

Team Code: 192019

Market-Rate and Workforce For Sale Housing .	o Forma			-								
Desc 2020 2021 2022 2022 2024 2025 2026 2027 2028 Net Operating Income T< T <		Phase I		Phase II		Phase III						Sale
Net Operating Income No.		2019-2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Market-Rate and Workforce Rental Housing ¹ \$0 \$0 \$0 \$3,454,042 \$7,130,435 \$9,966,163 \$12,851,141 \$16,535,201 \$20,494,166 \$ Affordable Rental Housing 0 0 0 213,093 425,055 537,588 647,386 791,728 932,664 Affordable For-Sale Housing 0 0 0 4114,858 8,213,800 9,612,151 11,890,490 18,994,829 2,4986,322 2, Office/Commercial 0 0 0 2,014,079 4,012,634 5,390,619 7,227,071 7,944,970 8,966,403 2,014,079 4,012,634 5,390,619 7,227,071 7,944,970 8,966,403 2,014,079 4,012,634 5,390,619 7,227,071 7,944,970 8,966,403 2,014,037 3,014,017 2,014,072 562,269 933,767 1,041,437 3,012,456 441,574 695,229 956,642 1,041,437 3,042,464 441,574 695,229 956,642 1,041,437 1,042,437 1,044,454 6,954,94 1,044,437 1,044,454,464		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Market-Rate and Workforce For Sale Housing I<	ncome											
Affordable Rental Housing 0 0 0 213,093 425,055 537,588 647,386 791,728 932,664 Affordable For-Sale Housing -	d Workforce Rental Housing ¹	\$0	\$0	\$0	\$3,454,042	\$7,130,435	\$9,906,163	\$12,851,141	\$16,535,201	\$20,494,166	\$21,247,753	\$22,009,069
Affordable For-Sale Housing I <thi< th=""> <thi<< td=""><td>d Workforce For Sale Housing</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></thi<<></thi<>	d Workforce For Sale Housing	-	-	-	-	-	-	-	-	-	-	-
Office/Commercial 0 0 0 4,114,858 8,213,800 9,612,151 11,890,490 18,295,829 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,322 24,986,323 24,986,333 26,927,970 7,944,970 8,964,083 24,986,323 24,9	tal Housing	0	0	0	213,093	425,055	537,588	647,386	791,728	932,664	925,402	918,835
Retail 0 0 0 2,014,079 4,012,634 5,390,619 7,227,071 7,944,970 8,964,083 Community Facility 0 0 0 90,844 181,688 181,688 190,772 562,269 933,767 Hotel 0 0 0 2,177,552 5,149,708 6,924,382 8,936,846 9,496,549 10,041,437 7 Structured and Surface Parking 0 0 0 92,064 186,437 312,456 441,574 695,229 956,642 Underground Parking - <	Sale Housing	-	-	-	-	-	-	-	-	-	-	-
Community Facility 0 0 0 0 90,844 181,888 181,688 190,772 562,269 933,767 Hotel 0 0 0 0 2,177,552 5,149,708 6,924,382 8,936,846 9,496,549 10,041,437 Structured and Surface Parking 0 0 0 92,064 186,437 312,456 441,574 695,229 956,642 Underground Parking -	cial	0	0	0	4,114,858	8,213,800	9,612,151	11,890,490	18,295,829	24,986,322	24,952,680	26,291,100
