

**Upstairs Downtown
Development Pro Forma
Sidney, NE
8-Feb-15**

Sources and Uses of Capital

Project Name: Sidney, Ne A
 Location 847 10th Street
 # of Units 1
 Square Feet 1,108

Land Improvements 0
 Parking 0
 Storm Water Management 0
Total Land Improvements 0

Structures
 Renovation 70 77,560
 Additions or New Construction 0
 Solar 0
 Geo Thermal 0
 Elevator 0
 Other 0
Total Structures 77,560

Land Improvements and Structures 77,560
 General Requirements @ 5 % 3,878
 Subtotal 81,438

Fees

Builder's Overhead 2 % 1,629
 Builder's Profit 5 % 4,072
 Subtotal 87,139

Bond Premium 500
 Building Permits 350
Total Construction Costs 87,989

Architect's Design Fee 3,500
 Architect's Supervisory Fee 2,000
Total Improvement Cost 5,500

Operating Reserve 1,000
Total Capitalized Project Costs 94,489

Source of Funds

Owners Equity(20%) 18,898
 Other Equity A
 Other Equity B
 Debt Source A 75,591
 Debt Source B
 Debt Source C
 Other Debt or Equity
Total Debt & Equity 94,489

Debt Service

Debt Source A
 Amount 86,000 @ 5% X 10 years
 Debt Service Source A 9,672

Debt Source B
 Amount _____ @ _____ % for _____ Years
 Debt Service Source B

Debt Source C
 Amount _____ @ _____ % for _____ Years
 Debt Service Source C

Total Debt Service 9,672