

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/FEEES	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