

**Affordable Housing Schedule**

Development Component	AMI	Total Units	Avg Size	Studio	1 Bed	2 Bed	3 Bed
King Condominiums	65%	104	771	40	36	22	6
Glacier Peak Apts	50%	91	659	30	45	12	4
	30%	31	659	10	15	4	2
4th Street Site	50%	115	240	Single Room Occupancy			
Chinook Condos	65%	39	1,014	0	33	6	0
Baker Tower Apts	50%	49	694	18	22	6	3
	30%	49	694	18	22	6	3
Rainier Tower Apts	50%	57	701	19	27	7	4
	30%	56	701	19	27	7	3
<b>Totals</b>		<b>591</b>		<b>154</b>	<b>227</b>	<b>70</b>	<b>25</b>

**Summary Notes**

136 total rental units at 30% AMI  
 312 total rental units at 50% AMI  
 143 total for-sale units at 65% AMI

**Applicable Fraction**

Lesser Of Calculation	Units	Area
Affordable	591	374,940
Total	2,488	1,640,320
Lesser Of	23.8%	<b>22.9%</b>

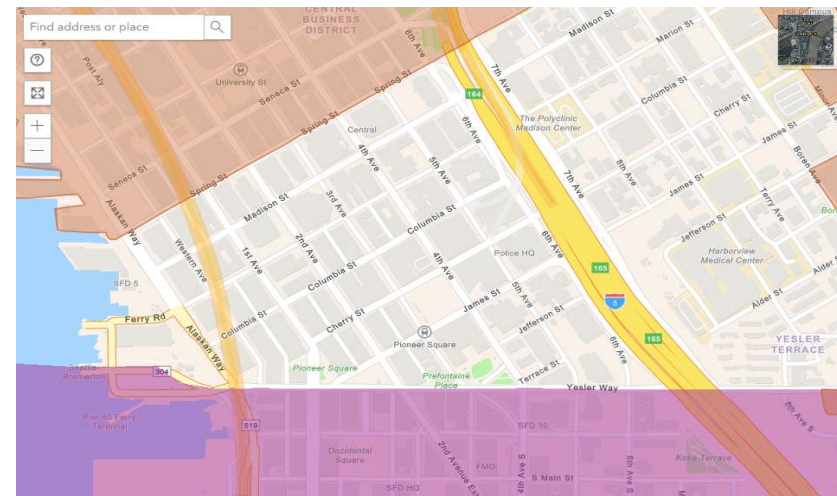
Eligible Costs/Unit <sup>1,2</sup>	Total Eligible Costs	Applicable Fraction	Qualified Basis <sup>3</sup>	4% Tax Credit <sup>4,5</sup>	10-Yr Total Credits	Syndication Price <sup>6</sup>	Equity
\$191,605	\$117,645,470	22.9%	\$26,891,090	3.44%	\$9,250,535	0.88	\$8,140,471
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\$40,573	\$4,665,895	22.9%	\$1,066,518	3.44%	\$366,882	0.88	\$322,856
\$235,835	\$114,945,979	22.9%	\$26,274,047	3.44%	\$9,038,272	0.88	\$7,953,680
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\$272,294	\$151,395,464	22.9%	\$34,605,574	3.44%	\$11,904,317	0.88	\$10,475,799
\$272,294	\$151,395,464	22.9%	\$34,605,574	3.44%	\$11,904,317	0.88	\$10,475,799
	<b>\$772,639,721</b>		<b>\$176,607,941</b>		<b>\$60,753,132</b>		<b>\$53,462,756</b>

**Footnotes**

- Condo units are ineligible since they are targeting 65% AMI. Remaining units are eligible through the 20/50 rule.
- Eligible costs equals the budget minus costs to acquire the property, finance it, reserves, syndication expenses, and marketing costs.
- The project site is not eligible for a 30% basis boost because it is not in a qualified census tract or difficult to develop area as designated by HUD.
- 4% rate applied to all projects as new construction except for 4th Street site which is rehab of existing property.
- Applicable Rates based on IRS guidance as of April 2024.
- Syndication cost based on LIHTC equity pricing from Novogradac as of December 2023.

