

ASSUMPTIONS		
Acquisition Cost	\$	-
Interest Rate		7.50%
Mortgage Term (Years)		30
Debt Ratio		80%
Lease Up Period (Months)		12
Rental Rate	\$	14.00
Olbrich Rental Rate	\$	6.00
2011 Vacancy		50%
2012 Vacancy		18%
Stabilized Vacancy		8%

BUILDING ASSUMPTIONS	
Gross Sq. Ft.	70,000
Net Rentable Sq. Ft.	50,000
Building Efficiency	71.4%
Olbrich Space	14,000
Yearly Expense Increase	3.0%
Yearly Income Increase	3.0%

RENTAL INCOME	
\$	700,000.00

DEVELOPMENT COSTS	Not-for-Profit	For Profit	Stabilization
Land	\$ -	\$ -	\$ -
Hard	\$ 3,329,356	\$ 3,329,356	\$ 1,846,493
Soft	\$ 1,260,419	\$ 1,260,419	\$ 250,000
Total	\$ 4,589,775	\$ 4,589,775	\$ 2,096,493
Total Costs	\$	\$	11,276,044

FINANCING	%	Dollar
Total Equity	58%	\$ 6,525,000.00
Private Equity		\$ 2,000,000.00
Tax Incremental Financing		\$ 900,000.00
Energy Incentives		\$ 100,000.00
Historic Tax Credits		\$ 500,000.00
New Market Tax Credits		\$ 500,000.00
Brownfield Grants		\$ 200,000.00
Hotel Tax Rebate		\$ 325,000.00
Predevelopment Loan (National Trust)		\$ 2,000,000.00
Grants/Donations		\$ 2,000,000.00
Mortgage	42%	\$ 4,751,043.54
Total	100%	\$ 11,276,043.54
Monthly Debt Service		(\$33,219.99)
Yearly Debt Service		\$ (398,639.83)

**GARVER FEED MILL
SUMMARY SHEET: CONSTRUCTION/STABILIZATION/ DESIGN SCHEDULE
SEPTEMBER 2007**

			TOTAL CONSTRUCTION/DESIGN FEES	STABILIZATION ONLY
SUBTOTAL			\$ 6,544,470	\$ 1,416,645
CONTINGENCY	12%		\$ 898,668	\$ 283,329
GENERAL REQ	8%		\$ 595,451	\$ 135,998
BACHMANN P AND O	6.35%		\$ 510,450	\$ 116,584
GREEN CONSTRUCTION	5.00%		\$ 427,452	\$ 97,628
COST INCREASES FOR 2009 START	10.00%		\$ 897,649	\$ 205,018
BT2 DESIGN FEES			\$ 70,000	
ISTHMUS DESIGN FEES			\$ 350,000	
STRUCTURAL INTEGRITY FEE			\$ 150,000	
KJWW FEES			\$ 300,000	
SUSTAINABLE ENG. FEE			\$ 100,000	
SAIKI DESIGN FEE			\$ 50,000	
SHERIE GRUDER FEE			\$ 50,000	
ENERGY MODELING FEE				
FLAD FEE				
GRAND TOTAL			\$ 10,944,141	\$ 2,255,202

Rehabilitation and Reuse of the Garver Feed Mill

Building Area Designation <i>per Low/Potter plan of 1929</i>	Description	Area (GSF)	Proposed Use <i>per Isthmus plan of 7/17/07</i>	Capacity	Area (GSF)
1		13706	Lobby, Circ., Elevator Office and Retail Green Lodging	two floors two floors 2nd floor	7412 15000 6000
2		1777	Café/ Reading Room	54 persons @ 22sf	1777
3	poor condition	928	Bicycle Shop		928
4	poor condition	3084	Common space/open air		3084
5		2847	Temprary Lodging	two floors	5694 fire separation req'd.
6		1310	Work shops		1310
7	demolished	6415	Restaurant	150 persons @ 22sf	5415 fire suppression req'd.
8		1197	Gallery		1197
9			Shared meeting space	two floors	3700
10					
11					
12	(9+10+11+12=)	15222	Olbrich Gardens or other	storage use & office	15222 fire separation req'd.
Total Area		46486	New patio area		2000
					68739

