

Project: 2700 University

Date: 3.2.2015

Number of units: 248

GSF 78,408

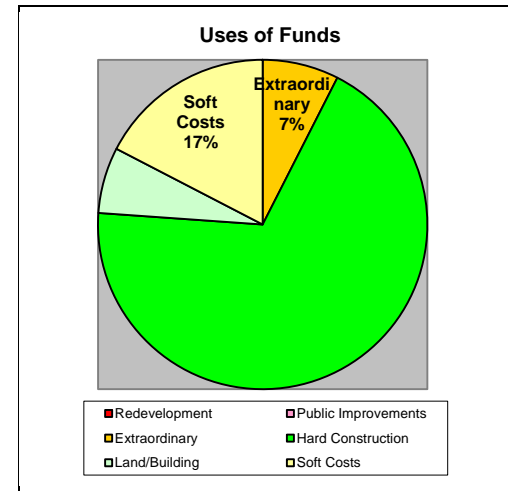
Sources and Uses of Funds Summary

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			\$4,046,390	
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction	600,000			
Operating/contingency reserves	3,446,390			
Other				
Dwelling Unit Hard Construction Costs			\$49,953,930	
Hard Construction Costs		37,058,486		
Land (& Building) Costs		3,500,000		
Soft Costs		\$9,395,444		
Developer Fee	3,617,955			
Other	5,777,489			
Total Housing Costs			\$54,000,320	

Total Uses/Project Costs - TDC \$54,000,320

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						
Amortized Loans	0	0	5,000,000	0	33,065,544	\$44,805,544
Bonds (Non-TIF)			0	0		
TIF	6,740,000	6,740,000				
Public/Non-profit & Other Partners Deferred Loans/Grants						
Deferred Loans	1,000,000	1,000,000	0	0		\$2,944,774
Grants	0	0	1,944,774	1,944,774		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
Equity						
Tax Credit Equity			4,750,002	4,750,002		\$6,250,002
Private Equity (Non-Tax Credit)					1,500,000	
Total Sources	7,740,000		11,694,776		34,565,544	\$54,000,320

Subsidy 7,740,000 6,694,776



City/HRA Costs	Per Unit
Redevelopment Costs	\$0
Public Improvement Costs	#VALUE!
Historic Costs	#VALUE!
Other Costs	#VALUE!
Total City/HRA Sources	\$7,740,000

Other City/HRA Costs include: 0