**Qualified Census Tract and Difficult to Develop Area Map**

The closest QCT is located below Yesler Way and the closest difficult to develop area is above Spring Street.



**Parking Allocation Plan**

Rainier Tower Apartments		
Needs	389	Spaces
Has	489	Spaces
Excess	100	For Public Parking

Baker Tower Apartments		
Needs	305	Spaces
Has	580	Spaces
Gives	46	to Yesler Hotel
Gives	79	Chinook Condos/Office
Gives	106	To 4th Street Site
Excess	44	For Public Parking

Glacier Peak Apartments		
Needs	357	Spaces
Has	700	Spaces
Gives	261	To Courthouse Condos
Gives	82	Chinook Condos

Chinook Condos/Office		
Needs	220	Spaces
Has	95	Spaces
Utilizes	82	from Glacier Peak
Utilizes	79	from Baker Tower

Yesler Hotel		
Needs	46	Spaces
Has	0	Spaces
Utilizes	46	from Baker Tower

King Condominiums		
Needs	261	Spaces
Utilizes	261	From Glacier Peak

4th Street Site (SRO, Office, Makerspace)		
Needs	25	Spaces
Has	0	Spaces
Utilizes	25	from Baker Tower

- Phase 1
- Phase 2
- Phase 3

**Valuation Summary**

Project	Residential Sales Proceeds	Mixed-Use Rental Income	Mixed-Use Valuation	Parking Income	Parking Valuation
King Condominiums	\$339,912,837	\$1,839,677	\$30,661,283	\$0	\$0
Yesler Hotel	\$0	\$6,713,410	\$89,512,133	\$223,307	\$2,977,427
Glacier Peak Apts	\$0	\$13,402,164	\$268,043,270	\$992,130	\$19,842,600
Chinook Condos	\$160,435,907	\$6,421,525	\$91,736,071	\$894,480	\$12,778,286
4th Street Site	\$0	\$3,152,837	\$50,445,392	\$52,500	\$840,000
Rainier Tower Apts	\$0	\$13,382,065	\$267,641,306.55	\$2,464,803	\$49,296,052
Baker Tower Apts	\$0	\$10,519,825	\$210,396,506	\$1,511,189	\$30,223,773
<b>Totals</b>	<b>\$500,348,744</b>	<b>\$55,431,503</b>	<b>\$1,008,435,963</b>	<b>\$6,138,408</b>	<b>\$115,958,137</b>
% of Total Income		90%		10%	
% of Total Valuation	31%		62%		7%

**Parking Metrics**

Total Income	Total Valuation	Variance	Total Cost	Parking Cost	Parking Cost %	Total Area	Parking Area	Parking Area %
\$1,839,677	\$370,574,120	\$0	\$264,157,685	\$7,824,000	3%	556,801	104,320	19%
\$6,936,717	\$92,489,560	\$0	\$60,171,807	\$1,380,000	2%	102,680	88,880	87%
\$14,394,294	\$287,885,870	\$0	\$227,157,538	\$10,710,000	5%	733,500	280,000	38%
\$7,316,005	\$264,950,264	\$47,031,461	\$168,088,130	\$3,747,000	2%	369,140	49,960	14%
\$3,205,337	\$51,285,392	\$0	\$46,451,366	\$750,000	2%	133,580	10,000	7%
\$15,846,868	\$316,937,359	\$0	\$228,628,309	\$14,683,590	6%	622,134	155,781	25%
\$12,031,014	\$240,620,279	\$0	\$188,536,015	\$9,154,590	5%	584,733	232,000	40%
<b>\$61,569,911</b>	<b>\$1,624,742,844</b>	<b>\$47,031,461</b>	<b>\$1,183,190,850</b>	<b>\$48,249,180</b>	<b>4%</b>	<b>3,102,568</b>	<b>920,941</b>	<b>30%</b>

