

Statehouse West Group estimates the total costs for the proposed Mid-State Street and Mixed-Use Facility are as follows:

Site Acquisition:

The proposed cost for the air rights is \$50,000

Plus 50 percent of the profits on the sale of the Condominiums after an agreed amount

219, 223, 225 West Gilman Street to be acquired by eminent domain by the City of Madison

TIF (Tax Increment Finance) to be used for this purchase. Every effort should be made to move the houses.

On- and off-site improvements, cost associated with common elements to both the parking and the air rights development:

The cost will be determined when the parking ramp is designed.

The parking design at this time has not been determined by the City of Madison.

Architectural, engineering, interior design and other soft cost:

\$695,000

Direct construction cost for improvements: Mixed Use portion:

\$9,440,362. The cost will change. The projected start of the mixed use portion is fall 2006. The parking ramp must be complete before the start of the mixed use portion. The parking ramp is scheduled to start after February 21, 2006. This is done to coordinate with the street construction of the 400 Block of State Street. Lisa Link Peace Park and the Mid-State Street Parking and Mixed-Use project, along with the 400 Block of State Street are to be done at the same time. This will allow better staging of the projects. Plus the disruption for the surrounding area will be for a shorter time period.

An estimate of any non-capital cost, e.g. maintenance charges, that are common elements to both the parking and the air rights development.

The cost associated to both the parking and air rights development will be determined when the parking ramp design is done.

The condominium association for the air rights development will be responsible for its share of the cost.

Financing placement fees and construction loan cost.

\$330,413

Development fees:

Eight percent (8%) of the total project cost, not including development fees and reserves.