EXHIBIT A: SOURCES AND USES

\$1,512

\$24,086,638

\$325,783

Soft Cost Contingency (10%)

Subtotal Soft Costs

\$1,656

\$2,300,070

Sponsor Shares ("sweat equity") Phase 2 Valuation

Total Development Budget

\$6 \$30 \$30 \$30 \$30 \$30 \$36 \$148 \$6 \$13 \$47 \$20 \$20 \$937 \$31 \$47 \$1,016 \$480,000 \$215,000 \$750,000 \$2,393,333 \$99,071 \$120,000 \$500,000 \$746,652 \$14,933,040 \$16,179,692 \$578,176 \$2,365,583 nent Budget (Phase 1 & Phase 2) Accrued & Capitalized Rent (concurrent with Phase 2 dose) Regular Rent Period (1.5 years after Capitalized rent ends) Reduced Rent Period (2 years from execution date) BCCI Line Item Estimate (w/ 5% GC contigency) Developer Hard Cost Contigency (5%) Subtotal Acquisition/Leasing Costs Acquisition/Leasing/Startup Costs Subtotal Hard Costs Development Fee City & Utility Fees Security Deposit Miscellaneous Pre-Opening Hard Costs Soft Costs FF&E Lega A&E \$2,300,070 \$293,901 \$209,500 \$313,176 \$90,750 \$500,000 \$3,432,906 \$100,000 Development Fee (Consultant/Advisor) Sponsor Shares ("sweat equity") Phase 1 Valuation Start-up Budget (Phase 1) Soft Cost Contingency Reduced Rent Period Total Start-Up Costs City & Utility Fees Predevelopment Security Deposit Miscellaneous Leasing Costs Legal A&E

ALCHEMY SPRINGS - INVESTOR SUMMARY

Project D	et a
Pro-Phase 1	1 months
Phase 1	17 months
Phase 2 (Construction	16 months
Phase 2 (Pre- funded Operations)	6 months

Aug 17-Nov 17, 2021 [First 3 months of lease, pre-Clase on Phase 1 equity]
Nov 18, 2021 to April 17, 2025 (essumes that Phase 2 equity clases at GMP issuance)
April 16, 2023 to Aug 15, 2024 (Construction through final Certificate of Occupancy)

Aug 16, 2024 (Opening Day) to Feb 15, 2025

42 months

Interior Space:

