

					Total Project Cost	CID Eligible Expenses	CID Allocation	
Property Acquisition								
	Land Acquisition				\$705,862.98	\$705,862.98	\$0.00	
	Blighted Building Acquisition				\$1,594,137.02	\$1,594,137.02	\$852,878.00	
	Land Acquisition Subtotal				\$2,300,000.00	\$2,300,000.00	\$852,878.00	
Blight Remediation								
	Demo & Dirt Work				\$435,000.00	\$435,000.00	\$435,000.00	
	Fees & Permits for Demo				\$112,122.00	\$112,122.00	\$112,122.00	
	Change Order Contingency	10.00%			\$54,712.20	\$54,712.20	\$0.00	
	Blight Remediation Subtotal				\$601,834.20	\$601,834.20	\$547,122.00	
Sitework								
Site Work Improvements								
	8" of Asphalt				\$353,000.00	\$353,000.00	\$0.00	
	Concrete Unreinforced Curbs				\$82,000.00	\$82,000.00	\$0.00	
	Sidewalks				\$23,990.28	\$23,990.28	\$0.00	
	Striping				\$12,500.00	\$12,500.00	\$0.00	
	Change Order Contingency	10.00%			\$47,149.03	\$47,149.03	\$0.00	
	Site Work Subtotal				\$518,639.31	\$518,639.31	\$0.00	
Site Monuments And Features								
	Landscaping				\$25,000.00	\$25,000.00	\$0.00	
	Site Monuments Subtotal				\$25,000.00	\$25,000.00	\$0.00	
Building								
Building Improvements (Permits, Water & Sewer Tap Fee)								
	Restaurant #1	Cost per SF	\$175.00	7,500	Square Feet	\$1,312,500.00	\$0.00	\$0.00
	Restaurant #2	Cost per SF	\$175.00	8,500	Square Feet	\$1,487,500.00	\$0.00	\$0.00
				16,000	Square Feet			
	Tenant Improvements - Restaurant #1				\$2,250,000.00	\$0.00	\$0.00	
	Tenant Improvements - Restaurant #2				\$2,250,000.00	\$0.00	\$0.00	
	Change Order Contingency	10.00%			\$280,000	\$0.00	\$0.00	
	Building Improvement Subtotal				\$7,580,000.00	\$0.00	\$0.00	
Soft Costs								
Carry Costs								
	Real Estate Taxes / Interest Carry				\$150,000.00	\$0.00	\$0.00	
	Construction Carry Subtotal				\$150,000.00	\$0.00	\$0.00	
Site Work A&E - Construction Management								
	Survey				\$6,500.00	\$6,500.00	\$0.00	
	Preliminary Plat / Preliminary Development Plan				\$1,500.00	\$1,500.00	\$0.00	
	Final Plat / Final Plan				\$2,500.00	\$2,500.00	\$0.00	
	Civil Engineering / Construction Plans				\$45,000.00	\$45,000.00	\$0.00	
	Construction Management Fee (3% of Construction Cost)				\$261,014.21	\$0.00	\$0.00	
	Development Fee (3.00%)				\$356,474.63	\$0.00	\$0.00	
	Construction Mgmt / Dev. Fee Subtotal				\$672,988.84	\$55,500.00	\$0.00	
Legal								
	General legal				\$50,000.00	\$0.00	\$0.00	
	Incentive legal				\$40,000.00	\$40,000.00	\$0.00	
	Lease Commissions				\$273,000.00	\$0.00	\$0.00	
	Legal Subtotal				\$363,000.00	\$40,000.00	\$0.00	
Site Permit / Fees								
	Loan origination fee				\$12,500.00	\$0.00	\$0.00	
	Civil Engineering review fee				\$5,000.00	\$5,000.00	\$0.00	
	Miscellaneous Fees				\$10,000.00	\$0.00	\$0.00	
	Permit / Fees Subtotal				\$27,500.00	\$5,000.00	\$0.00	
Total Project Cost					\$12,238,962.34	\$3,545,973.51	\$1,400,000.00	
					INCENTIVE PACKAGE	\$1,400,000.00		
					Incentive Package as a Percent of Total Project Cost	11.44%		
<p>Note 1: All certified reimbursable costs will be subject to 4.50% interest as additional reimbursement from the time the expense is incurred by Developer.</p> <p>Note 2: All line items with reimbursable expenses may allocate any cost savings to other line items with reimbursable expenses for cost overruns.</p>								