## THE PRAIRIE

ummary Pro Forms			Phase L			Phase II					Team	2021-2813	
ummary Pro Forma Ye	ear		Phase I			Phase II							
et Operating Income		2021-2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
et Operating income Market-rate	Rental Housing	\$0	\$0	\$0	\$0	\$5,026,956	\$6,409,369	\$6,537,556	\$19,015,132	\$22,543,874	\$24,844,807	\$29,709,219	
Affordable	Rental Housing	\$0	\$0	\$0	\$0	\$804,246	\$1,025,414	\$1,045,922	\$3,042,175	\$3,606,729	\$3,974,848	\$4,753,092	
	Office	\$0	\$0	\$0 \$0	\$0	\$6,619,611	\$8,440,005	\$8,608,805	\$12,706,883	\$13,962,126	\$16,677,564	\$18,399,848	
	Industrial/Agriculture Market-rate Retail	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$2,681,809 \$3,032,305	\$3,419,306 \$3,866,189	\$3,487,692 \$3,943,512	\$3,557,446 \$5,482,495	\$3,628,595 \$5,964,473	\$4,688,144 \$7,199,733	\$4,781,907 \$7,860,222	
	Structured Parking	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$2,047,489	\$2,047,489	\$2,047,489	\$11,333,471	\$11,333,471	\$11,333,471	\$11,333,471	
tal Net Operating Income		\$0	\$0	\$0	\$0	\$20,212,416	\$25,207,771	\$25,670,976	\$55,137,602	\$61,039,269	\$68,718,567	\$76,837,760	
come from Sales Proceeds		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,172,037,476	
To	otal Income	\$0	\$0	\$0	\$0	\$20,212,416	\$25,207,771	\$25,670,976	\$55,137,602	\$61,039,269	\$68,718,567	\$1,248,875,235	
velopment Costs	5	40	044.040.074	044 040 074	\$44.040.0 <del>7</del> 4	<b>\$00.050.000</b>	#00.050.000	000 050 000	••	••	40	00	
M arket-rate Affordable	Rental Housing Rental Housing	\$0 \$0	\$11,210,371 \$7,673,593	\$11,210,371 \$7,673,593	\$11,210,371 \$7,673,593	\$60,050,882 \$17,760,293	\$60,050,882 \$17,760,293	\$60,050,882 \$17,760,293	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
Allol dable	Office	\$0 \$0	\$35,029,846	\$35,029,846	\$35,029,846	\$19,576,935	\$17,700,235 \$19,576,935	\$19,576,935	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
	Industrial/Agriculture	\$0	\$1,740,993	\$1,740,993	\$1,740,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Market-rate Retail	\$0	\$4,202,014	\$4,202,014	\$4,202,014	\$1,906,647	\$1,906,647	\$1,906,647	\$0	\$0	\$0	\$0	
	Structured Parking	\$0	\$9,933,121	\$9,933,121	\$9.933.121	\$15,387,794	\$15.387,794	\$15,387,794	\$0	\$0	\$0	\$0	
	Land Acquisition Total Infrastructure	\$0 \$0	\$35,230,204 \$37,526,152	\$0 \$0	\$0 \$0	\$35,230,204 \$7,109,208	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
	Demolition	\$0 \$0	\$1,609,735	Ψ	ΨΟ	\$3,124,780	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
	Remediation	\$0	\$1,349,020			\$2,618,686	\$0	\$0	\$0	\$0	\$0	\$0	
IB 1 25 2	Development Fees	\$0	\$6,630,659	\$2,992,841	\$2,992,841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
al Development Costs		\$0 ***	\$142,202,588	\$62,849,658	\$62,849,658	\$147,377,636	\$99,294,758	\$99,294,758	\$0	\$0	\$0	\$0 *°	0
n Balance rest Paid		\$0 \$0	\$520,149,461 \$23,406,726	\$520,149,461 \$23,406,726	\$520,149,461 \$23,406,726	\$520,149,461 \$23,406,726	\$520,149,461 \$23,406,726	\$520,149,461 \$23,406,726	\$520,149,461 -\$520,149,461	\$0 \$0	\$0 \$0	\$0 \$0	Construction L
rest Paid Ortization		\$0 \$0	\$23,406,726 \$0	\$23,406,726 \$0	\$23,406,726 \$0	\$23,406,726 \$0	\$23,406,726 \$0	\$23,406,726 \$0	-\$520,149,461 \$520,149,461	\$0 \$0	\$0 \$0	\$0 \$0	Permanent Lo
ortization ling Balance		\$0 \$0	\$520,149,461	\$0 \$520,149,461	\$520.149.461	\$0 \$520,149,461	\$0 \$520,149,461	\$0 \$520,149,461	\$520,149,461 \$0	\$0 \$0	\$0 \$0	\$0 \$0	
Operating Income		\$0.00	\$0.00	\$0.00	\$0.00	\$20,212,415.69	\$25,207,770.53	\$25,670,976.16	\$55,137,602.02	\$61,039,269.04	\$68,718,567.28	\$76,837,759.88	
al Asset Value		\$754,707,375	\$788,669,207	\$824,159,321	\$861,246,490	\$900,002,583	\$940,502,699	\$982,825,320	\$1,027,052,460	\$1,073,269,820	\$1,121,566,962	\$1,172,037,476	
l Costs of Sale		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,064,449.71	
ect Costs/Net Cash Flows b	before Debt Service		(\$142,202,588)	(\$62,849,658)	(\$62,849,658)	(\$127,165,221)	(\$74,086,988)	(\$73,623,782)	\$55,137,602	\$61,039,269	\$68,718,567	\$1,248,875,235	
t Service			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
ity Outlay/Net Cash Flows		\$80,022,994	(\$69,789,938.46)	(\$69,789,938.46)	(\$69,789,938.46)	(\$94,470,136.42)	(\$89,474,781.58)	(\$89,011,575.95)	\$55,137,602.02	\$61,039,269.04	\$68,718,567.28	\$1,376,365,803.34	