YEAR	2008	2009	2010	2011	2012	2013	2014	2015	2016
INCOME									
Gross Potential Rent	\$ -	\$ -	\$ 42,000.00	\$ 700,000.00	\$ 721,000.00	\$ 742,630.00	\$ 764,908.90	\$ 787,856.17	\$ 811,491.85
Expense Reimbursements	\$ -	\$ -	\$ 4,250.00	\$ 188,925.44	\$ 249,470.24	\$ 256,954.35	\$ 264,662.98	\$ 272,602.87	\$ 280,780.95
Vacancy Allowance	\$ -	\$ -	\$ -	\$ (350,000.00)	\$ (129,780.00)	\$ (59,410.40)	\$ (61,192.71)	\$ (63,028.49)	\$ (64,919.35)
Effective Gross	\$ -	\$ -	\$ 46,250.00	\$ 538,925.44	\$ 840,690.24	\$ 940,173.95	\$ 968,379.17	\$ 997,430.54	\$ 1,027,353.46
EXPENSES									
Management	\$ -	\$ -	\$ 1,850.00	\$ 21,557.02	\$ 33,627.61	\$ 34,636.44	\$ 35,675.53	\$ 36,745.80	\$ 37,848.17
Utilities	\$ -	\$ -	\$ -	\$ 12,631.58	\$ 18,000.00	\$ 18,540.00	\$ 19,096.20	\$ 19,669.09	\$ 20,259.16
Insurance	\$ -	\$ -	\$ -	\$ 18,947.37	\$ 18,540.00	\$ 19,096.20	\$ 19,669.09	\$ 20,259.16	\$ 20,866.93
Taxes	\$ -	\$ -	\$ -	\$ 123,157.89	\$ 126,852.63	\$ 130,658.21	\$ 134,577.96	\$ 138,615.29	\$ 142,773.75
Maintenance	\$ -	\$ -	\$ 2,400.00	\$ 12,631.58	\$ 52,450.00	\$ 54,023.50	\$ 55,644.21	\$ 57,313.53	\$ 59,032.94
Total Operating Expenses	\$ -	\$ -	\$ 4,250.00	\$ 188,925.44	\$ 249,470.24	\$ 256,954.35	\$ 264,662.98	\$ 272,602.87	\$ 280,780.95
Net Operating Income	\$ -	\$ -	\$ 42,000.00	\$ 350,000.00	\$ 591,220.00	\$ 683,219.60	\$ 703,716.19	\$ 724,827.67	\$ 746,572.50
Principle Reduction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,796.80	\$ 47,196.17	\$ 50,860.83	\$ 54,809.29
Interest Expense	\$ -	\$ -	\$ 140,625.00	\$ 255,600.00	\$ 320,692.50	\$ 354,843.08	\$ 351,443.71	\$ 347,779.05	\$ 343,830.59
Replacement Reserves	\$ -	\$ -	\$ -	\$ -	\$ 17,250.00	\$ 17,250.00	\$ 17,250.00	\$ 17,250.00	\$ 17,250.00
Leasing Reserves	\$ -	\$ -	\$ -	\$ -	\$ 44,850.00	\$ 44,850.00	\$ 44,850.00	\$ 44,850.00	\$ 44,850.00
Net Cash Flow	\$ -	\$ -	\$ (98,625.00)	\$ 94,400.00	\$ 208,427.50	\$ 222,479.72	\$ 242,976.31	\$ 264,087.79	\$ 285,832.62
Capitalization Rate									
Capital Expenditures	\$ 250,000.00	\$ 1,000,000.00	\$ 4,500,000.00	\$ 5,000,000.00	\$ 751,000.00	\$ -	\$ -	\$ -	\$ -
Est. Property Value	\$ -	\$ -	\$ 420,000.00	\$ 3,500,000.00	\$ 5,912,200.00	\$ 6,832,196.00	\$ 7,037,161.88	\$ 7,248,276.74	\$ 7,465,725.04
Mortgage Balance	\$ -	\$ -	\$ 2,500,000.00	\$ 4,260,000.00	\$ 4,751,000.00	\$ 4,707,203.20	\$ 4,660,007.03	\$ 4,609,146.20	\$ 4,554,336.91
New Debt	\$ -	\$ -	\$ 2,500,000.00	\$ 1,760,000.00	\$ 491,000.00	\$ -	\$ -	\$ -	\$ -
Liquidation Value	\$ (2,080,000.00)	\$ (760,000.00)	\$ (2,080,000.00)	\$ (760,000.00)	\$ 1,161,200.00	\$ 2,124,992.80	\$ 2,377,154.85	\$ 2,639,130.54	\$ 2,911,388.13

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