

Attachment D

The Cambric (East 7th and Bates Senior Housing)

Sources and Uses

Source	Amount	Uses	
First Mortgage	11,710,000	Acquisition or Refinance	1,430,000
General Partner Cash	3,704,261	New Construction	16,219,282
Syndication Proceeds	10,540,159	Rehabilitation	0
State Historic Proceeds		Contractor Fees and Contingency	3,195,199
Federal Historic Proceeds			
Deferred Loan Request		Professional Fees	1,693,910
St. Paul STAR Grant/Loan	200,000	Developer Fees	3,482,779
St. Paul PED - Seller Note	1,030,000	Syndicator Fees	40,000
St. Paul PED - HOME Loan	975,000	Financing Costs	1,880,971
Ramsey County ERF	82,720	Total Mortgageable	27,942,141
		Reserves and Non-Mortgageable	300,000
Total Permanent Financing	28,242,140	Total Development Cost	28,242,140