

**Bystrom Brothers Site  
Sources and Uses**

**Uses**

<u>Land Acquisition</u>		<u>Subtotals</u>
Purchase Price	4,960,000	
Option Fees	100,000	
Other (survey and leasehold improvements)	175,000	5,235,000
<u>Predevelopment and Closing Costs</u>		
Appraisal	20,000	
Environmental	46,000	
Legal	99,000	
Title, Recording	22,000	
Insurance, Operating	105,000	
Project Management	96,000	
Design	34,000	
Finance and Market Study	39,500	461,500
<b>Total Acquisition Cost:</b>		<b>5,696,500</b>

**Sources**

<b>Committed Sources:</b>		
Met Council HLAf grant	800,000	
Hennepin County TOD grant	950,000	
Hennepin County ERF grant	26,000	
CPED Great Streets	5,000	
MN Housing LAAND loan	1,000,000	
Met Council LAAND loan*	500,000	3,281,000
<i>*requires City acquisition</i>		
<b>Pending Applications:</b>		
Minneapolis TOD	600,000	600,000
First Mortgage	1,700,000	1,700,000
Gap/Equity	114,500	114,500
<b>Total Funding Sources:</b>		<b>5,695,500</b>