Hotel 0 0 0 2,177,552 5,149,708 6,924,382 8,936,846 9,496,549 10,041,437 Structured and Surface Parking 0 0 0 92,064 186,437 312,456 441,574 695,229 956,642 Underground Parking -		0	0	0	2,014,079	4,012,634	5,390,619	7,227,071	7,944,970	8,964,083	8,945,260	9,079,975
Structured and Surface Parking 0 0 0 92,064 186,437 312,456 441,574 695,229 956,642 Underground Parking - </td <td>cility</td> <td>0</td> <td>0</td> <td>0</td> <td>90,844</td> <td>181,688</td> <td>181,688</td> <td>190,772</td> <td>562,269</td> <td>933,767</td> <td>933,767</td> <td>970,917</td>	cility	0	0	0	90,844	181,688	181,688	190,772	562,269	933,767	933,767	970,917
Underground Parking -		0	0	0	2,177,552	5,149,708	6,924,382	8,936,846	9,496,549	10,041,437	10,309,039	10,544,664
Industrial 0 0 0 0 0 0 0 1,432,397 2,864,794 Demolition (included in Hard Costs below) -	Surface Parking	0	0	0	92,064	186,437	312,456	441,574	695,229	956,642	973,147	990,227
Demolition (included in Hard Costs below) -	Parking	-	-	-	-	-	-	-	-	-	-	-
Remediation Image: constraint of the set of the		0	0	0	0	0	0	0	1,432,397	2,864,794	2,864,794	3,151,273
Development Fees 0 (2,859,903) (2,859,903) (4,468,642) (4,436,694) (4,436,694) (2,827,956) <t< td=""><td>ded in Hard Costs below)</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></t<>	ded in Hard Costs below)	-	-	-	-	-	-	-	-	-	-	-
Other 0 <td></td> <td>-</td>		-	-	-	-	-	-	-	-	-	-	-
Total Net Operating Income \$0 (\$2,859,903) \$7,687,890 \$20,831,115 \$28,428,351 \$37,748,586 \$52,926,216 \$67,345,918 \$ Gross Sale Proceeds 0	es	0	(2,859,903)	(2,859,903)	(4,468,642)	(4,468,642)	(4,436,694)	(4,436,694)	(2,827,956)	(2,827,956)	0	0
Gross Sale Proceeds 0		0	0	0	0	0	0	0	0	0	0	0
Less: Sales Cost 0	ting Income	\$0	(\$2,859,903)	(\$2,859,903)	\$7,687,890	\$20,831,115	\$28,428,351	\$37,748,586	\$52,926,216	\$67,345,918	\$71,151,841	\$73,956,059
Total Income 0 (2,859,903) (2,859,903) 7,687,890 20,831,115 28,428,351 37,748,586 52,926,216 67,345,918	eeds	0	0	0	0	0	0	0	0	0	0	1,193,317,734
	1	0	0	0	0	0	0	0	0	0	0	(23,866,355)
1. 50% of market rate studios and 1-BRs are restricted at a rent of 120% AMI (currently above market) to preserve workforce housing against future market and rent growth.		0	(2,859,903)	(2,859,903)	7,687,890	20,831,115	28,428,351	37,748,586	52,926,216	67,345,918	71,151,841	1,243,407,439
	t rate studios and 1-BRs are restricted at a r	rent of 120% A	AMI (currently al	bove market) to j	oreserve workfo	rce housing aga	inst future marke	t and rent growth				
Development Costs Phase I Phase II Phase III	osts	Phase I		Phase II		Phase III						Sale
Hard Costs												

