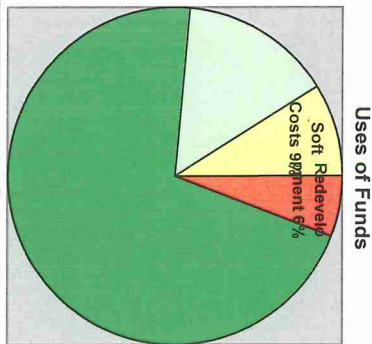


Sources and Uses of Funds Summary

Uses	Sub Amt	Subtotal	Subtotal	Cost
Redevelopment Total Costs:				
Site Assembly				\$20,000
Environmental Remediation	20,000			
Geo-technical Soil Issues				
Other				
Public Improvement Total Costs				
Publicly Owned Parking				\$0
Other				
Extraordinary Costs				
Historic				\$0
Environmental/Sustainable Costs				
Operating/Working Capital				
Other				
Private Improvement Total Costs				
Hard Construction Costs			240,000	\$320,000
Land (& Building) Cost			50,000	
Soft Costs			\$30,000	
Developer Fee				
Other	30,000			
Total Private Improvement/Extraordinary Costs				\$320,000
Total Uses/ Total Development Cost - TDC				\$340,000
Permanent Sources				
City/HRA	Subsidy	Other Partners	Subsidy	Private
Debt/Loans				
Amortized Loans	0	50,000	0	0
Bonds (Non-TIF)			0	0
TIF	0	0		
Public/Non-profit & Other Partners Deferred Loans/Grants				
Deferred Loans	50,000	50,000	0	0
Grants	0	0	0	0
TIF	0	0		
Land Sale Write Dow	0	0		
Waiver of Fee(s)	0	0	0	0
Equity				\$290,000
Tax Credit Equity			0	0
Private Equity (Non-Tax Credit)				290,000
Total Sources				\$340,000
Subsidy				100,000
				0

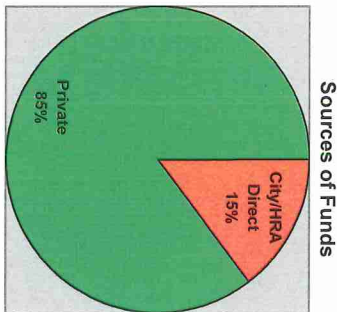


- Redevelopment
- Extraordinary
- Land/Building
- Public Improvements
- Hard Construction
- Soft Costs

City/HRA Costs	
Redevelopment Costs	\$20,000
Public Improvement Costs	\$0
Historic Costs	\$0
Other Costs	\$30,000
Total City/HRA Sources	\$50,000

Other City/HRA Costs include:

0



- City/HRA Direct
- TIF
- Bonds/TIC
- Write Down/Waiver
- Other Partners
- Private