

EXHIBIT A: SOURCES AND USES

ALCHEMY SPRINGS - INVESTOR SUMMARY

Start-up Budget (Phase 1)	
Leasing Costs	
Security Deposit	\$100,000
Reduced Rent Period	\$100,000
Predevelopment	
City & Utility Fees	\$313,176
A&E	\$1,825,579
Legal	\$90,750
Other	
Soft Cost Contingency	\$293,901
Miscellaneous	\$209,500
Development Fee (Consultant/Advisor)	\$500,000
Total Start-Up Costs	\$3,432,906
Sponsor Shares ("sweat equity")	\$2,300,070
Phase 1 Valuation	\$5,732,976

Total Development Budget (Phase 1 & Phase 2)	
Acquisition/Leasing/Startup Costs	
Security Deposit	\$100,000
Reduced Rent Period (2 years from execution date)	\$8
Accrued & Capitalized Rent (concurrent with Phase 2 close)	\$480,000
Regular Rent Period (1.5 years after Capitalized rent ends)	\$30
Pre-Opening	\$2,393,333
Subtotal Acquisition/Leasing Costs	\$3,573,333
Hard Costs	
BCCI Line Item Estimate (w/ 5% GC contingency)	\$14,933,040
FF&E	\$500,000
Developer Hard Cost Contingency (5%)	\$746,652
Subtotal Hard Costs	\$16,179,692
Soft Costs	
City & Utility Fees	\$578,176
A&E	\$2,365,583
Legal	\$99,071
Miscellaneous	\$215,000
Development Fee	\$750,000
Soft Cost Contingency (10%)	\$325,783
Subtotal Soft Costs	\$4,333,613
Total Development Budget	\$24,086,638
Sponsor Shares ("sweat equity")	\$2,300,070
Phase 2 Valuation	\$26,386,708

