											Tenth Dimension
	Year 0	Phase I	l l		II.	II.	III	III	III	III	III
	2019-2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Net Operating Income											
Market & Affordable Rental Housing	g \$0	\$0	\$0	\$6,875,992	\$14,247,929	\$21,984,166	\$22,533,770	\$23,097,114	\$23,674,542	\$24,266,406	\$24,873,066
Reta	il \$0	\$0	\$634,312	\$1,713,208	\$1,756,038	\$3,280,421	\$6,724,863	\$7,127,907	\$7,306,104	\$7,488,757	\$7,675,976
Hote	el \$0	\$0	\$0	\$0	\$0	\$0	\$4,755,338	\$4,874,222	\$4,996,077	\$5,120,979	\$5,249,004
Special Us	e \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parkin		\$0	\$851,495	\$872,782	\$894,601	\$916,967	\$939,891	\$963,388	\$987,473	\$1,012,159	\$1,037,463
Total Net Operating Income	\$0	\$0	\$1,485,807	\$9,461,981	\$16,898,568	\$26,181,553	\$34,953,862	\$36,062,631	\$36,964,197	\$37,888,301	\$38,835,509
Income from Sales Proceeds	Ψο	<del>40</del>	\$1,405,007	75,401,501	\$10,050,500	720,101,555	734,333,002	\$30,002,031	\$30,50 <del>4</del> ,157	\$57,000,501	\$749,423,39
Total Income	\$0	\$0	\$1,485,807	\$9,461,981	\$16,898,568	\$26,181,553	\$34,953,862	\$36,062,631	\$36,964,197	\$37,888,301	\$788,258,903
Total illiconie		70	\$1,403,007	Ş5,401,501	\$10,050,500	720,101,333	Ç34,553,602	\$30,002,031	\$30,50 <del>4</del> ,157	737,000,301	\$700,230,303
Development Costs											
Market & Affordable Rental Housin	ı \$0	\$111,801,182	\$111,801,182	\$111,801,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reta		\$4,636,640	\$4,636,640	\$0	\$12,264,080	\$12,264,080	\$1,152,000	\$0	\$0	\$0	\$0
Hote		\$0	\$0	\$0	\$27,557,750	\$27,557,750	\$0	\$0	\$0	\$0	\$0
Special Us		\$9,000,000	\$6,600,000	\$0	\$1,350,000	\$0	\$1,322,400	\$0	\$0	\$0	\$0
Parkin		\$27,695,295	\$27,695,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Infrastructur	,,	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land & Buildings Acquisitio		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs (Design, Dev, GC, etc	)	\$35,220,617	\$34,668,617	\$25,714,272	\$9,469,521	\$9,159,021	\$569,112	\$0	\$0	\$0	\$0
Contingend	y \$0	\$9,417,687	\$9,270,087	\$6,875,773	\$2,532,068	\$2,449,043	\$152,176	\$0	\$0	\$0	\$0
otal Development Costs	\$55,220,000	\$197,771,421	\$194,671,821	\$144,391,227	\$53,173,418	\$51,429,893	\$3,195,688	\$0	\$0	\$0	\$0
nnual Cash Flow											
Net Operating Incom	e \$0	\$0	\$1,485,807	\$9,461,981	\$16,898,568	\$26,181,553	\$34,953,862	\$36,062,631	\$36,964,197	\$37,888,301	\$38.835.509
Capex Reserv		\$0	-\$102,352	-\$496,616	-\$866,577	-\$1,335,614	-\$2,169,324	-\$2,226,810	-\$2,273,220	-\$2,320,791	-\$2,369,550
Total Asset Value		\$0									
	\$0	\$U	\$181,132,340	\$337,240,390	\$523,817,282	\$648,084,156	\$667,900,452	\$684,597,963	\$701,712,912	\$719,255,735	\$760,835,933
Total Costs of Sal											-\$11,412,539
Net Sales Proceed											\$749,423,394
Total Development Cost		-\$197,771,421	-\$194,671,821	-\$144,391,227	-\$53,173,418	-\$51,429,893	-\$3,195,688	\$0	\$0	\$0	\$0
let Unlevered Cash Flow	-\$55,220,000	-\$197,771,421	-\$193,288,366	-\$135,425,862	-\$37,141,427	-\$26,583,954	\$29,588,850	\$33,835,821	\$34,690,977	\$35,567,511	\$785,889,353
let Levered Cash Flow	-\$30,716,600	-\$29,602,363	-\$27,281,279	-\$4,489,489	-\$52,968	\$9,288,397	\$31,817,843	\$33,835,821	\$4,031,921	\$4,908,455	\$254,580,622
ebt Service	\$0	\$0	-\$4,845,400	-\$9,784,448	-\$13,664,489	-\$15,445,495	-\$17,246,120	-\$17,928,028	-\$30,659,055	-\$30,659,055	-\$30,659,055
let Present Value (@ 10%)	\$77,361,639										
TV ( Refinance in 2027)	65%										
Jnleveraged IRR Before Taxes	4.71%			Current Site Value (st	tart of Year 0)	\$ 35,220,000		Perm Loan DSCR	1.21		
everaged IRR Before Taxes	17.83%			Projected Site Value	(end of Year 10)	\$ 760,835,933		Debt Yield	6.97%		
. Multiyear Development Progr											
	Total Buildout	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
roject Buildout by Development Units											