Present Value		\$290,745,719											
n to Value Ratio (LVR)		68.92%											
t Yield		14.77%											
vered IRR Before Taxes levered IRR Before Taxes		30.06% 15.70%											
Multiyear Developme	nt Program	13.7070											
		Total Buildout	Year-by-Year Cumulative A	Absorption 2024	2025	2026	2027	2028	2029	2030	2031	2032	
ject Buildout by Developmer			ZUZJ	ZUL <del>4</del>	LULJ								
Market-rate Affordable	Rental Housing Rental Housing	(units)	=	-	-	530 166	530	530	1,768	1,768	1,768	1,768 552	
AIOCOMP	Neniai muusiiid						100		LL')	EEO		332	
/ tiloi dabio	Structured Parking	(units) (spaces)	-	-	-	2,049	166 2,049	166 2,049	552 5,223	552 5,223	552 5,223	5,223	
	Structured Parking		- - 	- -	- - -								
iect Buildout by Area	3	(spaces)			-	2,049	2,049	2,049	5,223	5,223	5,223	5,223	
ect Buildout by Area Market-rate	Rental Housing	(spaces)	163,035	163,035	163,035	2,049	2,049	2,049	5,223 1,621,119	5,223 1,621,119	5,223 1,621,119	5,223 1,621,119	
iect Buildout by Area	Rental Housing Rental Housing	(spaces) (s.f.) (s.f.)	40,759	40.759	40,759	2,049 377,338 94,335	2,049 377,338 94,335	2,049 377,338 94,335	1,621,119 405.280	1,621,119 405,280	5,223 1,621,119 405,280	5,223 1,621,119 405,280	
iect Buildout by Area Market-rate	Rental Housing	(spaces)				2,049	2,049	2,049	5,223 1,621,119	5,223 1,621,119	5,223 1,621,119	5,223 1,621,119	
ect Buildout by Area Market-rate	Rental Housing Rental Housing Office Retail Structured Parking	(s.f.) (s.f.) (s.f.) (s.f.) (s.f.)	40.759 191,236 86.807 122,217	40,759 191,236 86,807 122,217	40.759 191.236 86.807 122,217	2,049 377,338 94,335 106,875 39,388 188,027	2,049 377,338 94.335 106.875 39.388 188,027	2,049 377,338 94.335 106.875 39.388 188,027	5,223 1,621,119 405,280 894,333 378,586 940,133	5,223 1,621,119 405,280 894,333 378,586 940,133	1,621,119 405,280 894,333 378,586 940,133	5,223 1,621,119 405,280 894,333 378,586 940,133	
ect Buildout by Area Market-rate	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural	(spaces)  (s.f.) (s.f.) (s.f.) (s.f.) (s.f.) (s.f.) (s.f.)	40,759 191,236 86,807 122,217 78,309	40.759 191.236 86.807	40.759 191,236 86.807	2,049 377,338 94.335 106.875 39.388 188,027 234,926	2,049 377,338 94,335 106,875 39,388	2,049 377,338 94,335 106,875 39,388	5,223 1,621,119 405,280 894,333 378,586	5,223 1,621,119 405,280 894,333 378,586	5,223 1,621,119 405,280 894,333 378,586	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	
ject Buildout by Area Market-rate	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure	(spaces)  (s.f.) (s.f.) (s.f.) (s.f.) (s.f.) (s.f.) (s.f.) (s.f.)	40,759 191,236 86,807 122,217 78,309 504,251	40.759 191.236 86.807 122,217 78,309	40.759 191.236 86.807 122,217 78,309	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774	2,049 377,338 94.335 106.875 39.388 188,027 234,926	2,049 377,338 94,335 106,875 39,388 188,027 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trolli
ect Buildout by Area Market-rale Affordable	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total	(spaces)  (s.f.) (s.f.) (s.f.) (s.f.) (s.f.) (s.f.) (s.f.) (s.f.)	40,759 191,236 86,807 122,217 78,309	40,759 191,236 86,807 122,217	40.759 191.236 86.807 122,217	2,049 377,338 94.335 106.875 39.388 188,027 234,926 46,774 1,040,889	2,049 377,338 94.335 106.875 39.388 188,027	2,049 377,338 94,335 106.875 39,388 188,027 234,926 1,040,889	5,223 1,621,119 405,280 894,333 378,586 940,133	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377	1,621,119 405,280 894,333 378,586 940,133	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
ect Buildout by Area Market-rate Affordable Unit Development and	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure	(spaces)  (s.f.)	40.759 191.236 86.807 122.217 78.309 504.251 682,363	40,759 191,236 86,807 122,217 78,309 682,363	40,759 191,236 86,807 122,217 78,309 682,363	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926 1,040,889  4. Equity and Financing Soul / Equity Sources (total)	2,049  377,338 94.335 106.875 39.388 188,027 234,926 1,040,889  Amount	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
