

Project: Rice and Sycamore **Date:** 6/26/2019

Number of units: 42 **GSF:** 29,790

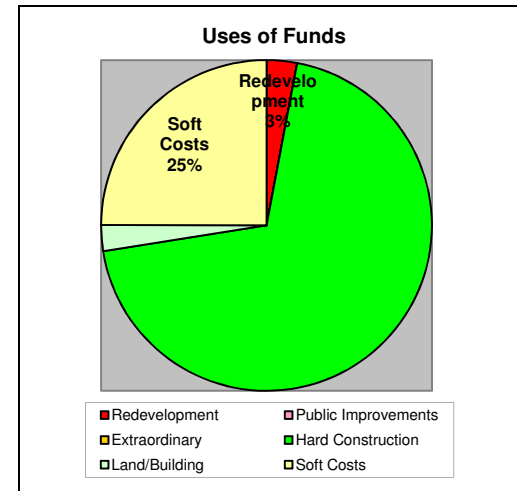
Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Costs				\$400,000
Site Assembly				
Environmental Remediation	400,000			
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				\$13,058,101
Hard Construction Costs		9,359,158		
Land (& Building) Costs		340,000		
Soft Costs		\$3,358,943		
Developer Fee	1,655,200			
Other	1,703,743			
Total Housing Costs				\$13,058,101

Total Uses/Project Costs - TDC **\$13,458,101**

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						\$8,295,800
Amortized Loans	1,840,000	0	851,000	0	5,604,800	
Bonds (Non-TIF)			0	0	0	
TIF	0	0				
Public/Non-profit & Other Partners Deferred Loans/Grants						\$617,545
Deferred Loans	0	0	0	0		
Grants	0	0	617,545	617,545		
TIF	0	0				
Land Sale Write Down	0	0				
Waiver of Fee(s)			0	0		
Equity						\$4,544,756
Tax Credit Equity			4,344,756	4,344,756		
Private Equity (Non-Tax Credit)					200,000	
Total Sources	1,840,000		5,813,301		5,804,800	\$13,458,101

Subsidy 0 4,962,301



City/HRA Costs

		Per Unit
Redevelopment Costs	\$400,000	\$9,524
Public Improvement Costs	\$0	\$0
Historic Costs	\$0	\$0
Other Costs	\$1,440,000	\$34,286
Total City/HRA Sources	\$1,840,000	\$43,810

Other City/HRA Costs include:

0

