Exhibit E

RyKey Properties
City of La Crosse
Sources and Uses
55 Rental Units and 2,400 sq. ft. Commercial

SOURCES				
Debt		**Amount**	**Percent**	**Per Unit**
Debt A:	First Mortgage	6,494,283	54.2%	118,078
Debt B:	PAYGO TIF	1,679,037	14.0%	30,528
Debt C:	Other Loan		0.0%	-
		8,173,320	**68.2%**	148,606
Other Sources		**Amount**	**Percent**	**Per Unit**
Category	***Sources***			
Equity	Developer Cash	3,611,669	30.1%	65,667
Deferred_Fee	Developer Fee	205,845	1.7%	3,743
		3,817,514	**31.8%**	69,409
		11,990,834	**100.0%**	**218,015**

USES	Amount	% of Cost	Per Unit
ACQUISITION COSTS	**300,000**	**2.5%**	**5,455**
Land Cost	300,000	2.5%	5,455
CONSTRUCTION COSTS	**10,292,267**	**85.8%**	**187,132**
Residential Building	9,356,606	78.0%	170,120
Contractor Fee	935,661	7.8%	17,012
ENVIRONMENTAL ABATEMENT/SOIL CORRECTION	**85,000**	**0.7%**	**1,545**
Vapor Mitigation System	85,000	0.7%	1,545
PERMITS/FEES	**182,000**	**1.5%**	**3,309**
Local SAC/WAC Connection Fees	182,000	1.5%	3,309
PROFESSIONAL SERVICES	**631,000**	**5.3%**	**11,473**
Architectural & Engineering Fees	368,000	3.1%	6,691
Environmental Assessment Consultant	88,000	0.7%	1,600
FF&E	90,000	0.8%	1,636
Legal - Development	85,000	0.7%	1,545
FINANCING COSTS	**294,723**	**2.5%**	**5,359**
Construction Period Interest	151,533	1.3%	2,755
Insurance - Builder's Risk	79,000	0.7%	1,436
Real Estate Taxes During Construction	22	0.0%	0
Title & Recording	64,168	0.5%	1,167
DEVELOPER FEE	**205,845**	**1.7%**	**3,743**
Developer Fee	205,845	1.7%	3,743
CASH ACCOUNTS/ESCROWS/RESERVES	**0**	**0.0%**	**0**
	11,990,835	**100%**	**218,015**