ect Buildout by Area Market-rale Affordable  Development and elopment Costs Market-rale	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504.251 682,363 Cost average cost per unit	40,759 191,236 86,807 122,217 78,309 682,363 Total C	40,759 191,236 86,807 122,217 78,309 682,363 osts \$ 369,459,505	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul / Equity Sources (total)  Total Developer Equity	2,049  377,338 94,335 106,875 39,388 188,027 234,926 1,040,889  Amount  \$80,022,994	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does notinclude Trol
ect Buildout by Area Market-rate Affordable  Jnit Development and elopment Costs Market-rate Affordable	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure	(spaces)  (s.f.)	40.759 191.236 86.807 122.217 78.309 504.251 682.363 Cost average cost per unit	40,759 191,236 86,807 122,217 78,309 682,363 Total C	40,759 191,236 86,807 122,217 78,309 682,363 osts \$ 369,459,505 \$ 76,301,660	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Equity Sources (total) Total Developer Equity Developer Funded Equity	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor  10% 1%	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does notinclude Trol
ect Buildout by Area Market-rate Affordable  Jnit Development and elopment Costs Market-rate Affordable Office	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing	(spaces)  (s.f.)	40.759 191.236 86.807 122.217 78.309 504.251 682.363  Cost average cost per unit average cost per unit average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363 Total C	40,759 191,236 86,807 122,217 78,309 682,363 osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Equity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor  10% 1% 9%	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does notinclude Trol
ect Buildout by Area Market-rate Affordable  Jnit Development and elopment Costs Market-rate Affordable Office Retail	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing	(spaces)  (s.f.) 48	40,759 191,236 86,807 122,217 78,309 504,251 682,363  Cost average cost per unit average cost per unit average cost per SF average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363 Total C	40,759 191,236 86,807 122,217 78,309 682,363 osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Equity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor  10% 1% 9% 3%	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does notinclude Trol
ect Buildout by Area Market-rate Affordable  Drit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure C  Rental Housing Rental Housing	(spaces)  (s.f.) 329,008 \$ 138,283 \$ 183 \$ 48 \$ 14,544	40.759 191.236 86.807 122.217 78,309 504.251 682.363  Cost average cost per unit average cost per SF average cost per SF average cost per spa	40,759 191,236 86,807 122,217 78,309 682,363 Total C	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul / Equity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor  10% 1% 9% 3% 1%	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does notinclude Troll
ect Buildout by Area Market-rate Affordable  Jnit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure C  Rental Housing Rental Housing	(spaces)  (s.f.) 48 \$ 14,544 \$ 22	40,759 191,236 86,807 122,217 78,309 504,251 682,363  Cost average cost per unit average cost per unit average cost per SF average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363 Total C	40,759 191,236 86,807 122,217 78,309 682,363 osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985	2,049 377,338 94.335 106.875 39.388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul / Equity Sources (total)  Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor  10% 1% 9% 3% 1% 14%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  DIMENTICOST	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does notinclude Troll
ect Buildout by Area Market-rate Affordable  Jnit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing	(spaces)  (s.f.) 209,008 \$ 138,283 \$ 48 \$ 14,544 \$ 22  Public	40.759 191.236 86.807 122.217 78.309 504.251 682.363  Cost average cost per unit average cost per unit average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363 Total C	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746	2,049 377,338 94.335 106.875 39.388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour / Equity Sources (total)  Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total)	2,049  377,338 94,335 106.875 39,388 188,027 234,926 1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$114,712,125	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor  10% 1% 9% 3% 1% 14%	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