Market-rate Rental Housin		0 units	0 units	0 units	347 units	695 units	695 units	695 units	695 units	695 units	695 units
Affordable Rental Housin		0 units	0 units	356 units	356 units	356 units	356 units	356 units	356 units	356 units	356 units
Hote	el 0 rooms	0 rooms	0 rooms	0 rooms	0 rooms	0 rooms	234 rooms	234 rooms	234 rooms	234 rooms	234 rooms
Parkin	g 0 spaces	0 spaces	883 spaces	883 spaces	883 spaces	883 spaces	883 spaces	883 spaces	883 spaces	883 spaces	883 spaces
Project Buildout by Area											
Market-rate Rental Housin	1 0.SF										
Affordable Rental Housin		0 SF	0 SF	0 SF	485.155 SF	485.155 SF	485.155 SF	485.155 SF	485.155 SF	485.155 SF	485.155 SF
		0 01	0 01		,	,	485,155 SF 323 436 SF	485,155 SF	485,155 SF 323 436 SF	485,155 SF 323 436 SF	485,155 SF 323 436 SE
Doto	g 0 SF	0 SF	0 SF	323,436 SF	323,436 SF	323,436 SF	323,436 SF	323,436 SF	323,436 SF	323,436 SF	323,436 SF
Reta	g 0 SF il 0 SF	0 SF 0 SF	0 SF 28,979 SF	323,436 SF 57,958 SF	323,436 SF 57,958 SF	323,436 SF 105,630 SF	323,436 SF 211,259 SF	323,436 SF 218,459 SF	323,436 SF 218,459 SF	323,436 SF 218,459 SF	323,436 SF 218,459 SF
Hote	g 0 SF il 0 SF el 0 SF	0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF	323,436 SF 57,958 SF 0 SF	323,436 SF 57,958 SF 0 SF	323,436 SF 105,630 SF 0 SF	323,436 SF 211,259 SF 100,210 SF	323,436 SF 218,459 SF 100,210 SF	323,436 SF 218,459 SF 100,210 SF	323,436 SF 218,459 SF 100,210 SF	323,436 SF 218,459 SF 100,210 SF
Hote Parkin	g 0 SF il 0 SF el 0 SF g 0 SF	0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF	323,436 SF 57,958 SF 0 SF 331,453 SF	323,436 SF 57,958 SF 0 SF 331,453 SF	323,436 SF 105,630 SF 0 SF 331,453 SF	323,436 SF 211,259 SF 100,210 SF 331,453 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF
Hote Parkin Special Use/ Office Reno Partnershi	g 0 SF iil 0 SF el 0 SF g 0 SF D 0 SF	0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF
Hote Parkin	g 0 SF iil 0 SF el 0 SF g 0 SF D 0 SF	0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF	323,436 SF 57,958 SF 0 SF 331,453 SF	323,436 SF 57,958 SF 0 SF 331,453 SF	323,436 SF 105,630 SF 0 SF 331,453 SF	323,436 SF 211,259 SF 100,210 SF 331,453 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF
Hote Parkin Special Use/ Office Reno Partnershi Tota	g 0 SF iii 0 SF ei 0 SF g 0 SF 0 SF 0 SF	0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF
Hote Parkin Special Use/ Office Reno Partnershi Tote  3. Unit Development and Infrast	g 0 SF iii 0 SF iii 0 SF iii 0 SF g 0 SF 0 0 SF iii 0 SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF
Hote Parkin Special Use/ Office Reno Partnershi Tote  Junit Development and Infrast evelopment Costs	g 0 SF iii 0 SF iii 0 SF iii 0 SF g 0 SF 0 0 SF ucture Costs	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF
Hote Parkini Special Use/ Office Reno Partnershi Tota  Lunit Development and Infrast evelopment Costs Market & Affordable Rental Housin	9 0 SF iii 0 SF iii 0 SF iii 0 SF iii 0 SF 0 0 SF 0 0 SF iii 0 SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF <b>Cost</b>	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF
Hote Parkin Special Use/ Office Reno Partnersh Tota  Lunit Development and Infrast Bevelopment Costs Market & Affordable Rental Housin Reta	9 0 SF iii 0 SF iii 0 SF iii 0 SF 0 0 SF 0 0 SF ii 0 SF II 0 Unit	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF <b>Cost</b> 412,208 per unit (avg) \$207 PSF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (total Developer	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF
Hote Parkin Special Use/ Office Reno Partnershi Tote  Unit Development and Infrasti ievelopment Costs Market & Affordable Rental Housin Reta Hote	g 0 SF iii 0 SF iii 0 SF g 0 SF g 0 SF iii 0 SF Unit 0 SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent
