

						Total Project Cost	CID Eligible Expenses	CID Allocation
<b>Property Acquisition</b>								
	Land Acquisition					\$705,862.98	\$705,862.98	\$0.00
	Blighted Building Acquisition					\$1,594,137.02	\$1,594,137.02	\$0.00
	<b>Land Acquisition Subtotal</b>					<b>\$2,300,000.00</b>	<b>\$2,300,000.00</b>	<b>\$0.00</b>
<b>Blight Remediation</b>								
	Demo, Removal, Clearing & Grubbing					\$435,000.00	\$435,000.00	\$435,000.00
	Fees & Permits for Demo					\$112,122.00	\$112,122.00	\$112,122.00
	Asbestos Abatement					\$306,900.00	\$306,900.00	\$306,900.00
	Remediation of Obsolete Utilities					\$300,485.00	\$300,485.00	\$300,485.00
	General Contractor for Blight Remediation (Fee & Insurance)					\$71,419.00	\$71,419.00	\$71,419.00
	Change Order Contingency	10.00%				\$122,592.60	\$122,592.60	\$94,074.00
	<b>Blight Remediation Subtotal</b>					<b>\$1,348,518.60</b>	<b>\$1,348,518.60</b>	<b>\$1,320,000.00</b>
<b>Sitework</b>								
	<b>Site Work Improvements</b>							
	Asphalt Paving & Striping					\$353,000.00	\$353,000.00	\$0.00
	Concrete Paving Sidewalks & Curbs					\$140,190.00	\$140,190.00	\$0.00
	Change Order Contingency	10.00%				\$49,319.00	\$49,319.00	\$0.00
	<b>Site Work Subtotal</b>					<b>\$542,509.00</b>	<b>\$542,509.00</b>	<b>\$0.00</b>
	<b>Site Monuments And Features</b>							
	Landscaping					\$45,000.00	\$45,000.00	\$0.00
	<b>Site Monuments Subtotal</b>					<b>\$45,000.00</b>	<b>\$45,000.00</b>	<b>\$0.00</b>
<b>Building</b>								
	<b>Building Improvements (Permits, Water &amp; Sewer Tap Fee)</b>							
	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
	<b>Building Improvement Subtotal</b>					<b>\$7,580,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Soft Costs</b>								
	<b>Carry Costs</b>							
	Real Estate Taxes / Interest Carry					\$150,000.00	\$0.00	\$0.00
	<b>Construction Carry Subtotal</b>					<b>\$150,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>Site Work A&amp;E - Construction Management</b>							
	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					\$50,000.00	\$0.00	\$0.00
	<b>Construction Mgmt / Dev. Fee Subtotal</b>					<b>\$105,500.00</b>	<b>\$55,500.00</b>	<b>\$0.00</b>
	<b>Legal</b>							
	General legal					\$50,000.00	\$0.00	\$0.00
	Incentive legal					\$40,000.00	\$40,000.00	\$0.00
	Lease Commissions					\$285,000.00	\$0.00	\$0.00
	<b>Legal Subtotal</b>					<b>\$375,000.00</b>	<b>\$40,000.00</b>	<b>\$0.00</b>
	<b>Site Permit / Fees</b>							
	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
	<b>Permit / Fees Subtotal</b>					<b>\$27,500.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>Total Project Cost</b>						<b>\$12,474,027.60</b>	<b>\$4,336,527.60</b>	<b>\$1,320,000.00</b>
						<b>INCENTIVE PACKAGE</b>		<b>\$1,320,000.00</b>
						Incentive Package as a Percent of Total Project Cost		10.58%
<p>Note 1: All certified reimbursable costs will be subject to 5.25% 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> <p>Any projections are an estimate based on assumptions of future income and expenses and no assurances can be given as to the probability that the projected results will be achieved.</p>								