ect Buildout by Area Market-rate Affordable  Init Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure C  Rental Housing Rental Housing	(spaces)  (s.f.) 209,008 \$ 138,283 \$ 183 \$ 48 \$ 14,544 \$ 22 Public \$0	40.759 191.236 86.807 122.217 78.309 504.251 682.363  Cost average cost per unit average cost per unit average cost per unit average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363 Total C	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746	2,049 377,338 94,335 106.875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul / Equity Sources (total)  Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor  10% 1% 9% 3% 1% 14%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does notinclude Tro
Affordable  Market-rate Affordable  Mit Development and clopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure C  Rental Housing Rental Housing	(spaces)  (s.f.) 209,008 \$ 138,283 \$ 48 \$ 14,544 \$ 22  Public	40.759 191.236 86.807 122.217 78.309 504.251 682.363  Cost average cost per unit average cost per unit average cost per Serverage cost per Servera	40,759 191,236 86,807 122,217 78,309 682,363 Total C t t	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746	2,049 377,338 94,335 106.875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul Equity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan*	2,049  377,338 94,335 106.875 39,388 188,027 234,926 1,040,889  Amount \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125 \$520,149,461	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377  Percent of Develor  10% 1% 9% 3% 1% 14%  A 65%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
ect Buildout by Area Market-rate Affordable  Init Development and Ilopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural structure Costs	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Roads Utilities	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per sper average cost per SF average cost per sper average cost per sper average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363 Total C t t t	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul Equity Sources (total) Total Developer Equity Developer Funded Equity Opportunity Zone Funded Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5	2,049  377,338 94,335 106.875 39,388 188,027 234,926 1,040,889  Amount \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000	1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377 Percent of Develor 10% 1% 9% 3% 11% 14%  655% 3%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
ect Buildout by Area Market-rate Affordable  Init Development and Ilopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural structure Costs	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Rental Housing Landscaping	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per sper average cost per SF average cost per sper average cost per sper average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul / Equity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond	2,049  377,338 94,335 106.875 39,388 188,027 234,926 1,040,889  Amount \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000	1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377 Percent of Develor  10% 1% 9% 3% 11% 14%  655% 3% 4%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
Affordable  Init Development and elopment Costs  Market-rate Affordable  Office Retail Structured Parking Industrial/Agricultural structure Costs	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per sper average cost per SF average cost per sper average cost per sper average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Funded Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA	2,049  377,338 94,335 106,875 39,388 188,027 234,926 1,040,889  Amount \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591	1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377 Percent of Develor  10% 1% 9% 3% 11% 655% 3% 4% 1%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