< Parking is included in condo sales price

< Residential income is hotel income

King County Affordable Rents - Based on Household Size				
Household size	1	2	3	4
<b>2022 Median Income</b>	\$106,920	\$127,039	\$153,372	\$196,715
<b>30% AMI</b>	\$28,800	\$32,900	\$37,000	\$41,100
30% Spent on Housing	\$8,640	\$9,870	\$11,100	\$12,330
Less: Utility Allowance	\$1,728	\$2,112	\$2,496	\$2,892
Remainder for Rent	\$6,912	\$7,758	\$8,604	\$9,438
<b>Monthly Rent Cap</b>	<b>\$576</b>	<b>\$647</b>	<b>\$717</b>	<b>\$787</b>
<b>50% AMI</b>	\$47,950	\$54,800	\$61,650	\$68,500
30% Spent on Housing	\$14,385	\$16,440	\$18,495	\$20,550
Less: Utility Allowance	\$1,728	\$2,112	\$2,496	\$2,892
Remainder for Rent	\$12,657	\$14,328	\$15,999	\$17,658
<b>Monthly Rent Cap</b>	<b>\$1,055</b>	<b>\$1,194</b>	<b>\$1,333</b>	<b>\$1,472</b>
<b>80% AMI</b>	\$70,650	\$80,750	\$90,850	\$100,900
Less: Utility Allowance	\$21,195	\$24,225	\$27,255	\$30,270
less Utility Allowance	\$1,728	\$2,112	\$2,496	\$2,892
Remainder for Rent	\$19,467	\$22,113	\$24,759	\$27,378
<b>Monthly Rent Cap</b>	<b>\$1,622</b>	<b>\$1,843</b>	<b>\$2,063</b>	<b>\$2,282</b>

King County Affordable Rents - Based on Unit Size				
Unit Size	Studio	1BR	2BR	3BR
<b>Area</b>	<b>500</b>	<b>750</b>	<b>1,100</b>	<b>1,500</b>
<b>30% AMI</b>	\$720	\$771	\$925	\$1,069
<b>50% AMI</b>	\$1,198	\$1,284	\$1,541	\$1,781
<b>80% AMI</b>	\$1,766	\$1,893	\$2,271	\$2,624

King County Affordable Purchase Prices - Based on Unit Size				
Unit Size	Studio	1BR	2BR	3BR
<b>2022 Median Income</b>	\$106,920	\$127,039	\$153,372	\$196,715
<b>65% AMI</b>	\$69,498	\$82,575	\$99,692	\$127,865
35% Spent on Housing	\$24,324	\$28,901	\$34,892	\$44,753
Less: Utility Allowance \$200/month	-\$2,400	-\$2,400	-\$2,400	-\$2,400
Less: Property Insurance .17%	-\$299	-\$376	-\$477	-\$643
Less: Association Dues \$350/month	-\$4,200	-\$4,200	-\$4,200	-\$4,200
Less: Property Taxes 1.30%	-\$2,284	\$3,896	\$4,942	\$6,665
Remainder for Mortgage	\$15,141	\$25,821	\$32,757	\$44,175
Net Affordable Mortgage at 8%	\$170,453	\$290,690	\$368,777	\$497,308
plus Down Payment of 3%	\$5,272	\$8,990	\$11,405	\$15,381
<b>TOTAL AFFORDABLE PRICE</b>	<b>\$175,724</b>	<b>\$299,680</b>	<b>\$380,182</b>	<b>\$512,689</b>