Phase I		Phase II		Phase III						Sale
\$53,241	\$49,498,419	\$49,498,419	\$28,975,876	\$28,975,876	\$48,424,961	\$48,424,961	\$0	\$0	\$0	\$0
-	-	-	-	-	-	-	-	-	-	-
12,571	11,687,127	11,687,127	6,841,526	6,841,526	11,433,671	11,433,671	0	0	0	0
-	-	-	-	-	-	-	-	-	-	-
46,326	43,069,242	43,069,242	25,212,301	25,212,301	42,135,212	42,135,212	0	0	0	0
17,786	16,535,786	16,535,786	9,679,882	9,679,882	16,177,179	16,177,179	0	0	0	0
5,953	5,534,033	5,534,033	3,239,567	3,239,567	5,414,018	5,414,018	0	0	0	0
14,911	13,862,648	13,862,648	8,115,055	8,115,055	13,562,013	13,562,013	0	0	0	0
2,701	2,511,027	2,511,027	1,469,930	1,469,930	2,456,571	2,456,571	0	0	0	0
358	332,494	332,494	194,639	194,639	325,283	325,283	0	0	0	0
-	-	-	-	-	-	-	-	-	-	-
6,154	5,720,954	5,720,954	3,348,989	3,348,989	5,596,885	5,596,885	0	0	0	0
6,900,151	0	818,973	0	9,121,587	0	0	0	0	0	0
31,353,548	0	10,461,100	0	33,080,888	0	0	0	0	0	0
13,091,416	5,523,137	13,116,844	3,115,684	16,678,588	5,776,605	5,776,605	0	0	0	0
51,505,115	154,274,865	173,148,645	90,193,449	145,958,828	151,302,397	151,302,397	0	0	0	0
0	(21,509,097)	(68,469,961)	(11,692,243)	(43,227,339)	(17,771,765)	(60,227,062)	(2,827,956)	(2,827,956)	0	0
51,505,115	132,765,768	104,678,684	78,501,206	102,731,489	133,530,632	91,075,335	(2,827,956)	(2,827,956)	0	0
0	14,082,876	14,082,876	8,028,360	8,028,360	13,906,117	13,906,117	0	0	0	0
51,505,115	146,848,644	118,761,560	86,529,565	110,759,848	147,436,749	104,981,451	(2,827,956)	(2.827.956)	0	0
	\$53,241 - 12,571 - 46,326 17,786 5,953 14,911 2,701 358 - 6,154 6,900,151 31,353,548 13,091,416 51,505,115 0 51,505,115	\$53,241 \$49,498,419 12,571 11,687,127 16,326 43,069,242 17,786 16,535,786 5,953 5,534,033 14,911 13,862,648 2,701 2,511,027 358 332,494 - - 6,900,151 0 31,353,548 0 13,091,416 5,523,137 51,505,115 154,274,865 0 (21,509,097) 51,505,115 132,765,768 0 14,082,876	\$53,241 \$49,498,419 \$49,498,419 12,571 11,687,127 11,687,127 12,571 11,687,127 11,687,127 46,326 43,069,242 43,069,242 17,786 16,535,786 16,535,786 5,953 5,534,033 5,534,033 14,911 13,862,648 13,862,648 2,701 2,511,027 2,511,027 358 332,494 332,494 - - - 6,154 5,720,954 5,720,954 6,900,151 0 818,973 31,353,548 0 10,461,100 13,091,416 5,523,137 13,116,844 51,505,115 154,274,865 173,148,645 0 (21,509,097) (68,469,961) 51,505,115 132,765,768 104,678,684 0 14,082,876 14,082,876	\$53,241 \$49,498,419 \$49,498,419 \$28,975,876 12,571 11,687,127 11,687,127 6,841,526 46,326 43,069,242 43,069,242 25,212,301 17,786 16,535,786 16,535,786 9,679,882 5,953 5,534,033 5,534,033 3,239,567 14,911 13,862,648 13,862,648 8,115,055 2,701 2,511,027 2,511,027 1,469,930 358 332,494 332,494 194,639 5,900,151 0 818,973 0 31,353,548 0 10,461,100 0 13,091,416 5,523,137 13,116,844 3,115,684 51,505,115 154,274,865 173,148,645 90,193,449 0 (21,509,097) (68,469,961) (11,692,243) 51,505,115 132,765,768 104,678,684 78,501,206 0 14,082,876 14,082,876 8,028,360	\$53,241 \$49,498,419 \$49,498,419 \$28,975,876 \$28,975,876 12,571 11,687,127 11,687,127 6,841,526 6,841,526 46,326 43,069,242 43,069,242 25,212,301 25,212,301 17,786 16,535,786 16,535,786 9,679,882 9,679,882 5,953 5,534,033 5,534,033 3,239,567 3,239,567 14,911 13,862,648 8,115,055 8,115,055 8,115,055 2,701 2,511,027 2,511,027 1,469,930 1,469,930 358 332,494 332,494 194,639 194,639 6,900,151 0 818,973 0 9,121,587 31,353,548 0 10,461,100 0 3,080,888 