Hote Parkins Hote Parkins Special Use/ Office Reno Partnersh Totr  Lunit Development and Infrast evelopment Costs  Market & Affordable Rental Housin Reta	g 0 SF iii 0 SF iii 0 SF g 0 SF g 0 SF iii 0 SF Unit 0 SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF <b>0 SF</b> <b>Cost</b> 412,208 per unit (avg) \$207 PSF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (total Developer	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF
Hote Parkin Special Use/ Office Reno Partnershi Tote  Unit Development and Infrasti ievelopment Costs Market & Affordable Rental Housin Reta Hote	g 0 SF 1 0 SF 1 1 0 SF 2 0 SF 2 0 SF 2 0 SF 2 1 0 SF 2 1 1 0 SF 2 1 1 0 SF 2 1 1 1 0 SF 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis f	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent
Hote Parkin Special Use/ Office Reno Partnershi Tote  Unit Development and Infrast levelopment Costs Market & Affordable Rental Housin Reta Hote Parkin Special Us	3	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Reduced Land Basis f Financing Sources (tota	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Amm \$13,34 \$120,2 \$23,48	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF ount 58,567 227,107	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3%
Hote Parkins Special Use/ Office Reno Partnersh Tote  Unit Development and Infrast evelopment Costs  Market & Affordable Rental Housin Housin Parkins Parkin Parkin Parkin	3	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis f Financing Sources (forostruction Loan	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Am: \$13,31 \$120,2 \$23,48	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF 0unt 58,567 227,107 30,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3%
Hote Parkin Special Use/ Office Reno Partnershi Tote  Unit Development and Infrast evelopment Costs Market & Affordable Rental Housin Reta Hote Parkin Special Us	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Reduced Land Basis f Financing Sources (tota	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Amm \$13,34 \$120,2 \$23,48	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF 0unt 58,567 227,107 30,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3%
Hote Parkins Special Use/ Office Reno Partnersh Tots Use/ Office Reno Partnersh Parkinsh Park	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis ( Financing Sources ( Construction Loan TIF Loan	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources 1) in com City	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Am: \$13,31 \$120,2 \$23,48	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF 0unt 58,567 227,107 30,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3%
Hote Parkins Special Use/ Office Reno Partnersh Tots Use/ Office Reno Partnersh Parkinsh Park	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis f Financing Sources (tota Developer Tipe Transier Section 1)	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Amm \$13,34 \$120,2 \$23,46	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF ount 58,567 127,107 10,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3%
Hote Parkins Market & Affordable Rental Housin Special Use/ Office Reno Partnersh Tota:  Junit Development and Infrast Sevelopment Costs  Market & Affordable Rental Housin Reta Hote Parkins Special Use Infrastructure Cos	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis f Financing Sources (tota Construction Loan Tilf Loan	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources I) com City	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Am. \$13,31 \$120,2 \$23,48 \$451,2 \$29,80	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF ount 58,567 227,107 30,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3% 64% 4%
Hote Parkins Affordable Rental Housin Special Use/ Office Reno Partnershin Tota Tota Unit Development and Infrast evelopment Costs  Market & Affordable Rental Housin Reta Hote Parkin Special Us	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis for Financing Sources (tota Construction Loan TIF Loan	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources I) in the state of the stat	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Am \$13,34 \$120.2 \$23,46 \$451,2 \$29,80	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF bount 58,567 227,107 80,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,352 SF 1,550,075 SF Percent 2% 17% 3% 64% 4%