Rental Income	
<b>Office</b>	<b>Rent per SF</b>
Class A - Credit Tenancy (FS)	\$55
Class A - Non-Profit (NNN)	\$25
Makerspace (NNN)	\$18
<b>Retail</b>	<b>Rent per SF(NNN)</b>
Grocery	\$10
Ground Level	\$37
<b>NOI Calculation Impacts</b>	<b>% of Gross Revenue</b>
Vacancy Loss	5%
Additional Revenue - Mixed-Use	5%
Operating Expenses - Hotel	60%
Operating Expenses - 4th Street	35%
Operating Expenses - Mixed-Use Resi	40%
Operating Expenses - Mixed-Use Resi (Public)	45%
Toggle for Public Space Coverage: 1=On, 2=Off	1
<b>Total Operating Expense Coverage</b>	<b>(\$30,367,297)</b>

Project Cost Estimating Parameters	
Type	Basis
Type V Hard Costs for Construction	\$245 per SF net lease or sale
Type III Hard Costs for Construction	\$105 per SF net lease or sale
Type I Hard Costs for Construction	\$245 per SF net leasable
Hotel Conversion from Office	\$235 per SF
Office to Affordable Housing	\$220 per SF net leasable
SRO Renovation	\$80 per SF net leasable
Parking Costs	See Parking Mix table
Hard Cost Contingency	8% of GMP costs
Demolition	\$10 per SF
Municipal Fees and Allowances*	\$1,500 per unit
Share of Infrastructure	Estimated allocation from FPC
Legal	Estimate
Land Closing Costs/commissions	Estimate
Design	3% of total hard costs
Developer Fee	3% of Project Budget
Construction Management Fee	2% of total hard costs
Taxes during construction	Estimate
Insurance	\$1 per sf
Marketing, FFE and Preleasing	\$1 per sf
Operating Deficit	6 Months of OPEX
Commercial Tenant Improvements	\$75 per SF of retail
Retail and office brokerage	6% on a ten year term
Construction Loan Origination	1.50% of loan amount
Construction Interest	7% of loan amount

Cap Rates	
<b>Exit Assumptions - Cap Rates</b>	
Mixed-Use - Market Rate Residential+Retail	5.00%
Retail	6.00%
Office	7.00%
Hotel	7.50%
4th Street Site	6.25%
<b>Exit Assumptions - Sales Costs</b>	
Condo Sales Costs	3.00%
Disposition Costs	3.00%
<b>Leverage Assumptions - Loan to Cost</b>	
Mixed-Use - Residential + Retail	65%
Office	50%
Hotel	60%
4th Street Site	30%

Parking Mix	
Residential Ratio	1 space per 4 units
Commercial Ratio	1 space per 1,000 sf
Area allocation (SF/space)	400
Structured Parking Construction Hard Cost	\$30,000
Structured Parking Construction Total Cost	\$36,000
Surface Parking Construction Cost	\$10,000
Residential Rate (\$/monthly)	\$325
Commercial Rate (\$/monthly)	\$350
Hotel Rate (\$/space/day)	\$35
Public Garage (\$/space/day)	\$25
Reduced Rate (4th Street) (\$/monthly)	\$175