15,931 087

From Planning Department Project Seview Application Design Set, dated 06-18-21

	PAYMENTS	ProPhase 1	Phase 1	Phase 2	5/05F	Tata/Cost
	Security Deposit	\$100,000	50	50		\$100,0
	Reduced Bent Period (2 years from execution date) Accrued & Capitalized Bent (concurrent with Phase 2 class)	\$15,000 \$0	\$85,000 S0	\$20,000 \$480,000		\$120,0 \$490,0
	Regular Rent Period (1.5 years after Capitalized rent ends)	50	50	\$480,000		5480.0
		4: \$115,000	585,000	\$980,000		\$1,190,0
RE-FUNDED-OPEX		7	73.0111	7.50,511		4-1
	Pre-Doors Open	\$0	\$0	\$793,333		\$793,2
	Post-Doors Open ("6-months)	50	50	\$1,600,000		\$1,600,0
	Subtot	al \$0	şo	\$2,393,333		\$2,393,
AND COSTS	BCCI Estimate (09-32-21) includes 5% GC contingency	50	SO	\$14,933,040	5937	\$14,933,
	PT&E Bull Interior finished	50	50	\$500,000	531	5500.
	Developer's Contigency	50	SO.	\$746,652	\$47	5746
	Subtot		50	\$16,179,692	\$1,016	\$16,179.
OFT COSTS						
	City & Utility Fees					
	Fees - Department of City Planning (DCP)	\$1,159	\$127,411	\$0	58	\$128,
	Fees-Department of Building Inspection (DBI) & SFFUC	50	\$154,386	50	510	\$154,
	Fees - Department of Public Works (DPW)	\$0	\$1,336	\$0	50	\$1,
	Fees - Department of Public Health (DPH)	50	53,884	50	50	53,
	Feet - SFPUC (Water & Waste Water)	\$0	\$0	\$100,000	\$6	\$100,
	Pecs-PG&E (Eletrical Service) Fees-Misc.	50	\$10,000 \$15,000	\$150,000 \$15,000	510 52	5160, 530,
	Subtot		5312.017	\$265,000	536	5578.
	ABE	94,455	9310,013	9000,000	220	9314,
	Architect	\$5,000	\$1,100,000	5388,304	594	\$1,493.
	Landscape Architect	\$5,500	\$88,000	\$23,000	57	\$116.
	Structural Engineer	\$5,000	\$146,254	522,400	511	5173.
	MEPIET	\$0	\$165,000	\$41,200	\$13	\$206,
	Civil Engineer & Surveyor	\$5,000	\$32,500	57,500	53	545,
	Accountical Engineer	\$0	\$20,000	\$7,500	52	\$27,
	Geotechnical Consultant	50	\$21,000	\$5,000	52	526,
	3D Modeling of As-Built Conditions	\$12,900	\$0	\$0	\$1	\$12,
	Pire & Life Safety	52,800	512,200	50	51	515,
	ADA/Title 24 Compliance	\$0	\$15,000	\$0	\$1	\$15,
	Pool Consultant	\$3,000	\$97,000	\$1,600	53	541,
	Sps & Souna Consultant Living Walls & Horticulture	\$0.000	\$40,000 \$30,000	\$15,000 \$10,000	\$3 53	\$55, \$45.
	Lighting Design	\$5,000	\$23,500	\$5,000	52	528,
	Facade & Interior Waterproofing Consultant	50	\$17,000	\$3,000	51	520.
	Historic Resource Consultant	50	\$5,000	50	50	\$5.
	Construction Cost Estimation	\$5,000	50	50	50	55.
	Permit Expeditor	\$0	\$20,000	\$10,000	52	\$30,
	Outreach/Addresses/Labels	\$425	\$1,500	50	50	51,
	Environmental/Phase 1	\$2,500	SO			
				\$0	\$0	\$2,
	Subtot		\$1,773,954	\$539,504	\$0 \$148	
	Subton	el 552,125		5539,504	5148	\$2,365,
	Subtot Legal Legal - Lease	6 552,125 513,321	50	\$539,504 \$0	5148 51	\$2,365, 513,
	Legal Subtot Legal-Lesse Legal-Corporate/W/Securities	\$13,321 \$10,000	\$0 \$50,000	\$539,504 \$0 \$0	\$148 \$1 \$4	\$2,365, 513, 560,
	Subtot Legal - Lesse Legal - Corporate/IV/Securities Legal - Card Use & City Pennit Support	\$13,321 \$10,000 \$0	\$0 \$50,000 \$20,000	\$539,504 \$0 \$0 \$5,000	\$148 \$1 \$4 \$2	\$2,365, 513, 560, 525,
	Subtot Legal Legal - Lesse Legal - Corporate/IV/Securities Legal - Corporate/IV/Securities Legal - Land Use & City Pennit Support Prelim Title Report, Recording Memo of Lease, Misc.	\$13,321 \$10,000 \$0 \$750	\$0 \$50,000 \$20,000 \$0	\$539,504 \$0 \$0 \$3,000 \$0	5148 51 54 52 50	\$2,365, 513, 560, 523, 5
	Subtot Legal - Lesse Legal - Corporate/IV/Securities Legal - Card Use & City Pennit Support	\$13,321 \$10,000 \$0 \$750	\$0 \$50,000 \$20,000	\$539,504 \$0 \$0 \$5,000	\$148 \$1 \$4 \$2	\$2,365, 513, 560, 523, 5
