

**Project:** Jamestown Homes

**Date:** 5/14/2014

**Number of units:** 73

**GSF:** 130,680

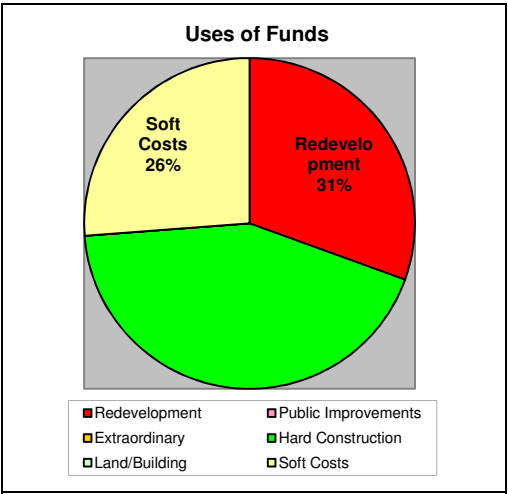
**Sources and Uses of Funds Summary**

Uses	Sub Amt	Subtotal	Subtotal	Cost
<b>Redevelopment Costs</b>				\$4,250,000
Site Assembly	4,250,000			
Environmental Remediation				
Geo-Technical Soil Issues				
Other				
<b>Public Improvement Costs</b>				\$0
Publicly-owned Parking				
Other				
<b>Housing Extraordinary Costs</b>				\$0
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction				
Operating/contingency reserves				
Other				
<b>Dwelling Unit Hard Construction Costs</b>			\$9,670,000	
Hard Construction Costs		6,025,000		
Land (& Building) Costs				
Soft Costs		\$3,645,000		
Developer Fee	1,575,000			
Other	2,070,000			
<b>Total Housing Costs</b>				\$9,670,000

**Total Uses/Project Costs - TDC** **\$13,920,000**

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
<b>Debt/Loans</b>						
Amortized Loans	0	0	3,956,570	0	0	\$3,956,570
Bonds (Non-TIF)			0	0		
TIF	0	0				
<b>Public/Non-profit &amp; Other Partners Deferred Loans/Grants</b>						
Deferred Loans	1,000,000	1,000,000	0	0		\$1,000,000
Grants	0	0	0	0		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
<b>Equity</b>						
Tax Credit Equity			8,288,430	8,288,430		\$8,963,430
Private Equity (Non-Tax Credit)					675,000	
<b>Total Sources</b>	<b>1,000,000</b>	<b>12,245,000</b>	<b>675,000</b>	<b>\$13,920,000</b>		

**Subsidy** 1,000,000      8,288,430



City/HRA Costs	Per Unit	
Redevelopment Costs	#VALUE!	#VALUE!
Public Improvement Costs	#VALUE!	#VALUE!
Historic Costs	#VALUE!	#VALUE!
Other Costs	#VALUE!	#VALUE!
<b>Total City/HRA Sources</b>	<b>\$1,000,000</b>	<b>\$13,699</b>

Other City/HRA Costs include: 0

