Geo-Technical Soil Issues	888,510			
Other				
Public Improvement Costs				\$473,844
Publicly-owned Parking				
Other	473,844			
Housing Extraordinary Costs			#####	
Historic	1,000,000			
Environmental/Sustainable Costs	743,000			
Non-living Area Construction	9,436,820			
Operating/contingency reserves	5,932,081			
Other				
Dwelling Unit Hard Construction Costs			\$42,273,087	
Hard Construction Costs		31,366,600		
Land (& Building) Costs		3,560,000		
Soft Costs		\$7,346,487		
Developer Fee				
Other	7,346,487			
Total Housing Costs				\$59,384,988
Total Uses/Project Costs - TDC				\$62,040,210

Total Uses/Project Costs - TDC \$62,040,210

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	HRA	Amount
Debt/Loans						\$40,942,800
Amortized Loans	0	0	0	0	32,647,300	
Bonds (Non-TIF)					0	
TIF	8,295,500	8,295,500			0	
Public/Non-profit & Other Partners Deferred Loans/Grants						\$1,902,381
Deferred Loans	0	0	0	0	0	
Grants	0	0	1,902,381	1,902,381		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)					0	
Equity						\$19,195,029
Tax Credit Equity					0	
HRA - Equity (Non-Tax Credit)					19,195,029	
Total Sources	8,295,500		1,902,381		51,842,329	\$62,040,210



City/HRA Costs	Per Unit
Redevelopment Costs	\$2,181,378
Public Improvement Costs	\$473,844
Historic Costs	\$5,640,278
Other Costs	\$0
Total City/HRA Sources	\$8,295,500

Other City/HRA Costs include: \$32,659

