

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

**Sources and Uses of Capital**

Project Name: Sidney, Ne A  
 Location 925 Illinois  
 # of Units 2  
 Square Feet 2,916

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

**Structures**  
 Renovation 70 109,120  
 Additions or New Construction 15000  
 Solar 0  
 Geo Thermal 0  
 Elevator 0  
 Other 0  
**Total Structures** 124,120

Land Improvements and Structures 124,120  
 General Requirements @ 5 % 6,206  
 Subtotal 130,326

**Fees**

Builder's Overhead 2 % 2,607  
 Builder's Profit 5 % 6,516  
 Subtotal 139,449

Bond Premium 1,000  
 Building Permits 950  
**Total Construction Costs** 141,399

Architect's Design Fee 5,000  
 Architect's Supervisory Fee 5,000  
**Total Improvement Cost** 10,000

Operating Reserve 1,000  
**Total Capitalized Project Costs** 152,399

**Source of Funds**

Owners Equity(20%) 30,480  
 Other Equity A  
 Other Equity B  
 Debt Source A 121,919  
 Debt Source B  
 Debt Source C  
 Other Debt or Equity  
**Total Debt & Equity** 152,399

**Debt Service**

Debt Source A  
 Amount 122,000 @ 5% X 10 years  
 Debt Service Source A 15,528

Debt Source B  
 Amount \_\_\_\_\_ @ \_\_\_\_\_ % for \_\_\_\_\_ Years  
 Debt Service Source B

Debt Source C  
 Amount \_\_\_\_\_ @ \_\_\_\_\_ % for \_\_\_\_\_ Years  
 Debt Service Source C

**Total Debt Service** 15,528