13,091,416 5,523,137 13,116,844 3,115,684 16,678,588 51,505,115 154,274,865 173,148,645 90,193,449 145,958,828 0 (21,509,097) (68,469,961) (11,692,243) (43,227,339) 51,505,115 132,765,768	\$53,241 \$49,498,419 \$49,498,419 \$28,975,876 \$28,975,876 \$48,424,961 12,571 11,687,127 11,687,127 6,841,526 6,841,526 11,433,671 46,326 43,069,242 43,069,242 25,212,301 25,212,301 42,135,212 17,786 16,535,786 16,535,786 9,679,882 9,679,882 16,177,179 5,953 5,534,033 5,534,033 3,239,567 3,239,567 5,414,018 14,911 13,862,648 8,115,055 8,115,055 113,562,013 2,52,723 2,701 2,511,027 2,511,027 1,469,930 2,456,571 358 332,494 332,494 194,639 194,639 325,283 6,900,151 0 818,973 0 9,121,587 0 31,353,548 0 10,461,100 0 33,080,888 0 13,091,416 5,523,137 13,116,844 3,115,684 16,678,588 5,776,605 51,505,115 154,274,865 173,148,645 90,193,449 145,	\$53,241 \$49,498,419 \$49,498,419 \$28,975,876 \$28,975,876 \$48,424,961 \$48,424,961 12,571 11,687,127 11,687,127 6,841,526 6,841,526 11,433,671 11,433,671 46,326 43,069,242 43,069,242 25,212,301 25,212,301 42,135,212 42,135,212 17,786 16,535,786 16,535,786 9,679,882 9,679,882 16,177,179 16,177,179 5,953 5,534,033 3,239,567 3,239,567 13,562,013 13,562,013 14,911 13,862,648 8,115,055 8,115,055 13,562,013 13,562,013 2,701 2,511,027 2,511,027 1,469,930 2,456,571 2,456,571 358 332,494 332,494 194,639 194,639 325,283 325,283 6,900,151 0 818,973 0 9,121,587 0 0 13,091,416 5,523,137 13,116,844 3,115,684 16,678,588 5,776,605 5,776,605 51,505,115 154,274,865 173,148	\$53,241 \$49,498,419 \$49,498,419 \$28,975,876 \$28,975,876 \$48,424,961 \$48,424,961 \$60 12,571 11,687,127 11,687,127 6,841,526 6,841,526 11,433,671 11,433,671 0 46,326 43,069,242 43,069,242 25,212,301 25,212,301 42,135,212 42,135,212 0 17,786 16,535,786 16,535,786 9,679,882 9,679,882 16,177,179 16,177,179 0 5,953 5,534,033 5,534,033 3,239,567 3,239,567 5,414,018 5,414,018 0 14,911 13,862,648 8,115,055 8,115,055 13,562,013 13,562,013 0 2,701 2,511,027 2,511,027 1,469,930 2,456,571 2,456,571 0 358 332,494 332,494 194,639 325,283 325,283 0 6,154 5,720,954 5,720,954 3,348,989 3,348,989 5,596,885 5,596,885 0 6,000,151 0 818,973 0	\$53,241 \$49,498,419 \$49,498,419 \$28,975,876 \$28,975,876 \$48,424,961 \$48,424,961 \$0 \$0 12,571 11,687,127 11,687,127 6,841,526 6,841,526 11,433,671 11,433,671 0 0 46,326 43,069,242 43,069,242 25,212,301 25,212,301 42,135,212 42,135,212 0 0 17,786 16,535,786 16,535,786 9,679,882 9,679,882 16,177,179 16,177,179 0 0 5,953 5,534,033 5,534,033 3,239,567 3,239,567 5,414,018 0 0 14,911 13,862,648 8,115,055 13,562,013 13,562,013 0 0 2,701 2,511,027 1,469,930 2,456,571 2,456,571 0 0 358 332,494 332,494 194,639 3,348,989 3,596,885 5,596,885 0 0 6,154 5,720,954 5,720,954 3,348,989 3,348,989 5,596,885 5,596,885 0	\$53,241 \$49,498,419 \$49,498,419 \$28,975,876 \$28,975,876 \$48,424,961 \$48,424,961 \$0 \$0 \$0 12,571 11,687,127 11,687,127 11,687,127 6,841,526 6,841,526 11,433,671 11,433,671 0 0 0 46,326 43,069,242 43,069,242 25,212,301 25,212,301 42,135,212 42,135,212 0 0 0 17,786 16,535,786 16,535,786 16,535,786 3,239,567 5,241,031 13,562,013 0 0 0 14,911 13,862,648 8,115,055 8,115,055 13,562,013 13,562,013 0 0 0 2,701 2,511,027 2,511,027 1,469,930 2,456,571 2,456,571 0 0 0 0 358 332,494 332,494 194,639 194,639 325,283 325,283 0 0 0 0 6,154 5,720,954 5,720,954 3,348,989 3,348,989 5,596,885 5,