INVESTOR SHEET

Development Program																	
Development Component	Location of Development Component	Area in SF	Land Use	Acquisition Costs	Residential Units	Commercial SF	Building Height	Value	Total Project Costs	Equity	Debt	Gross GAP	Gap Funding Source <sup>1,2</sup>	Net Gap	Unleveraged IRR	Leveraged IRR	ROC
King Condominiums	942000860	452,481	RES-Market-Sale	55,000,000	522 Units	Commercial 49,721 SF	10 stories	370,574,120	264,157,685	92,455,190	171,702,495	-	-	-	9.5%	17.3%	43%
Yesler Hotel	942001150	102,680	Hotel	8,000,000	185 Hotel rooms	Retail 27,130 SF	7 stories	92,489,560	60,171,807	24,068,723	36,103,084	-	-	-	14.8%	23.8%	
Glacier Peak Apts	942000920	733,500	RES-AFF-MU	48,900,000	614 Units	Retail 86,000 SF	22 stories	287,885,870	227,157,538	79,505,138	147,652,400	5,707,000	5,707,000	-	8.4%	15.3%	26%
Chinook Condos	942001105	369,140	RES-Market-Rental	70,000,000	194 Units	Commercial 122,900 SF	13 stories	217,918,803	168,088,130	84,044,065	84,044,065	-	-	-	15.0%	20.6%	
4th Street Site	942001090 942001095 942001115 942001120 942001140	133,580	RES-AFF-MU	10,000,000	115 Units	Office 95,980 SF	6 stories	51,285,392	46,451,366	28,801,956	13,935,410	3,714,000	3,714,000	-	0.0%	10.1%	
Rainier Tower Apts	942001010	622,134	RES-Market-Sale	55,000,000	556 Units	Commercial 111,453 SF	35 stories	316,937,359	228,628,309	80,019,908	148,608,401	-	-	-	19.6%	21.5%	34%
Baker Tower Apts	942001050	584,733	RES-Market-Rental	55,600,000	487 Units	Retail 61,453 SF	22 stories	240,620,279	188,536,015	65,987,605	122,548,410	3,443,000	3,443,000	-	8.6%	11.5%	
<b>TOTALS</b>		<b>2,998,248</b>		<b>\$302,500,000</b>	<b>2673 Units</b>	<b>554,637 SF</b>		<b>\$1,577,711,383</b>	<b>\$1,183,190,850</b>	<b>\$454,882,586</b>	<b>\$724,594,265</b>	<b>12,864,000</b>	<b>12,864,000</b>	<b>-</b>	<b>13.1%</b>	<b>17.3%</b>	<b>33%</b>

Infrastructure Allocation								
Item	Total Cost	King Condominiums	Glacier Peak Apts	Baker Tower Apts	Rainier Tower Apts	4th Street Site	Chinook Condos	Yesler Hotel
Neighborhood Park	5,000,000	4,000,000	0	0	0	0	0	1,000,000
Flood Control	6,500,000	2,000,000	1,000,000	1,250,000	1,250,000	0	1,000,000	0
Steps	6,500,000	1,000,000	1,250,000	1,000,000	1,250,000	0	2,000,000	0
Green Roof	6,000,000	750,000	1,500,000	1,500,000	1,500,000	250,000	500,000	0
<b>TOTAL</b>	<b>24,000,000</b>	<b>7,750,000</b>	<b>3,750,000</b>	<b>3,750,000</b>	<b>4,000,000</b>	<b>250,000</b>	<b>3,500,000</b>	<b>1,000,000</b>

Gap Funding Sources	
1	4th Street Site will receive funding from Amazon Housing Equity Fund
2	Glacier Peak and Baker Tower will receive 4% LIHTC Funding

Schedule					
Development Component	Phase	Pre-Development	Demolition	Construction	Close-out
King Condominiums	1	01/1/25 to 12/31/25	None	1/1/26 to 12/31/27	1/1/28 to 6/30/28
Yesler Hotel	1	01/1/25 to 12/31/25	None	1/1/26 to 12/31/27	1/1/28 to 6/30/28
Glacier Peak Apts	2	01/1/28 to 12/31/28	1/1/29 to 6/30/29	7/1/29 to 6/30/32	7/1/32 to 12/31/32
4th Street Site	2	01/1/28 to 12/31/28	1/1/29 to 6/30/29	7/1/29 to 6/30/31	7/1/31 to 12/31/31
Chinook Condos	2	01/1/28 to 12/31/28	None	1/1/29 to 12/31/30	1/1/31 to 6/30/31
Baker Tower Apts	3	01/1/30 to 12/31/30	1/1/31 to 6/30/31	7/1/31 to 6/30/34	7/1/34 to 12/31/34
Rainier Tower Apts	3	01/1/31 to 12/31/31	1/1/32 to 6/30/32	7/1/32 to 6/30/35	7/1/35 to 12/31/35