

EXHIBIT E

Project Cost Breakdown

[attached]

Attachment 1 (page 1 of 2)

DTC Build Out Estimates

Landlord Responsibilities

1.8.16

Work

Primarily General Contractor:

Work	Contractor	Cost	Typical Tenant Responsibility	Proposed Conventional Financing	Proposed City Financing	Proposed City TIF Grant
Demo interior walls, basement stairway, flooring	A1	\$ 17,194	\$ 17,194	\$ 17,194		
Widen basement entry	A1	\$ 1,000	\$ 1,000	\$ 1,000		
Main Street entry overhang repair	A1	\$ 3,500		\$ 3,500		
Remove overhang decorative elements	LaX Sign	\$ 800		\$ 800		
First floor demising wall and new 4th Street entry	A1	\$ 4,950		\$ 4,950		
Entry structural allowance		\$ 4,000		\$ 4,000		
Demising wall doors and window	A1	\$ 1,800		\$ 1,800		
Under mezz walls		\$ 800		\$ 800		
Stairway infill	A1	\$ 1,000	\$ 1,000	\$ 1,000		
Removed stairway structural allowance		\$ 4,000	\$ 4,000	\$ 4,000		
Subfloor repair	A1	\$ 685	\$ 685	\$ 685		
New egress stairway, basement to first floor	A1	\$ 4,610	\$ 4,610		\$ 4,610	
New stairway structural allowance		\$ 6,000	\$ 6,000		\$ 6,000	
Steel railings allowance		\$ 1,800	\$ 1,800		\$ 1,800	
Relocate AC equip for new stairway	Prime Source	\$ 6,000	\$ 6,000		\$ 6,000	
First floor and stairway drywall	A1	\$ 11,808	\$ 3,000	\$ 11,808		
New tile flooring, common area	A1	\$ 9,800		\$ 9,800		
Baseboard fab and install, common area	A1	\$ 1,350		\$ 1,350		
Basement demising wall	A1	\$ 2,275		\$ 2,275		
Demising double doors	A1	\$ 5,100		\$ 5,100		
Basement drywall	A1	\$ 3,200		\$ 3,200		
		\$ 91,672	\$ 45,289	\$ 73,262	\$ 6,000	\$ 12,410

Attachment 1 (page 2 of 2)

1.8.16

Work

Primarily Sub-Contractors

Contractor	Cost	Typical Tenant Responsibility	Proposed Conventional Financing	Proposed City Financing	Proposed City TIF Grant
IRA	\$ 5,000		\$ 5,000		
LaX Glass	\$ 8,220		\$ 8,220		
LaX Glass	\$ 17,800				\$ 17,800
LaX Sign	\$ 1,000				\$ 1,000
AW	\$ 67,600	\$ 67,600			\$ 67,600
Schneider	\$ 70,000	\$ 70,000	\$ 2,000	\$ 68,000	
Schneider	\$ 20,000			\$ 20,000	
LaX Sign	\$ 1,500		\$ 1,500		
PT	\$ 10,000	\$ 10,000	\$ 10,000		
PT	\$ 5,000		\$ 5,000		
	\$ 10,000		\$ 10,000		
Ahem	\$ 2,000		\$ 2,000		
Ahem	\$ 11,000		\$ 11,000		
Prime Source	\$ 800		\$ 800		
River	\$ 10,000		\$ 10,000		
City	\$ 5,000		\$ 5,000		
City	\$ 10,000		\$ 10,000		
	\$ 254,920	\$ 147,600	\$ 80,520	\$ 88,000	\$ 86,400
Total	\$ 346,592	\$ 192,889	\$ 153,782	\$ 94,000	\$ 98,810

total conv + city + tif

\$ 346,592