

## EXHIBIT A: SOURCES AND USES

PROJECT BUDGET			
			<b>TOTALS</b>
<b>HARD COSTS</b>	sf		
NMTC Construction Budget			\$28,000,000
Save a Lot TI Allowance			\$320,000
Urgent Care TI Allowance	13,227	\$50	\$661,350
Santander TI Allowance	1,860	\$25	\$46,500
Other Retail TI Allowance	10,572	\$50	\$528,600
<b>TOTAL HARD COSTS</b>			<b>\$29,556,450</b>
Contingency		7%	\$1,960,000
<b>TOTAL HARD COSTS</b>			<b>\$31,516,450</b>
<b>SOFT COSTS</b>			
Legal - Development			\$40,000
Zoning			\$14,800
Leasing Fees	95	\$750	\$71,250
Marketing			\$25,000
Architectural/Structural/MEP			\$836,398
Appraisal			\$16,000
Environmental			\$8,000
Civil			\$109,055
Insurance			\$77,000
Geotech			\$15,200
Retail Broker Fees		4%	\$222,010
Real Estate Taxes			\$13,020
Replacement Reserves			\$50,000
<b>SUBTOTAL SOFT COSTS</b>			<b>\$1,447,733</b>
Soft Costs Contingency		5%	\$72,387
<b>TOTAL SOFT COSTS</b>			<b>\$1,520,119</b>
<b>FINANCING COSTS</b>			
Placement Fee			\$130,000
Syndication Fee			\$32,500
Sub Allocation Fees			\$560,000
Baker Tilly Accounting Fees			\$97,500
Legal Fees			\$500,000
PIDC Loan Fee		1.0%	\$10,000
PIDC Bridge Loan Fee		1.0%	\$28,000
Construction Period Interest			\$1,039,000
Construction Review			\$25,200
Title and Recording Fees			\$35,000
Tax Credit Consultant			\$75,000
Transfer Tax			\$74,900
Developer Fee			\$2,200,000
<b>TOTAL FINANCING COSTS</b>			<b>\$4,807,100</b>
<b>TOTAL PROJECT BUDGET</b>			<b>\$37,843,669</b>