	Legal Legal - Lesse Legal - Corporate/W/Securities Legal - Corporate/W/Securities Legal - Lend Use & City Pennit Support Prelim Title Report, Recording Memo of Lesse, Misc. Subtot	\$13,321 \$10,000 \$0 \$750	\$0 \$50,000 \$20,000 \$0	\$539,504 \$0 \$0 \$3,000 \$0	5148 51 54 52 50	\$2,365, 513, 560, 523, 5
	Legal Legal - Leare Legal - Corporate/IW/Securities Legal - Corporate/IW/Securities Legal - Limit Use & City Pennit Support Prelim Title Report, Recording Memo of Lease, Misc. Miscellaneous Subtot	\$13,321 \$13,000 \$0 \$750 \$24,071	\$0,000 \$20,000 \$2 \$70,000	\$539,504 \$0 \$0 \$5,000 \$0 \$5,000	5148 51 54 52 50 56	\$2,393, 513, 590, 525, \$ \$99,
	Subtot Legal - Lesse Legal - Corporate/IV/Securities Legal - Corporate/IV/Securities Legal - Land Use & City Pennit Support Prelim Title Report, Recording Memo of Lesse, Misc. Subtot Miscellaneous Marketing/PR for Equity Raise	\$13,321 \$13,321 \$10,000 \$0 \$750 \$24,071	\$0 \$50,000 \$20,000 \$0 \$70,000	\$539,504 \$0 \$0 \$5,000 \$5,000	5148 51 54 52 90 58	\$2,363, \$13, \$60, \$25, \$ \$99, \$17, \$26,
	Subtot Legal - Lesse Legal - Lesse Legal - Corporate/IV/Securities Legal - Land Use & City Pennit Support Prelim Title Report, Recording Memo of Lesse, Misc. Miscellaneous Mirketing/YR for Douby Raise Ind Party Analyst/Proforms Services (APRE) Small Change Reg CF & Reg D Offering Phase 1 Fundataking Incentives	\$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$10,500 \$7,500 \$0	\$0 \$50,000 \$20,000 \$0 \$70,000 \$0 \$10,500	\$339,504 \$0 \$0,500 \$3,000 \$5,000 \$0 \$5,500 \$0 \$0	5148 51 54 52 50 50 51 52 54 57	\$2,363, \$13, \$60, \$25, \$ \$93, \$17, \$26, \$97,
	Subtot Legal - Lease Legal - Lease Legal - Corporate/IW/Securities Legal - Limit Use 8. City Pennit Support Prolim Title Report, Recording Memo of Lease, Misc. Miscellaneous Marketing/PR for Equity Raise 3mParty Analyst/Proforms Services (APRE) Small Charge Rop CP & Rep D Offering	\$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$10,500 \$7,500 \$0	\$0,000 \$20,000 \$0,000 \$70,000 \$0 \$10,500 \$90,000	\$339,504 \$0 \$3,000 \$5,000 \$5,000 \$5,500	5148 51 54 52 50 50 51 52 54	\$2,363, \$13, \$60, \$23, \$ \$93, \$17, \$26, \$67, \$104,
	Subtot Legal - Lesse Legal - Lesse Legal - Corporate/IV/Securities Legal - Land Use & City Pennit Support Prelim Title Report, Recording Memo of Lesse, Misc. Miscellaneous Mirketing/YR for Douby Raise Ind Party Analyst/Proforms Services (APRE) Small Change Reg CF & Reg D Offering Phase 1 Fundataking Incentives	\$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$10,500 \$7,500 \$0	\$0,000 \$20,000 \$0 \$70,000 \$10,500 \$90,000 \$104,000	\$339,504 \$0 \$0,500 \$3,000 \$5,000 \$0 \$5,500 \$0 \$0	5148 51 54 52 50 50 51 52 54 57	\$2,363, \$13, \$60, \$23, \$57, \$26, \$67, \$104, \$215,
	Subtot Legal - Lease Legal - Lease Legal - Corporate/W/Securities Legal - Lend Use 8. City Pennit Support Prelim Title Report, Recording Memo of Lease, Misc. Subtot Miscellaneous Marketing/PR For Equity Raise Jan Party Analyst/Protorms Services (APRE) Small Change Rep CP & Rep D Offering Phase 1 Fundraising Incentives Subtot	\$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$10,500 \$7,500 \$33,000	\$0,000 \$20,000 \$0,000 \$0 \$70,000 \$10,500 \$40,000 \$174,500	\$333,000 \$0,000 \$3,000 \$3,000 \$0,000	5148 51 54 52 90 58 51 52 54 57 513	\$2,383, \$13, \$60, \$23, \$593, \$17, \$26, \$67, \$104, \$213,