Hote Parkins And Infrast evelopment and Infrast evelopment Costs  Market & Affordable Rental Housin Reta Hote Parkins Special Use Infrastructure Cost	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis ff Financing Sources (tota Unit Venture Partners Reduced Land Basis ff Financing Sources (tota Unit Venture Partners Reduced Land Basis for Financing Sources (tota Construction Loan Tiff Loan Public Subsidies (tot Emergency Solutions New Market Tax Cred	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources i) iorom City total)	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Amm \$13,34 \$120,2 \$23,48 \$451,2 \$29,80	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF ount 58,567 227,107 30,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3% 64% 4%
Hote Parkins Market & Affordable Rental Housin Special Use/ Office Reno Partnersh Tota:  Junit Development and Infrast Sevelopment Costs  Market & Affordable Rental Housin Reta Hote Parkins Special Use Infrastructure Cos	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis for Financing Sources (tota Construction Loan TIF Loan	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources i) iorom City total)	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Am \$13,34 \$120.2 \$23,46 \$451,2 \$29,80	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF ount 58,567 227,107 30,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3% 64% 4%
Hote Parkins Special Use/ Office Reno Partnersh Tots Use/ Office Reno Partnersh Parkinsh Park	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,453 SF 84,750 SF 1,330,424 SF  4. Equity and Fin  Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis f Financing Sources (tota Developer Tiff Loan  Public Subsidies (tot Emergency Solutions New Market Tax Cred OWR Grant - WETAF AHSC Infill Infrastruction 2021-2022 Book to Ac 2021-2022 Book t	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources 1) in the control of the cont	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Amm \$13,34 \$120,2 \$23,46 \$451,2 \$29,86 \$4,33 \$8,666 \$1,00 \$12,95 \$10,00	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF 27,107 30,000 443,428 3,428 3,474 4,000 1,737 3,474 0,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3% 64% 4% 0.6% 1.2% 0.1% 1.9% 0.0%
Hote Parkins Market & Affordable Rental Housin Special Use/ Office Reno Partnersh Tota:  Junit Development and Infrast Sevelopment Costs  Market & Affordable Rental Housin Reta Hote Parkins Special Use Infrastructure Cos	3 O SF 11 O SF 12 O SF 13 O SF 14 O SF 15 O SF 16 O SF 17 O SF 18 O SF 19 O SF	0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF	0 SF 28,979 SF 0 SF 331,453 SF 12,000 SF 372,432 SF	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF 790,847 SF Costs \$433,173,681 \$45,142,368 \$71,181,668 \$71,181,668 \$71,536,947 \$23,598,805	323,436 SF 57,958 SF 0 SF 331,453 SF 78,000 SF	323,436 SF 105,630 SF 0 SF 331,633 SF 84,750 SF 1,330,424 SF 4. Equity and Fin Equity Sources (tota Developer Joint Venture Partners Reduced Land Basis f Financing Sources (tota Construction Loan TIF Loan New Market Tax Cred OWR Grant - WELTAR HSS chill Infrastruct	323,436 SF 211,259 SF 100,210 SF 331,453 SF 84,750 SF 1,536,263 SF ancing Sources 1) in the control of the cont	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Ami \$13,31 \$120,2 \$23,48 \$451,2 \$29,80 \$4,33 \$8,86 \$1,00 \$12,98	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF 27,107 30,000 443,428 3,428 3,474 4,000 1,737 3,474 0,000	323,436 SF 218,459 SF 100,210 SF 331,453 SF 91,362 SF 1,550,075 SF Percent 2% 17% 3% 64% 4% 0.6% 1.2% 0.1%

1. Summary Pro Forma

Team No: 2022-4741 - The Tenth Dimension