

Red Cloud Project
 Summary of Sources and Uses
 Building 1 - 72 Unit Apartment Building (84,328 SF Building)
 2/11/2021
 Working Draft

Uses of Funds			
	Amount	Pct.	Cost per Square Foot
72 Unit Building			
Land Cost	\$ 448,848.00	3.87%	\$6,234.00
Construction Cost	\$ 8,800,331.00	75.86%	\$122,226.82
Site Cost	\$ 405,408.00	3.49%	\$5,630.67
A & E Fee & CA Fees	\$ 188,000.00	1.72%	\$2,763.89
F & E	\$ 15,000.00	0.13%	\$208.33
Soft Costs	\$ 1,095,896.39	9.44%	\$15,218.03
Community Center			
Land Cost	\$50,550.00	0.44%	\$702.08
Construction Cost	\$404,250.00	3.48%	\$5,674.58
Site Cost	\$107,694.50	0.93%	\$1,495.76
A & E Fee	\$24,255.00	0.21%	\$336.88
FF & E Fee	\$50,000.00	0.43%	\$694.44
Total Uses	\$ 11,801,034.89	100.00%	\$167,125.48
Source of Funds			
	Amount	Pct.	Cost per Square Foot
Project Equity	\$ 1,855,165.58	16.00%	\$18,940.47
Developer Services	\$ 525,266.83	4.53%	\$5,359.87
Pay Go TIF	\$ 2,100,000.00	18.10%	\$21,428.57
Total Equity	\$ 4,481,432.41	38.63%	\$45,728.90
Debt	\$ 7,119,602.48	61.37%	\$72,649.00
Total Sources	\$ 11,801,034.89	100.00%	\$116,377.91
Equity Contributions %			
		38.63%	

Red Cloud Project
 Summary of Sources and Uses
 Building 2 - 72 Unit Apartment Building (84,328 SF Building)
 2/11/2021
 Working Draft

Uses of Funds			
	Amount	Pct.	Per Unit
72 Unit Building			
Land Cost	\$ 402,192.00	3.47%	\$5,586.00
Construction Cost	\$ 9,020,339.00	77.77%	\$125,282.49
Site Cost	\$ 399,735.00	3.44%	\$5,538.00
A & E Fee & CA Fees	\$ 30,000.00	0.26%	\$416.67
F & E	\$ 15,000.00	0.13%	\$208.33
Soft Costs	\$ 1,095,474.95	9.44%	\$15,214.93
Community Center			
Land Cost	\$50,550.00	0.44%	\$702.08
Construction Cost	\$404,250.00	3.48%	\$5,674.58
Site Cost	\$107,694.50	0.93%	\$1,495.76
A & E Fee	\$24,255.00	0.21%	\$336.88
FF & E Fee	\$50,000.00	0.43%	\$694.44
Total Uses	\$ 11,898,491.45	100.00%	\$167,090.16
Source of Funds			
	Amount	Pct.	Per Unit
Project Equity	\$ 1,855,758.63	16.00%	\$18,936.31
Developer Services	\$ 525,150.83	4.53%	\$5,358.68
Pay Go TIF	\$ 2,100,000.00	18.11%	\$21,428.57
Total Equity	\$ 4,481,909.46	38.63%	\$45,723.57
Debt	\$ 7,117,581.99	61.37%	\$72,628.39
Total Sources	\$ 11,898,491.45	100.00%	\$118,351.95
Equity Contributions %			
		38.63%	

Red Cloud Project
 Summary of Sources and Uses
 7 Unit Townhomes (7504 SF Building) (1,720 SF Garage)(Total 9224)
 2/11/2021
 Working Draft

Uses of Funds

	Building 1		Building 2		Total	Pct.	Per Unit	Cost per Square Foot
	Amount	%	Amount	%				
7 Unit Townhome Building								
Land Cost	\$133,000.00		\$133,000.00		\$266,000.00	7.88%	\$19,000.00	\$14.42
Construction Cost (10% OH & 2% PR)	\$1,126,715.00		\$1,126,715.00		\$2,253,430.00	66.79%	\$160,959.29	\$122.15
Non Building Cost (2% Holding Cost, 2% 3% Contingency)	\$56,084.00		\$56,084.00		\$112,168.00	3.32%	\$8,012.00	\$6.08
Closing Cost 5 % Selling/Closing Cost	\$70,105.00		\$70,105.00		\$140,210.00	4.16%	\$10,015.00	\$7.60
Site Cost	\$112,362.00		\$112,362.00		\$224,724.00	6.66%	\$16,051.71	\$12.18
A & E Fee	\$70,000.00		\$70,000.00		\$140,000.00	4.15%	\$10,000.00	\$7.59
Soft Costs	\$118,661.24		\$118,661.24		\$237,322.47	7.03%	\$16,951.61	\$12.86
Total Uses	\$1,686,927.24		\$1,686,927.24		\$3,373,854.47	100.00%	\$240,989.61	\$182.88

Source of Funds

	Amount	%	Pct.	Per Unit	Cost per Square Foot
Project Equity	\$269,908.36		16.00%	\$38,558.34	\$29.26
Developer Services	\$74,913.30		4.44%	\$10,701.90	\$8.12
Pay Go TIF	\$344,821.66		20.44%	\$49,260.24	\$37.38
Total Equity	\$689,643.32				
Debt	\$1,342,105.58		79.56%	\$191,729.37	\$145.50
Total Sources	\$2,031,748.90		100.00%	\$240,989.61	\$182.88
Equity Contributions %		20.44%			