

	<u>Final Version</u>	<u>Last Version</u>	<u>Variance</u>
Land	\$4,669,350	\$4,669,350	\$0
Parking Structure	\$5,867,600	\$5,867,600	\$0
Less Depreciation	-\$1,056,168	-\$1,056,168	\$0
Structural Frame	\$3,095,977	\$3,095,977	\$0
Depreciation in Frame	-\$1,238,391	-\$1,238,391	\$0
Subtotal	\$11,338,368	\$11,338,368	\$0
New Building (C&S)	\$22,416,800	\$22,416,800	\$0
New Building Tis	\$185,760	\$0	\$185,760
Specialty Expenditures			
Demolition Costs	\$2,553,000	\$2,553,000	\$0
Temporary Relocation Costs	\$1,000,000	\$750,000	\$250,000
Hearing Room Improvements	\$281,613	\$281,613	\$0
Freight Elevator	\$85,133	\$85,133	\$0
Custom Casework	\$172,956	\$172,956	\$0
Emergency Generator	\$158,696	\$158,696	\$0
Outdoor Area	\$431,419		\$431,419
CATV Wiring	\$65,000		\$65,000
Subtotal Hard Costs	\$27,350,376	\$26,418,197	\$932,179
Subtotal Land & Hard	\$38,688,744	\$37,756,565	\$932,179
<u>Soft Costs</u>			
Financing	\$1,934,437	\$1,887,828	\$46,609
G&A	\$1,934,437	\$1,887,828	\$46,609
Project Management	\$1,547,550	\$1,510,263	\$37,287
Subtotal Soft Costs	\$5,416,424	\$5,285,919	\$130,505
Hard & Soft Costs	\$44,105,168	\$43,042,484	\$1,062,684
Developer Profit	\$4,410,517	\$4,304,248	\$106,268
Total Project Costs	\$48,515,685	\$47,346,733	\$1,168,952
Return on Debt	7.135%	7.325%	-0.190%
%% Debt			
Return on Equity			
%% Equity			
Indicated NNN Rent	\$3,461,695	\$3,468,257	-\$6,562
Adjustment for Service Obligations	\$152,241	\$143,613	\$8,628
<b>Indicated Market Rent-Modified NNN</b>	<b>\$3,613,936</b>	<b>\$3,611,870</b>	<b>\$2,066</b>
Indicated Monthly NNN Rent	\$288,475	\$289,021	-\$547
Adjustment for S.O - Monthly	\$12,687	\$11,968	\$719
<b>Indicated Market Rent Mod NNN Rent - Monthly</b>	<b>\$301,161</b>	<b>\$300,989</b>	<b>\$172</b>

**90% Threshold per Statute**

**Annual** **\$3,252,542**  
**Monthly** **\$271,045**

Developer Proposed NNN Rent \$247,756  
Adjustment for Service Obligation \$12,687  
**Developer Proposed Mod. NNN Rent** **\$260,443**

<b>Proposed Contract Rent</b>	<u>\$260,443</u>	<b>86.48%</b>
<b>Waronzo Est. of Market Rent</b>	\$301,161	

**LEVEL RENT PAYMENTS FOR 10 YEAR PERIOD**

Indicated LEVEL Contract Rent - Mod NNN \$3,379,658  
Indicated LEVEL Annual Market Rent - Mod. NNN \$3,908,046 **86.48%**

Indicated LEVEL Monthly Contract Rent - Mod NNN \$281,638  
Indicated LEVEL Monthly Market Rent - Mod NNN \$325,670 **86.48%**

**90% Threshold per Statute LEVEL RENT**

**Annual** **\$3,517,241**  
**Monthly** **\$293,103**

**Escalating Rents**

	Waronzofo Estimate of Market Rent with 2% Escalation	Proposed Contract Rent	Contract as a % of Market
1	\$3,613,936	\$3,125,313	86.479%
2	\$3,686,215	\$3,187,820	86.479%
3	\$3,759,939	\$3,251,576	86.479%
4	\$3,835,138	\$3,316,608	86.479%
5	\$3,911,841	\$3,382,940	86.479%
6	\$3,990,077	\$3,450,599	86.479%
7	\$4,069,879	\$3,519,610	86.479%
8	\$4,151,277	\$3,590,003	86.479%
9	\$4,234,302	\$3,661,803	86.479%
10	\$4,318,988	\$3,735,039	86.479%

**Level Rents**

1	\$3,908,046	\$3,379,658	86.479%
2	\$3,908,046	\$3,379,658	86.479%
3	\$3,908,046	\$3,379,658	86.479%
4	\$3,908,046	\$3,379,658	86.479%
5	\$3,908,046	\$3,379,658	86.479%
6	\$3,908,046	\$3,379,658	86.479%
7	\$3,908,046	\$3,379,658	86.479%
8	\$3,908,046	\$3,379,658	86.479%
9	\$3,908,046	\$3,379,658	86.479%
10	\$3,908,046	\$3,379,658	86.479%
	\$26,223,306	\$22,677,780	