	Legal Legal - Lesse Legal - Corporate/IV/Securities Legal - Corporate/IV/Securities Legal - Land Use & City Pennit Support Prollin Title Report, Recording Memo of Lesse, Misc. Subtot Miscellaneous Miscellaneous Ind Party Analyst/Proforms Services (APRI) Small Change Rep CP & Rep D Offering Phase 1 Fundataling Incentives Subtot Development Fee (for PM Consultant/Advisor)	\$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$10,500 \$7,500 \$0 \$33,000 \$11,236	\$0 \$10,000 \$20,000 \$0 \$70,000 \$10,500 \$10,500 \$104,000 \$174,000	\$333,504 \$0 \$3,000 \$3,000 \$3,000 \$5,500 \$0 \$5,500 \$3,500 \$3,500	5149 51 54 52 50 59 51 51 52 54 57 513	\$2,983, \$13, \$60, \$23, \$ \$93, \$17, \$26, \$97, \$104, \$213, \$759,
	Legal Legal - Lesse Legal - Lesse Legal - Corporate/IV/Securities Legal - Corporate/IV/Securities Legal - Limit Use & City Premit Support Prolim Title Report, Recording Memo of Lesse, Misc. Miscellaneous Subbot Development Fee (for PM Consultant/Advisor) Selt Cost Contingency	\$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$10,500 \$7,500 \$33,000 \$33,000	\$0,000 \$20,000 \$20,000 \$0 \$70,000 \$10,500 \$90,000 \$104,000 \$174,500 \$470,000	\$333,000 \$0,000 \$3,000 \$3,000 \$15,000 \$0,55,000 \$3,500 \$3,500 \$3,500 \$3,500	5149 51 54 52 50 36 51 52 54 57 513 547	\$2,963, \$13, \$60, \$23, \$3, \$37, \$26, \$67, \$104, \$713, \$750, \$333,
	Legal Legal - Lesse Legal - Corporate/IV/Securities Legal - Corporate/IV/Securities Legal - Land Use & City Permit Support Prelim Title Report, Recording Memo of Lesse, Misc. Subtot Miscellaneous Indiparty Rei Douity Raise Ind Party Analyst/Proforms Semices (APAC) Small Change Rep Ch & Rep D Offering Phase 1 Fundataining Incentives Subtot Development Rep (for PM Consultant/Advisor) Selt Cost Contingency SOFT COSTS TOTA HAND & SOFT COSTS TOTA	\$13,321 \$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$7,500 \$7,500 \$33,000 \$11,236	\$0,000 \$20,000 \$0,000 \$70,000 \$10,500 \$104,000 \$174,500 \$470,000 \$233,047	\$393,504 \$0 \$3,000 \$3,000 \$3,000 \$3,500 \$0 \$5,500 \$0 \$5,500 \$293,000 \$11,500 \$11,526,196	5149 51 54 52 50 59 51 52 54 577 529 5272 51,285	\$2,963, \$13, \$60, \$23, \$37, \$26, \$67, \$26, \$27, \$213, \$750, \$25, \$25, \$25, \$25, \$25, \$25, \$25, \$25
MANCING COSTS	Legal Legal - Lesse Legal - Lesse Legal - Corporate/W/Securities Legal - Lesse Use & City Pennit Support Prelim Title Report, Recording Memo of Lesse, Misc. Miscellaneous	\$13,321 \$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$7,500 \$7,500 \$33,000 \$11,236	\$0,000 \$20,000 \$0 \$70,000 \$0 \$10,500 \$40,000 \$174,500 \$470,000 \$233,047 \$3,033,518	\$333,504 \$0 \$3,000 \$3,000 \$3,000 \$5,500 \$3,500 \$3,500 \$299,000 \$1,149,504	5149 51 54 52 50 50 51 52 547 547 529 5272	\$2,963, \$13, \$60, \$23, \$37, \$26, \$67, \$26, \$27, \$213, \$750, \$25, \$25, \$25, \$25, \$25, \$25, \$25, \$25
MANGING COSTS	Legal Legal - Lesse Legal - Corporate/IV/Securities Legal - Corporate/IV/Securities Legal - Land Use & City Permit Support Prelim Title Report, Recording Memo of Lesse, Misc. Subtot Miscellaneous Indiparty Rei Douity Raise Ind Party Analyst/Proforms Semices (APAC) Small Change Rep Ch & Rep D Offering Phase 1 Fundataining Incentives Subtot Development Rep (for PM Consultant/Advisor) Selt Cost Contingency SOFT COSTS TOTA HAND & SOFT COSTS TOTA	\$13,321 \$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$7,500 \$7,500 \$33,000 \$11,236	\$0,000 \$20,000 \$0 \$70,000 \$0 \$10,500 \$40,000 \$174,500 \$470,000 \$233,047 \$3,033,518	\$393,504 \$0 \$3,000 \$3,000 \$3,000 \$3,500 \$0 \$5,500 \$0 \$5,500 \$293,000 \$11,500 \$11,526,196	5149 51 54 52 50 59 51 52 54 577 529 5272 51,285	\$2,963, \$13, \$60, \$23, \$37, \$26, \$67, \$26, \$27, \$213, \$750, \$25, \$25, \$25, \$25, \$25, \$25, \$25, \$25
