

Project: 234 - 238 Bates Avenue aka Euclid Flats

Date: 7/11/2016

Number of units: 12

GSF 9,148

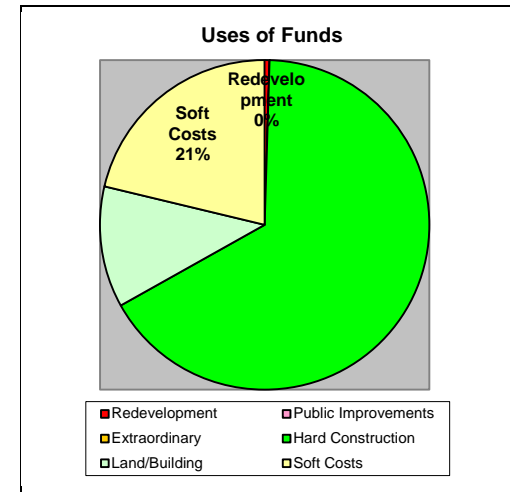
Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs				\$25,000
Site Assembly				
Environmental Remediation	25,000			
Geo-Technical Soil Issues				
Other				
Public Improvement Costs				\$0
Publicly-owned Parking				
Other				
Housing Extraordinary Costs				\$0
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction				
Operating/contingency reserves				
Other				
Dwelling Unit Hard Construction Costs			\$5,083,928	
Hard Construction Costs		3,391,500		
Land (& Building) Costs		607,200		
Soft Costs		\$1,085,228		
Developer Fee	430,000			
Other	655,228			
Total Housing Costs				\$5,083,928

**Total Uses/Project Costs - TDC** \$5,108,928

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
<b>Debt/Loans</b>						
Amortized Loans	0	0	0	0	484,000	\$484,000
Bonds (Non-TIF)			0	0		
TIF	0	0				
<b>Public/Non-profit &amp; Other Partners Deferred Loans/Grants</b>						
Deferred Loans	750,000	750,000	0	0		\$1,357,200
Grants	0	0	0	0		
TIF	0	0				
Land Sale Write Down	607,200	607,200				
Waiver of Fee(s)			0	0		
<b>Equity</b>						
Tax Credit Equity			3,163,834	3,163,834		\$3,267,729
Private Equity (Non-Tax Credit)					103,895	
<b>Total Sources</b>	<b>1,357,200</b>	<b>1,357,200</b>	<b>3,163,834</b>	<b>3,163,834</b>	<b>587,895</b>	<b>\$5,108,929</b>

**Subsidy** 1,357,200 3,163,834



**City/HRA Costs**

	Per Unit
Redevelopment Costs	\$25,000 \$2,083
Public Improvement Costs	\$0 \$0
Historic Costs	\$0 \$0
Other Costs	\$1,332,200 \$111,017
<b>Total City/HRA Sources</b>	<b>\$1,357,200 \$113,100</b>

Other City/HRA Costs include: 0

