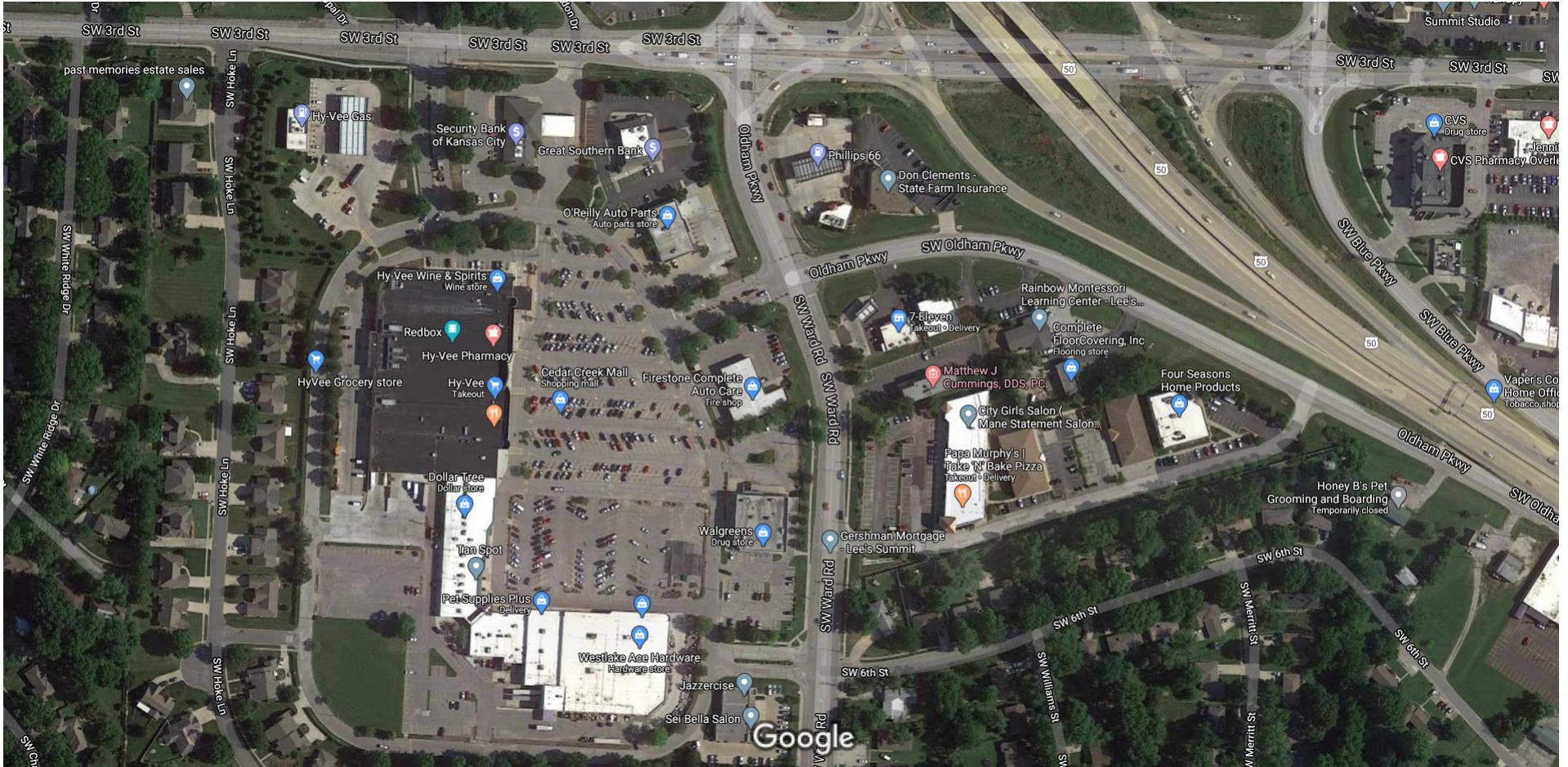


CADENCE

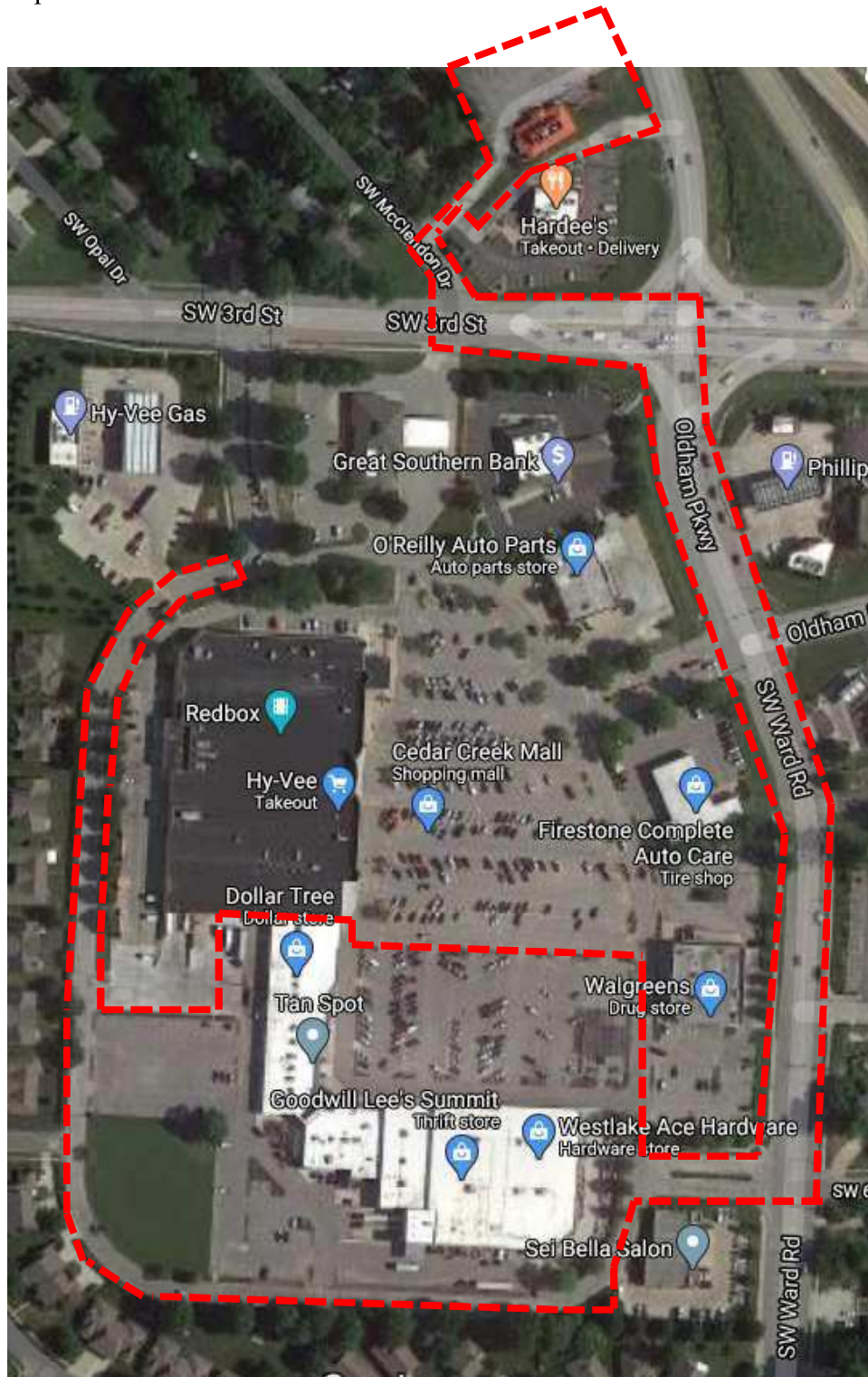
Lee's Summit, Missouri

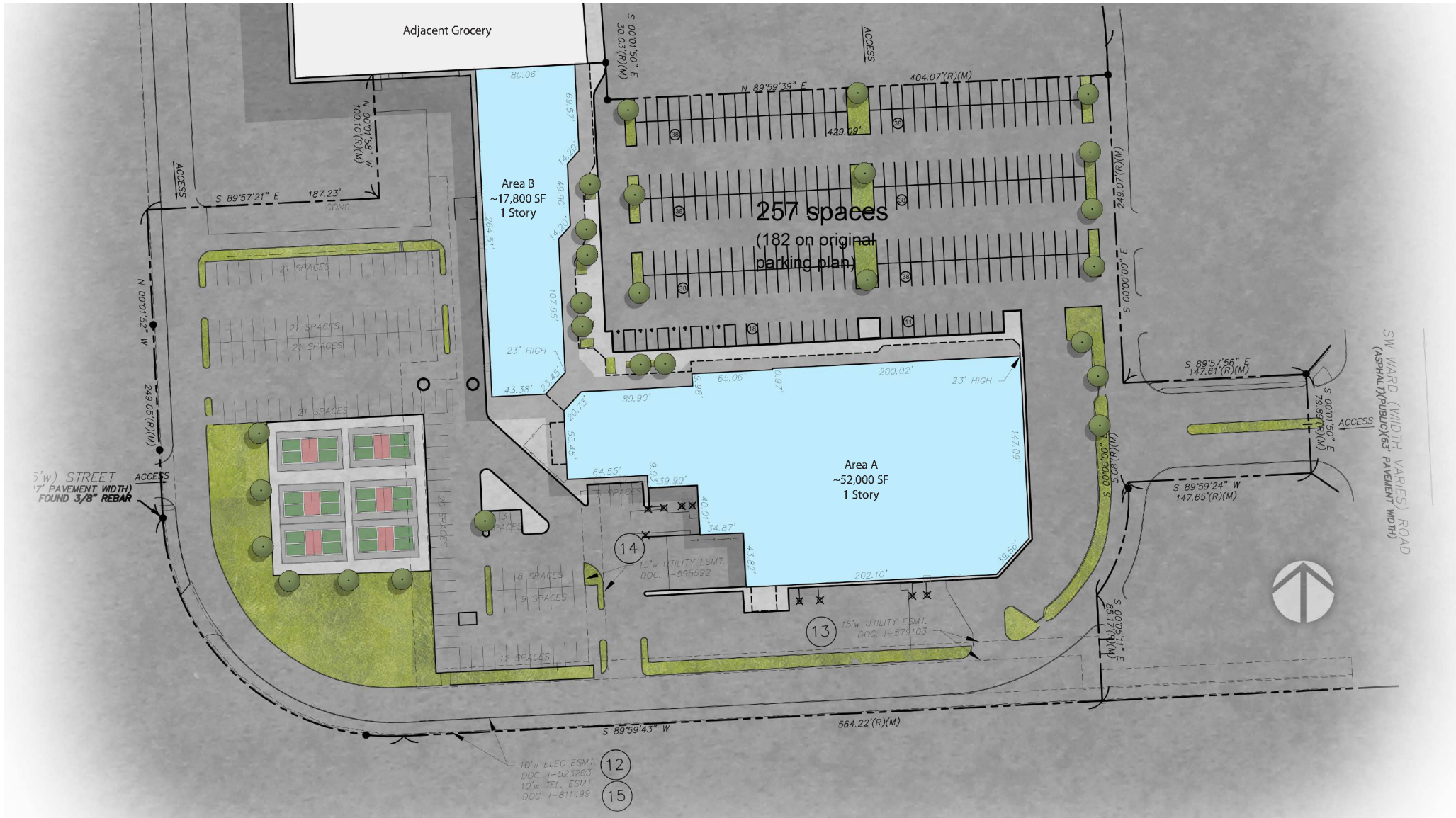


Imagery ©2020 Maxar Technologies, Map data ©2020 100 ft



Boundary Map:





Cedar Creek
LEE'S SUMMIT, MISSOURI

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Cementitious Panel -
Beige

Existing Brick Retained

EIFS - White

Metal Canopy with
Wood-look Panel Soffit



Cedar Creek | Exterior Perspective

LEE'S SUMMIT, MISSOURI

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Cedar Creek | Exterior Perspective

LEE'S SUMMIT, MISSOURI

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Cedar Creek | Exterior Perspective

