

Project: Thomas Avenue Flats **Date:** 8.7.2017

Number of units: 51 **GSF** 33,890

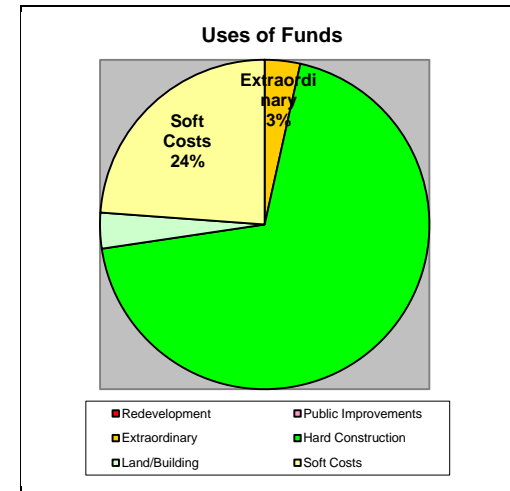
Sources and Uses of Funds Summary

| 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 | | | \$474,903 | |
| Historic | | | | |
| Environmental/Sustainable Costs | | | | |
| Non-living Area Construction | | | | |
| Operating/contingency reserves | 474,903 | | | |
| Other | | | | |
| Dwelling Unit Hard Construction Costs | | | \$13,170,333 | |
| Hard Construction Costs | | 9,438,060 | | |
| Land (& Building) Costs | | 478,985 | | |
| Soft Costs | | \$3,253,288 | | |
| Developer Fee | 1,301,905 | | | |
| Other | 1,951,383 | | | |
| Total Housing Costs | | | \$13,645,236 | |

Total Uses/Project Costs - TDC **\$13,645,236**

| Permanent Sources | City/HRA | Subsidy | Other Partners | Subsidy | Private | Amount |
|---|------------------|------------------|------------------|---------------------|-----------|-------------|
| Debt/Loans | | | | | | |
| Amortized Loans | 0 | 0 | 0 | 0 | 6,647,235 | \$6,647,235 |
| Bonds (Non-TIF) | | | 0 | 0 | | |
| TIF | 0 | 0 | | | | |
| Public/Non-profit & Other Partners Deferred Loans/Grants | | | | | | |
| Deferred Loans | 1,300,000 | 1,300,000 | 5,698,000 | 5,698,000 | | \$6,998,000 |
| Grants | 0 | 0 | 0 | 0 | | |
| TIF | 0 | 0 | | | | |
| Land Sale Write Down | 0 | 0 | | | | |
| Waiver of Fee(s) | | | 0 | 0 | | |
| Equity | | | | | | |
| Tax Credit Equity | | | 0 | 0 | | \$0 |
| Private Equity (Non-Tax Credit) | | | | | 0 | |
| Total Sources | 1,300,000 | 5,698,000 | 6,647,235 | \$13,645,235 | | |

Subsidy **1,300,000** **5,698,000**



| City/HRA Costs | Per Unit |
|-------------------------------|-----------------|
| Redevelopment Costs | \$0 |
| Public Improvement Costs | \$0 |
| Historic Costs | \$0 |
| Other Costs | \$25,490 |
| Total City/HRA Sources | \$25,490 |

Other City/HRA Costs include:

0