Project Data							
Pre-Phase 1	3 months	Aug 17-Nov 17, 2021 (First 3 months of lease, pre-Close on Phase 1 equity)					
Phase 1	17 months	Nov 18, 2021 to April 17, 2023 (assumes that Phase 2 equity closes at GMP issuance)					
Phase 2 (Construction)	16 months	April 16, 2023 to Aug 15, 2024 (Construction through final Certificate of Occupancy)					
Phase 2 (Pre-funded Operations)	6 months	Aug 16, 2024 (Opening Day) to Feb 15, 2025					
42 months							
Interior Space:		15,931 GSF	From Planning Department Project Review Application Design Set, dated 09-18-21				
PRE-FUNDED LEASE PAYMENTS		Pre-Phase 1	Phase 1	Phase 2	S/GSF	Total Costs	
Security Deposit		\$100,000	\$0	\$0		\$100,000	
Reduced Rent Period (2 years from execution date)		\$15,000	\$85,000	\$20,000		\$120,000	
Accrued & Capitalized Rent (concurrent with Phase 2 close)		\$0	\$0	\$480,000		\$480,000	
Regular Rent Period (1.5 years after Capitalized rent ends)		\$0	\$0	\$480,000		\$480,000	
Subtotal:		\$115,000	\$85,000	\$500,000		\$1,180,000	
PRE-FUNDED OPEN		Pre-Doors Open	\$0	\$0	\$793,333	\$793,333	
Post-Doors Open ("6-months)		\$0	\$0	\$1,600,000		\$1,600,000	
Subtotal:		\$0	\$0	\$2,393,333		\$2,393,333	
HARD COSTS		BCC Estimate (09-22-21) includes 5% GC contingency	\$0	\$0	\$14,933,040	\$937	\$14,933,040
PM&E (full interior finishes)		\$0	\$0	\$500,000	\$31	\$500,000	
Developer's Contingency		\$0	\$0	\$746,652	\$47	\$746,652	
Subtotal:		\$0	\$0	\$16,179,692	\$1,016	\$16,179,692	
SOFT COSTS		City & Utility Fees					
Fees - Department of City Planning (DCP)		\$1,159	\$127,411	\$0	\$8	\$128,570	
Fees - Department of Building Inspection (DBI) & SFPU		\$0	\$154,386	\$0	\$10	\$154,386	
Fees - Department of Public Works (DPW)		\$0	\$1,336	\$0	\$0	\$1,336	
Fees - Department of Public Health (DPH)		\$0	\$3,884	\$0	\$0	\$3,884	
Fees - SFPU (Water & Waste Water)		\$0	\$0	\$100,000	\$6	\$100,000	
Fees - PG&E (Electrical Service)		\$0	\$10,000	\$150,000	\$10	\$160,000	
Fees - Misc.		\$0	\$15,000	\$15,000	\$2	\$30,000	
Subtotal:		\$1,159	\$312,617	\$265,000	\$36	\$578,176	
A&E		Architect	\$5,000	\$1,100,000	\$388,304	\$94	\$1,493,304
Landscape Architect		\$5,500	\$88,000	\$23,000	\$7	\$116,500	
Structural Engineer		\$5,000	\$146,254	\$22,400	\$11	\$173,654	
MEP&T		\$0	\$165,000	\$41,200	\$19	\$206,200	
Civil Engineer & Surveyor		\$5,000	\$32,500	\$7,500	\$3	\$45,000	
Acoustical Engineer		\$0	\$20,000	\$7,500	\$2	\$27,500	
Geotechnical Consultant		\$0	\$21,000	\$5,000	\$2	\$26,000	
3D Modeling of As-Built Conditions		\$12,900	\$0	\$0	\$1	\$12,900	
Fire & Life Safety		\$2,800	\$12,200	\$0	\$1	\$15,000	
ADA/Title 24 Compliance		\$0	\$15,000	\$0	\$1	\$15,000	
Pool Consultant		\$3,000	\$37,000	\$1,600	\$3	\$41,600	
Spa & Sauna Consultant		\$0	\$40,000	\$15,000	\$3	\$55,000	
Living Walls & Horticulture		\$5,000	\$30,000	\$10,000	\$3	\$45,000	
Lighting Design		\$0	\$23,500	\$5,000	\$2	\$28,500	
Facade & Interior Waterproofing Consultant		\$0	\$17,000	\$3,000	\$1	\$20,000	
Historic Resource Consultant		\$0	\$5,000	\$0	\$0	\$5,000	
Construction Cost Estimation		\$5,000	\$0	\$0	\$0	\$5,000	
Permit Expeditor		\$0	\$20,000	\$10,000	\$2	\$30,000	
Outreach/Addresses/Labels		\$425	\$1,500	\$0	\$0	\$1,925	
Environmental/Phase 1		\$2,500	\$0	\$0	\$0	\$2,500	
Subtotal:		\$52,125	\$1,773,954	\$599,504	\$148	\$2,395,583	
Legal		Legal - Lease	\$13,321	\$0	\$0	\$1	\$13,321
Legal - Corporate/TV/Securities		\$10,000	\$50,000	\$0	\$4	\$60,000	
Legal - Land Use & City Permit Support		\$0	\$20,000	\$5,000	\$2	\$25,000	
Prelim Title Report, Recording Memo of Lease, Misc.		\$750	\$0	\$0	\$0	\$750	
Subtotal:		\$24,071	\$70,000	\$5,000	\$6	\$99,071	
Miscellaneous		Marketing/PR for Equity Raise	\$17,000	\$0	\$0	\$1	\$17,000
3rd Party Analyst/Performa Services (APRS)		\$10,500	\$10,500	\$5,500	\$2	\$26,500	
Small Change Reg CF & Reg D Offering		\$7,500	\$80,000	\$0	\$4	\$87,500	
Phase 1 Fundraising Incentives		\$0	\$104,000	\$0	\$7	\$104,000	
Subtotal:		\$35,000	\$174,500	\$5,500	\$13	\$215,000	
Development Fee (for PM Consultant/Advisor)		\$30,000	\$470,000	\$250,000	\$47	\$750,000	
Soft Cost Contingency		\$11,236	\$233,047	\$81,500	\$20	\$325,783	
SOFT COSTS TOTAL		\$153,591	\$3,833,518	\$1,146,504	\$272	\$4,933,613	
HARD & SOFT COSTS TOTAL		\$153,591	\$3,833,518	\$17,326,196	\$1,288	\$20,513,305	
TOTAL PROJECT COST (BEFORE DEBT)		\$268,591	\$5,118,518	\$20,699,529	\$1,512	\$24,886,638	
FINANCING COSTS							
Fees		\$0	\$0	\$0	\$0	\$0	
Loan - Construction		\$0	\$0	\$0	\$0	\$0	
Capitalized Interest		\$0	\$0	\$0	\$0	\$0	
Loan - Business Loan (Take Out Construction, if any)		\$0	\$0	\$0	\$0	\$0	
Subtotal:		\$0	\$0	\$0	\$0	\$0	
TOTAL PROJECT COST (AFTER DEBT)		Pre-Phase 1	Phase 1	Phase 2	S/GSF	Total Costs	
		\$268,591	\$ 3,118,518	\$ 20,699,529	\$ 1,512	\$ 24,886,638	