

**American Indian Neighborhood Development Corporation
West Broadway Athletic Center Sources and Uses**

| SOURCES | |
|--|----------------------|
| LISC Predevelopment loan & Recoverable Grant | \$ 887,000 |
| Acquisition Loans | 4,592,500 |
| Construction Loan | 9,868,000 |
| Wells Fargo EQ2 | 500,000 |
| US Bank EQ2 | 1,000,000 |
| Program Related Investments | 2,000,000 |
| Hennepin County | 400,000 |
| OCS Grant #1 | 600,000 |
| OCS Grant #2 | 700,000 |
| Foundations | 20,456,057 |
| State, Met Council, City of Mpls grants/TIF | 10,991,300 |
| Individuals | 7,655,000 |
| Total Sources | \$ 59,649,857 |

| USES | |
|--|----------------------|
| 1. Predevelopment Budget | |
| Land Surveys & Appraisal | \$ 80,000 |
| Enronmental Testing | 40,000 |
| Professional fees: Legal, Architect, Accounting & audit/OCS consultant/grant writers | 490,000 |
| Acquisition and financing fees | 6,372,500 |
| Capital Campaign Fee | 125,000 |
| Site assembly management | 1,421,500 |
| Site planning | 710,750 |
| Design coordination | 60,000 |
| Sub-total Predevelopment | 9,299,750 |
| 2. Holding Costs (before and during construction) | |
| Interest Payments | 2,871,584 |
| Insurance | 52,650 |
| RE Taxes | 103,829 |
| Property Maintenance | 73,745 |
| Sub-total Holding Costs | 3,101,807 |
| 3. Site Preparation | 300,300 |
| 4. Construction 80,000 SF YWCA + 30,000 SF mixed tenant building | |
| 110,000 SF @ \$180 SF | 29,721,000 |
| parking ramp 300 stalls @ \$22,000 ea. | 11,021,000 |
| public plaza/all exterior spaces | 2,211,000 |
| MISC. | |
| legal; TIF, NMTC, transaction costs | 750,000 |
| Equipment/Computers/Furniture YWCA | 2,000,000 |
| Equipment and Furniture MPD Safety Center | 200,000 |
| Operating Reserve for 718 Building Only | 230,000 |
| Funding & financing management | 543,000 |
| Site planning & regulatory approval | 272,000 |
| Sub-total MISC. | 3,995,000 |
| TOTAL PROJECT BUDGET | \$ 59,649,857 |