

<b>The Liberty Bank Building @ 6101 Penn Avenue</b>				
<b>Sources and Uses Budget</b>				
<b>Building Area</b>	<b>Gross SF</b>			
Office	18,925			
Retail	1,740			
<b>Total</b>	<b>20,665</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Detailed Sources of Funds ("Additional Funding" - Summary)</b>	<b>Total sources</b>	Spring 2017	Summer-Fall 2017	Fall 2018
Small Change Note 1	300,000	34,300	265,700	-
Small Change Note 2	200,000	-	-	200,000
Dollar Bank Line of Credit	250,000	-	-	250,000
Additional Owners Equity	150,850	82,850	-	68,000
<b>Total Sources of Funds</b>	<b>900,850</b>	<b>117,150</b>	<b>265,700</b>	<b>518,000</b>
<b>Detailed Uses of Funds ("Project Costs" - Summary)</b>	<b>Total Budget</b>	Spring 2017	Summer 2017	Winter 2018
<b>Acquisition Costs:</b>				
Property Acquisition (N/A)	-	-		-
<b>Sub-total Acquisition Costs</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Hard Costs:</b>				
Tenant Improvements - Buy-out of existing	-	-	-	-
Tenant Improvements - New	508,652	78,652	140,000	290,000
Hard Costs Contingency	24,933	3,933	6,000	15,000
<b>Sub-total Hard Costs</b>	<b>533,584</b>	<b>82,584</b>	<b>146,000</b>	<b>305,000</b>
<b>Soft Costs:</b>				
Design Services	55,679	8,679	15,000	32,000
Building and other Permits (incl. in Construction Contract)	5,000	-	2,000	3,000
Appraisal ( if required for Line of Credit)	-	-	-	-
"FF&E" (Furniture, Fixtures, and Equipment)	194,540	19,540	60,000	115,000
"OS&E" (Operating Systems and Equipment)	50,000	5,000	20,000	25,000
Legal	-	-	-	-
Operating Reserve	25,000	-	5,000	20,000
Line of Credit Lender Fee	2,500	-	-	2,500
Line of Credit Lender Legal	2,500	-	-	2,500
Small Change Transaction fee	20,000	-	12,000	8,000
Soft Costs Contingency	12,047	1,347	5,700	5,000
<b>Sub-total Soft Costs</b>	<b>367,266</b>	<b>34,566</b>	<b>119,700</b>	<b>213,000</b>
<b>Total Uses of Funds</b>	<b>900,850</b>	<b>117,150</b>	<b>265,700</b>	<b>518,000</b>