



**1749 Thomas Ave Sources and Uses**

CITY OF SAINT PAUL

**Total Development Cost: \$846,850**

- Includes purchase price, third-party reports, reserves, and origination fees.

**Property Sale Price: \$760,000**

- A property appraisal is part of conditions to closing to confirm the property value.

Sources	Uses	Amount	Lien
MMCDC First Mortgage	Acquisition	\$468,000	1st
Saint Paul NOAH Loan	Acquisition	\$315,000	2nd
Developer Equity	Acquisition, repairs, HRA origination fee	\$61,000	N/a
Ramsey County site assessment grant	Environmental site assessment	\$2,850	N/a