Annual Cash Flow											
Net Operating Income	\$0	(\$2,859,903)	(\$2,859,903)	\$7,687,890	\$20,831,115	\$28,428,351	\$37,748,586	\$52,926,216	\$67,345,918	\$71,151,841	\$73,956,059
Total Asset Value	0	0	0	0	0	0	0	0	0	0	1,193,317,734
Total Costs of Sale	0	0	0	0	0	0	0	0	0	0	(23,866,355)
Total Development Costs (net of Subsidies)	(51,505,115)	(132,765,768)	(104,678,684)	(78,501,206)	(102,731,489)	(133,530,632)	(91,075,335)	2,827,956	2,827,956	0	0
Unlevered Net Cash Flow	(\$51,505,115)	(\$135,625,671)	(\$107,538,587)	(\$70,813,315)	(\$81,900,373)	(\$105,102,281)	(\$53,326,749)	\$55,754,172	\$70,173,874	\$71,151,841	\$1,243,407,439
Capitalized Financing Costs	0	(14,082,876)	(14,082,876)	(8,028,360)	(8,028,360)	(13,906,117)	(13,906,117)	0	0	0	0
Loan Funding and Refinancing	0	137,048,443	102,747,684	108,559,868	59,463,111	153,751,084	109,418,146	44,337,855	0	0	0
Perm Loan Debt Service, Repayment, & Origination Fees	0	0	0	(22,236,113)	(20,021,625)	(32,739,372)	(31,459,958)	(54,311,554)	(52,175,119)	(52,175,119)	(720,748,905)
Levered Net Cash Flow	(51,505,115)	(12,660,105)	(18,873,780)	7,482,080	(50,487,247)	2,003,314	10,725,322	45,780,473	17,998,755	18,976,722	522,658,533

