

Sources and Uses

1007 Marshall SW St.

Sources of Funds (post-completion)	\$	\$/Net SF	% / Total
Federal Historic Equity	1,637,981	97.12	10%
State Historic Tax Credit Equity	2,380,787	141.17	15%
New Market Tax Credit Equity	3,159,000	187.31	19%
Debt	2,450,000	145.27	15%
Equity	1,700,000	100.80	10%
City of WS: General Obligation Bond	1,000,000	59.29	6%
Grants	3,918,457	232.34	24%
Total Sources	\$ 16,246,225	\$ 963.31	100%

Uses of Funds	\$	\$/Net SF	% / Total
Lease & Acquisition	1,352,000	80.17	8%
Construction	9,104,050	539.82	56%
A&E + Environmental	671,000	39.79	4%
Marketing/Public Relations	190,000	11.27	1%
Organizational/Professional	515,000	30.54	3%
Financing & Settlement	1,050,250	62.27	6%
Carrying Costs	1,461,693	86.67	9%
Development Costs	1,215,938	72.10	7%
Contingency	686,294	40.69	4%
Total Uses	\$ 16,246,225	\$ 963.31	100%

1001 Marshall SW St.

Sources of Funds	\$	\$/Net SF	% / Total
Federal Historic Equity	3,971,618	38.04	13%
State Historic Tax Credit Equity	4,500,000	43.11	14%
New Market Tax Credit Equity	7,897,500	75.65	25%
Debt	9,706,762	92.98	31%
Equity	2,500,000	23.95	8%
Other Grants	2,600,000	24.91	8%
Total Sources	\$ 31,175,879	\$ 298.63	100%

Uses of Funds	\$	\$/Net SF	% / Total
Acquisition	774,273	7.42	2%
Construction	16,955,225	162.41	54%
A&E + Environmental	2,151,262	20.61	7%
Marketing/Public Relations	161,052	1.54	1%
Organizational/Professional	595,037	5.70	2%
Financing & Settlement	2,192,669	21.00	7%
Carrying Costs	4,372,565	41.88	14%
Development Fee	815,631	7.81	3%
Development Management	1,720,309	16.48	6%
Contingency	1,437,855	13.77	5%
Total Uses	\$ 31,175,879	\$ 298.63	100%