Affordable  Init Development and elopment Costs  Market-rate Affordable  Office Retail Structured Parking Industrial/Agricultural structure Costs	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per sper average cost per SF average cost per sper average cost per sper average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Fequity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA Total Public Grants and Subsidies (total) TIF Loan	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14% A 655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
ect Buildout by Area Market-rate Affordable  Unit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per sper average cost per SF average cost per sper average cost per sper average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,338 188,027 234,926  1,040,889  4. Equity and Financing Sour / Equity Sources (total) Total Developer Equity Developer Funded Equity Opportunity Zone Fund Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA Total Public Grants and Subsidies (total) TIF Loan For Development Costs	2,049  377,338 94,335 106,875 39,388 188,027 234,926 1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730	1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377 Percent of Develor  10% 1% 9% 3% 11% 655% 3% 4% 1%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Tro
ect Buildout by Area Market-rate Affordable  Unit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per sper average cost per SF average cost per sper average cost per sper average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour / Equity Sources (total)  Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA Total Public Grants and Subsidies (total) TIF Loan For Development Costs For City Infrastructure Costs	2,049  377,338 94,335 106,875 39,388 188,027 234,926 1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730 \$98,079,553	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14% A 655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Tro
ect Buildout by Area Market-rate Affordable  Unit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per sper average cost per SF average cost per sper average cost per sper average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Equity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA Total Public Grants and Subsidies (total) TIF Loan For Development Costs For City Infrastructure Costs PACE Loan	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730 \$98,079,553 \$8,981,136	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14%  655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Tro
ect Buildout by Area Market-rate Affordable  Unit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per SF average cost per SF average cost per SF average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Equity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Funde Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA Total Public Grants and Subsidies (total) TIF Loan For Development Costs For City Infrastructure Costs PACE Loan Low-Income Housing Credit	2,049  377,338 94,335 106,875 39,388 188,027 234,926 1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730 \$88,079,553 \$8,981,136 \$6,867,149	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14%  655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Tro
ect Buildout by Area Market-rate Affordable  Unit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per SF average cost per SF average cost per SF average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul Equity Sources (total) Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA Total Public Grants and Subsidies (total) TIF Loan For Development Costs For City Infrastructure Costs PACE Loan Low-Income Housing Credit Community Development Block Grants	2,049  377,338 94,335 106.875 39,388 188,027 234,926 1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730 \$88,079,553 \$8,981,136 \$6,867,149 \$20,005,749	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14%  655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trol