INAMONG COSTS	Legal Legal - Lease Legal - Lease Legal - Lease Legal - Corporate/N/Securities Legal - Lease Use & City Permit Support Prelim Title Report, Recording Memo of Lease, Misc. Miscellaneous Marketing/PR for Equity Raise Ind Party Analyst/Restorms Services (APRE) Small Change Reg CF & Reg D Offering Phase 1 Fundataking Incentives Subtot Development Fee (for PM Consultant/Advisor) Set Cost Contingency SOFT COSTS TOTA HAND-& SOFT COSTS TOTA TOTAL PROJECT COST (REFORE DES	\$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$10,500 \$7,500 \$33,000 \$33,000 \$11,236 \$153,591 \$153,591	\$0,000 \$20,000 \$20,000 \$0 \$70,000 \$10,500 \$104,000 \$174,500 \$470,000 \$233,047 \$3,033,518	\$399,504 \$0,53,000 \$3,000 \$3,000 \$3,500 \$5,500 \$5,500 \$294,000 \$11,48,504 \$17,526,196	5149 51 54 52 50 50 51 51 52 54 57 513 547 529 5272 51,285	\$2,965, \$13, \$60, \$23, \$3, \$37, \$26, \$67, \$213, \$750, \$25, \$25, \$213, \$25, \$
IMAMCING-COSTS	Legal Legal - Lesse Legal - Lesse Legal - Corporate/IV/Securities Legal - Lend Use & City Permit Support Prelim Title Report, Recording Memo of Lesse, Misc. Subtot Miscellaneous Miscellaneous Miscellaneous Article Report, Recording Memo of Lesse, Misc. Subtot Miscellaneous Indiana Party Analyst/Proforma Services (APRE) Small Change Rep CF & Rep D Offering Phase 1 Fundralising Incentives Subtot Development Fee (for PM Consultant/Advisor) Selt Cost Contingency SOFT COSTS TOTA TOTAL PROJECT COST (REFORE DES	\$13,321 \$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$7,500 \$7,500 \$33,000 \$11,236 \$1,515,591 \$1,515,591 \$1,515,591 \$1,515,591 \$1,515,591	\$0,000 \$20,000 \$0 \$70,000 \$0 \$10,500 \$104,000 \$174,500 \$470,000 \$233,047 \$3,033,518	\$393,504 \$0 \$3,000 \$3,000 \$3,000 \$5,500 \$0 \$5,500 \$3,500 \$3,500 \$11,500 \$11,520,196 \$17,520,196	5149 51 54 52 50 59 51 52 54 577 513 547 529 51,285 51,512	\$2,965, \$13, \$60, \$23, \$3, \$37, \$26, \$67, \$213, \$750, \$25, \$25, \$213, \$25, \$
INAMONG COSTS	Subtet Legal - Lease Legal - Corporate/IV/Securities Legal - Lease Legal - Lease Legal - Lease Version Title Report, Recording Memo of Lease, Misc. Miscellaneous Miscellaneous Miscellaneous Miscellaneous Analyst/Proforma Services (APAS) Small Change Rep CF & Rep D Offering Phase 1 Fundraising incentives Subtet Development Fee (for PM Consultant/Advisor) Selt Cost Contingency SOFT COSTS TOTA TOTAL PROJECT COST (REFORE DES Pees Lean - Construction Capitalized Interest Lean - Subtess Lean (Take Out Construction, Harry)	\$13,321 \$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$7,500 \$7,500 \$33,000 \$11,236 \$1,5153,591	\$10,000 \$20,000 \$20,000 \$20,000 \$20,000 \$10,000 \$104,000 \$174,000 \$470,000 \$3,033,518 \$3,033,518	\$393,504 \$0 \$3,000 \$3,000 \$3,000 \$3,500 \$0 \$3,500 \$3,500 \$31,500 \$11,526,196 \$17,526,196 \$10,693,519 \$0 \$0 \$0 \$0	5149 51 54 52 50 38 51 52 54 57 513 547 529 51,288 51,312	\$2,965, \$13, \$60, \$23, \$3, \$37, \$26, \$67, \$213, \$750, \$25, \$25, \$213, \$25, \$
INANCING COSTS	Subtot Legal - Lease Legal - Lease Legal - Corporate/N/Securities Legal - Lease (Legal - Lease) Miscellaneous Miscell	\$13,321 \$13,321 \$10,000 \$0 \$750 \$24,071 \$17,000 \$7,500 \$7,500 \$33,000 \$11,236 \$1,5153,591	\$10,000 \$20,000 \$20,000 \$20,000 \$20,000 \$10,500 \$104,000 \$174,500 \$470,000 \$233,047 \$3,033,518 \$3,033,518	\$399,304 \$0,53,000 \$3,000 \$3,000 \$5,500 \$5,500 \$5,500 \$1,149,504 \$1,149,504 \$10,099,529	5149 51 54 52 50 50 51 51 52 54 57 513 547 529 51,285 51,512	52,385, 513,385, 540,523, 5 523, 5 525, 517, 526, 587, 5104, 5213, 5750, 54,333, 524,986,