3, 22, 22

RomeovilleLansing [redacted] Pro Forma

Project Costs		Square Feet 6840
Purchase	325,000	
TIF Contribution	(700,000)	
Construction of Base Buildnig	1,410,000	
Environmental Report	NA - PROVIDED BY VILLAGE.	
Site Work	350,000	
Engineering	50,000	
Architect / MEP / LANDSCAP / ENTITLEMENT	60,000	
Construction Period Interest	148,500 @ 5.5 / AN.	
General Conditions/Site Supervision	40,000	
Construction Period Taxes	10,000	
Leasing Fee	42,500	
Bldg. Permits Etc. - ESTIMATED	25,000	
Misc Soft Costs Legal, Accounting, BANK.	85,000	
Tenant Allowance	400,000	
Hard and Soft Cost Contingency	270,000	
SUBTOTALS	2,700,000	
TOTAL COST	2,891,000	

LOAN DATA			
Percent Financed	80%	Cash Financed	2160000
Rate	5.75	Cash Required	
Term (Years)	7	Start Date	

([redacted] Rent TRIPLE NET	$ 25			
Premises Size	6840			
Annual Rent	171,000			

PROJECT OVERALL RATE OF RETURN WITHOUT TIF	1.47	NET CASH. After Dept. Service
PROJECT OVERALL RATE OF RETURN WITH TIF	10.7	NET CASH. Dept. Service After,

Cash in 540,000 = 20% - property & cash.