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Full Size Brick - Burgundy

Cementitious Panel - Grey

Metal Canopy with Wood-look Panel Soffit

EIFS - White

Existing Brick Restained



Cedar Creek | Exterior Perspective

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Cedar Creek Shopping Center - Lee's Summit, MO
SOURCES AND USES

Redevelopment Project Costs	Estimated Costs	CID Reimbursable
Land Acquisition		
Purchase Price	5,897,323	-
Closing Costs	36,700	-
<i>SUBTOTAL</i>	5,934,023	-
Redevelopment Project Costs		
Main Center Building Façade	1,800,000	1,100,000
Pizza Hutt Building Remodel	300,000	150,000
Parking Lot / Common Area Reconfiguration	350,000	150,000
Landscaping	50,000	29,317
Signage	60,000	35,000
LED Lighting	50,000	35,000
Inspections	20,000	-
TI Allowances	150,000	-
<i>SUBTOTAL</i>	2,780,000	1,499,317
Soft Costs		
Architectural/Engineering/Surveying	125,000	-
Legal	50,000	-
Commissions	80,000	-
<i>SUBTOTAL</i>	255,000	-
Financing Costs		
Bank Charges & Financing Fees	30,000	-
Construction Interest [^]	-	-
<i>SUBTOTAL</i>	30,000	-
Miscellaneous Costs		
Construction Management/Development Fee	231,000	-
Contingency	200,000	-
<i>SUBTOTAL</i>	431,000	-
TOTAL	\$ 9,430,023	\$ 1,499,317

15.90%

*Costs are net of sales tax based on LCRA TEC.

[^]Construction and permanent interest on reimbursable costs are reimbursable under the Petition and Development Agreement/Cooperative Agreement.