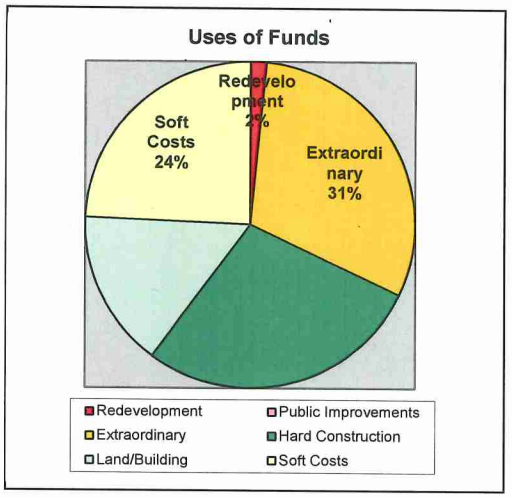
Project: Pioneer Press Building **Date:** 6/2/2017

Number of units: 143 **GSF** 162,000

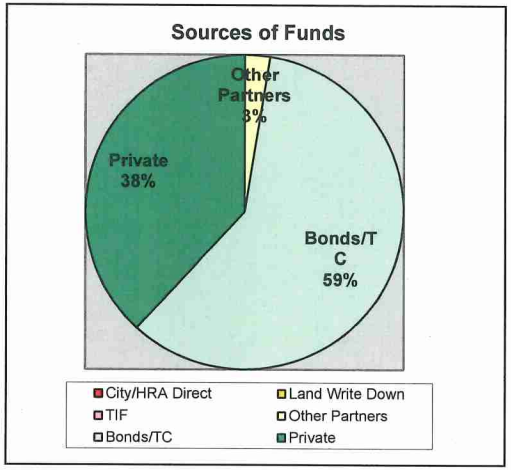
Sources and Uses of Funds Summary

Uses		Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs					$750,000
	Site Assembly				
	Environmental Remediation	750,000			
	Geo-Technical Soil Issues				
	Other				
Public Improvement Costs					$0
	Publicly-owned Parking				
	Other				
Housing Extraordinary Costs				##########	
	Historic	14,320,445		15,049,183	
	Environmental/Sustainable Costs				
	Non-living Area Construction				
	Operating/contingency reserves	728,738			
	Other				
Dwelling Unit Hard Construction Costs				$33,415,838	
	Hard Construction Costs		13,768,792		
	Land (& Building) Costs		7,688,920		
	Soft Costs		$11,958,126		
	Developer Fee	6,134,758			
	Other	5,823,368			
Total Housing Costs					$48,465,021
Total Uses/Project Costs - TDC					$49,215,021

Permanent Sources	City/HRA	*Subsidy*	Other Partners	*Subsidy*	Private	Amount
Debt/Loans						$13,025,000
Amortized Loans	0	0	0	0	13,025,000	
Bonds (Non-TIF)			0	0		
TIF	0	0				
Public/Non-profit & Other Partners Deferred Loans/Grants						$1,250,000
Deferred Loans	0	0	0	0		
Grants	0	0	1,250,000	1,250,000		
TIF	0	0				
Land Sale Write Dow	0	0				
Waiver of Fee(s)			0	0		
Equity						$34,940,021
Tax Credit Equity			29,180,687	29,180,687		
Private Equity (Non-Tax Credit)					5,759,334	
Total Sources	0		30,430,687		18,784,334	$49,215,021
Subsidy		0		30,430,687		



City/HRA Costs		Per Unit
Redevelopment Costs	$0	$0
Public Improvement Costs	$0	$0
Historic Costs	$0	$0
Other Costs	$0	$0
Total City/HRA Sources	$0	$0

Other City/HRA Costs include:

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