

**1476 MAGAZINE ST. MIXED USE DEVELOPMENT
ARTIST CO-OP B & B/COMMERCIAL OFFICE**

SOURCES AND USES OF FUNDS

PROJECT FUNDING/SOURCES:

CONSTRUCTION LOAN/MINI-PERM	75.00%	\$1,652,435
SMALL CHANGE INVESTOR EQUITY	18.16%	\$400,000
SPONSOR EQUITY	<u>6.84%</u>	<u>\$150,812</u>
TOTAL SOURCES:	100.00%	\$2,203,246

PROJECT USES:

LAND ACQUISITION	9.53%	\$210,000
FINANCE COSTS	7.07%	\$155,830
SOFT COSTS	16.54%	\$364,526
FURNITURE, FIXTURES & EQUIPMENT	5.40%	\$119,050
CONSTRUCTION COSTS	56.68%	\$1,248,840
CONTINGENCY	<u>4.77%</u>	<u>\$105,000</u>
	100.00%	\$2,203,246