

Project: 431 Charles Ave and 462 Edmund Ave

Date: 6/19/2013

Number of units: 2

GSF: 9,900

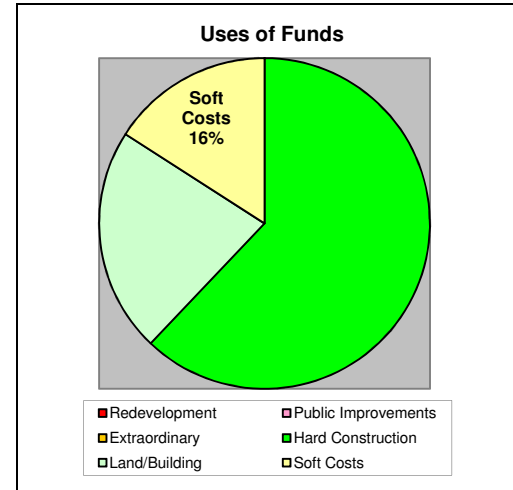
Sources and Uses of Funds Summary

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				\$0
Historic				
Environmental/Sustainable Costs				
Non-living Area Construction				
Operating/contingency reserves				
Other				
Dwelling Unit Hard Construction Costs			\$597,438	
Hard Construction Costs		370,946		
Land (& Building) Costs		131,414		
Soft Costs		\$95,078		
Developer Fee	36,444			
Other	58,634			
Total Housing Costs				\$597,438

Total Uses/Project Costs - TDC \$597,438

Permanent Sources	City/HRA	Subsidy	Other Partners	Subsidy	Private	Amount
Debt/Loans						
Amortized Loans	0	0	0	0	400,000	\$400,000
Bonds (Non-TIF)			0	0		
TIF	0	0				
Public/Non-profit & Other Partners Deferred Loans/Grants						
Deferred Loans	0	0	0	0		\$363,404
Grants	81,990	81,990	150,000	150,000		
TIF	0	0				
Land Sale Write Down	131,414	131,414				
Waiver of Fee(s)			0	0		
Equity						
Tax Credit Equity			0	0		\$0
Private Equity (Non-Tax Credit)					0	
Total Sources	213,404	150,000	150,000	400,000	\$763,404	

Subsidy 213,404 150,000



City/HRA Costs	Per Unit	
Redevelopment Costs	#VALUE!	#VALUE!
Public Improvement Costs	#VALUE!	#VALUE!
Historic Costs	#VALUE!	#VALUE!
Other Costs	#VALUE!	#VALUE!
Total City/HRA Sources	\$213,404	\$106,702

Other City/HRA Costs include:

0