Net Present Value	15% 54,419,974		
Blended Perm Loan to Value Ratio (LVR)	67.8%		
Unlevered IRR Before Taxes	12.9%	Current Site Value ² (start of Year 0)	\$59,541,742
Levered IRR Before Taxes	22.1%		
Levered IRR after Opportunity Zone Benefits ¹	30.1%	Projected Site Value (end of Year 10)	\$1,193,317,734

1. As the project is located in an Opportunity Zone, we expect an investor would evaluate the returns incorporating the post-tax benefit. For reference, therefore, we have provided the "pre-tax" equivalent IRR, or the IRR that would have to be achieved in the absence of Opportunity Zone benefits in order to achieve the same post-tax return.

2. We are proposing a discounted sale of City-owned parcels in exchange for the construction of specific public benefits, including public park space improvements and community facility space. Therefore, we have incorporated these "in-kind" acquisition costs as part of our current site value.

0	Development	Dec. and the

2. Multiyear Development Program											
					Yea	ar-by-Year Cumu	lative Absorptio	on			
	Total Buildout	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Project Buildout by Development Units											
Market-Rate and Workforce Rental Housing	(units)	0	0	299	299	208	208	250	250	0	0
Market-Rate and Workforce For Sale Housing	(units)	-	-	-	-	-	-	-	-	-	-
Affordable Rental Housing	(units)	0	0	75	75	52	52	63	63	0	0
Affordable For-Sale Housing	(units)	-	-	-	-	-	-	-	-	-	-
Office/Commercial	N/A	-	-	-	-	-	-	-	-	-	-
Retail	N/A	-	-	-	-	-	-	-	-	-	-
Community Facility	N/A	-	-	-	-	-	-	-	-	-	-
Hotel	(rooms)	0	0	173	173	116	116	19	19	0	0
Structured Parking	(spaces)	0	0	126	126	161	161	73	73	0	0
Surface Parking	(spaces)	0	0	0	0	0	0	227	227	0	0
Underground Parking	(spaces)	-	-	-	-	-	-	-	-	-	-
Industrial	N/A	-	-	-	-	-	-	-	-	-	-
Project Buildout by Area ³											
Market-Rate and Workforce Rental Housing	(s.f.)	0	0	218,663	218,663	151,895	151,895	182,725	182,725	0	0
Market-Rate and Workforce For Sale Housing	(s.f.)	-	-	-	-	-	-	-	-	-	-
Affordable Rental Housing	(s.f.)	0	0	54,666	54,666	37,974	37,974	45,681	45,681	0	0
Affordable For-Sale Housing	(s.f.)	-	-	-	-	-	-	-	-	-	-
Office/Commercial	(s.f.)	0	0	205,034	205,034	67,469	67,469	294,485	294,485	0	0
Retail	(s.f.)	0	0	107,100	107,100	69,300	69,300	35,249	35,249	0	0
Community Facility	(s.f.)	0	0	39,563	39,563	0	0	39,105	39,105	0	0
Hotel	(s.f.)	0	0	78,032	78,032	52,174	52,174	8,387	8,387	0	0
Structured Parking	(s.f.)	0	0	41,500	41,500	53,000	53,000	24,000	24,000	0	0
Surface Parking	(s.f.)	0	0	0	0	0	0	75,000	75,000	0	0
Underground Parking	(s.f.)	-	-	-	-	-	-	-	-	-	-
Industrial	(s.f.)	0	0	0	0	0	0	117,315	117,315	0	0
Fotal	(s.f.)	0	0	744,557	744,557	431,811	431,811	821,946	821,946	0	0

3. All buildout figures presented are for net rentable square feet. See the Parcel Breakdown or Assumptions tab for the buildout by gross square footage.

3. Unit Development and Infrast	ructure Costs		
Development Costs	Unit Hard Cost	Unit TDC ⁴	TDC ⁴
Market-Rate Rental Housing	\$167,668 pu / \$196.3 pgsf	\$218,125 pu / \$255.4 pgsf	\$330,237,118
Market-Rate For Sale Housing	-	-	
Workforce Rental Housing	-	-	
Affordable Rental Housing	\$158,355 pu / \$185.4 pgsf	\$195,926 pu / \$229.4 pgsf	\$74,157,038
Affordable For-Sale Housing	-	-	
Office/Commercial	\$181.3 pgsf	\$244.0 pgsf	\$297,243,659
Retail and Community Facility	\$178.5 pgsf	\$234.2 pgsf	\$148,509,192
Hotel	\$198.1 pgsf	\$152,727 pu / \$262.1 pgsf	\$94,074,683
Structured Parking	\$17,938 per space / \$54.4 pgsf	\$31,482 per space / \$95.4 pgsf	\$22,609,863
Surface Parking	\$3,751 per space / \$11.4 pgsf	\$19,328 per space / \$58.6 pgsf	\$8,785,611
Industrial	\$125.0 pgsf	\$184.5 pgsf	\$43,289,627

nfrastructure Costs	Public	Private
Roads	\$17,114,000	\$1,498,000
Utilities	\$0	\$7,102,850
Other Hardscaping (not incl. surf. pkg.)	\$5,700,000	\$4,530,000
Landscaping	\$0	\$16,710,000
Decking and Additional Support	\$0	\$38,054,686
New Transit Station	\$0	\$4,000,000
Acquisition Taxes and Fees		\$16,840,711
Fotal Infrastructure and Acquisition Costs	\$22,814,000	\$88,736,247
Total Development Costs		\$1,018,906,791

4. Equity and Financing Sources

	Amo	unt
Equity Sources (total)	Construction Phase	Permanent Phase
Opportunity Zone Fund Equity	\$179,009,336	\$75,027,222

Financing Sources (total)	Construction Phase	Permanent Phase
Construction Loan / EB-5 Bridge	\$611,344,075	\$0
Permanent Bank Loan	\$0	\$570,104,494
EB-5 Senior Loan	\$0	\$106,156,329
Industrial Revenue Bond Loan	\$0	\$39,065,366

Public Subsidies (total)	Construction Phase	Permanent Phase
TIF Loan	\$182,048,916	\$182,048,916
Low-Income Housing Credit Equity	\$32,172,133	\$32,172,133
New Markets Tax Credit Equity	\$11,076,000	\$11,076,000
Historic Tax Credit Equity	\$3,256,331	\$3,256,331
Total Sources	\$1,018,906,791	\$1,018,906,791