ect Buildout by Area Market-rate Affordable  Unit Development and elopment Costs Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per SF average cost per SF average cost per SF average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Properties of the Community Development Block Grants TIGER  27,049  377,338 94,335 106,875 39,388 188,027 234,926 1,040,889  4. Equity and Financing Sour Properties of the Community Development Equity Developer Funded Equity Developer Funded Equity Developer Funded Equity Developer Equity Developer Equity Developer Equity Developer Equity Total Developer Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA Total Public Grants and Subsidies (total) TIF Loan For Development Costs For City Infrastructure Costs PACE Loan Low-Income Housing Credit Community Development Block Grants TIGER	2,049  377,338 94,335 106.875 39,388 188,027 234,926  1,040,889  Amount \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730 \$98,079,553 \$8,981,136 \$6,867,149 \$20,005,749 \$79,168,962	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14%  655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Troll
ject Buildout by Area  Market-rate Affordable  Unit Development and relopment Costs  Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural astructure Costs	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per SF average cost per SF average cost per SF average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Properties of the Community Development Block Grants TIGER  Total Development Block Grants TIGER  Total Community Development Block Grants TIGER	2,049  377,338 94,335 106.875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730 \$98,079,553 \$8,981,136 \$6,867,149 \$20,005,749 \$79,168,962 \$361,128,600	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14%  655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Trolli
iect Buildout by Area  Market-rate Affordable   Jinit Development and elopment Costs  Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural astructure Costs	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per SF average cost per SF average cost per SF average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049 377,338 94,335 106,875 39,388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Soul / Equity Sources (total)  Total Developer Equity Developer Funded Equity Syndicated Institutional Equity Opportunity Zone Fund Equity New Markets Tax Credit Equity Total Equity Financing Sources (total) Loan* EB-5 Industrial Revenue Bond PIEA Total Public Grants and Subsidies (total) TIF Loan For Development Costs For City Infrastructure Costs PACE Loan Low-Income Housing Credit Community Development Block Grants TIGER Total Total Sources	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730 \$98,079,553 \$8,981,136 \$6,867,149 \$20,005,749 \$79,168,962 \$361,128,600 \$1,060,946,777	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14%  655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Troll
Diject Buildout by Area  Market-rate Affordable  Unit Development and evelopment Costs  Market-rate Affordable Office Retail Structured Parking Industrial/Agricultural	Rental Housing Rental Housing Office Retail Structured Parking Industrial/Agricultural Infrastructure Total d Infrastructure Rental Housing Rental Housing Rental Housing Right Roads Utilities Landscaping Infrastructure Costs	(spaces)  (s.f.)	40.759 191.236 86.807 122,217 78.309 504,251 682,363  Cost average cost per unit average cost per unit average cost per SF average cost per SF average cost per SF average cost per SF	40,759 191,236 86,807 122,217 78,309 682,363  Total C t t t  Private \$0 \$1,077,736 \$464,306	40,759 191,236 86,807 122,217 78,309 682,363  osts \$ 369,459,505 \$ 76,301,660 \$ 163,820,342 \$ 18,325,985 \$ 75,962,746 \$ 5,222,978	2,049  377,338 94.335 106.875 39.388 188,027 234,926 46,774 1,040,889	2,049  377,338 94,335 106,875 39,388 188,027 234,926  1,040,889  4. Equity and Financing Sour Properties of the Community Development Block Grants TIGER  Total Development Block Grants TIGER  Total Community Development Block Grants TIGER	2,049  377,338 94,335 106.875 39,388 188,027 234,926  1,040,889  Amount  \$80,022,994 \$8,002,299 \$72,020,695 \$24,006,898 \$10,682,232 \$114,712,125  \$520,149,461 \$24,000,000 \$30,000,000 \$10,956,591 \$585,106,052  \$162,637,283 \$64,557,730 \$98,079,553 \$8,981,136 \$6,867,149 \$20,005,749 \$79,168,962 \$361,128,600	1,621,119 405,280 894,333 378,586 940,133 234,926  4,474,377 Percent of Develor  10% 1% 9% 3% 1% 14%  655% 3% 4% 1% 73%	5,223  1,621,119 405,280 894,333 378,586 940,133 234,926 4,474,377  oment Cost	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	5,223 1,621,119 405,280 894,333 378,586 940,133 234,926	*does not include Tro