

<u>Sources</u>			<u>Uses</u>		
1	Verve	\$ 11,756,250	Land / Buildings	\$ 250,000	
2	Cash in via ownership**	\$ 3,256,623	Architect/Project Design	\$ 285,000	
3	City Loan	\$ 500,000	General Conditions	\$ 549,803	
4	Cash in via TIF Sale	\$ 900,000	Safety	\$ 62,854	
			Site Development	\$ 374,507	
			Demolition	\$ 528,659	
			Concrete	\$ 179,351	
			Masonry	\$ 257,582	
			Structural Steel	\$ 316,563	
			Carpentry	\$ 1,963,084	
			Thermal/Moisture Protection	\$ 977,215	
			Doors & Windows	\$ 620,642	
			Finishes	\$ 1,182,128	
			Specialties	\$ 97,853	
			Furnishings	\$ 995,698	
			Conveying System	\$ 180,000	
			Fire Protection, Plumbing, HVAC & Solar	\$ 2,759,250	
			Electrical	\$ 1,310,500	
			GC Overhead & Fee	\$ 632,034	
			Asbestos Abatement	\$ 1,257,475	
			Contingency	\$ 290,604	
			Soft Costs - Detailed Below	\$ -	
			~Computer Services	\$ 3,500	
			~360 Customer Account Setup	\$ 11,200	
			~Legal Fees	\$ 13,052	
			~Accounting Fees	\$ 6,655	
			~Cash	\$ 200,000	
			~Builders Risk Insurance	\$ 25,000	
			~TIF Application Fee	\$ 10,000	
			~2017 Real Estate Taxes	\$ 8,200	
			~Utilities	\$ 17,147	
			~Maintenance Labor	\$ 311	
			~2017 Mgmt Fee	\$ 958	
			~Interest Expense to date (8/16/17)	\$ 5,386	
			~2017 Fees & Permits	\$ 1,370	
			~General Administrative to date	\$ 919	
			~Loan Origination Fee	\$ 15,000	
			~Appraisal	\$ 3,300	
			~Other Closing Costs	\$ 12,424	
			~Construction Interest	\$ 257,649	
			Developers Fee - See Notes	\$ 750,000	
		\$ 16,412,873	<= should equal =>	\$ 16,412,873	
			Above Costs (-) Developers Fee & Construction Management Fee (Paid to related):	\$ 15,030,839	
			15%	\$ 2,254,625.85	
<b>**Cash/Equity in will consist of the following:</b>					
	1) Purchase of subject property:	\$ 250,000			
	2) Asbestos Abatement:	\$ 1,257,475			
	3) True Cash to bring to closing:	\$ 747,151			
	4) "Sweat Equity" (Forgone Developers Fee/Construction Management Fee)	\$ 1,001,997			
	<b>Total</b>	\$ 3,256,623			