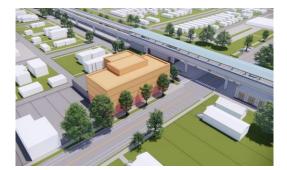
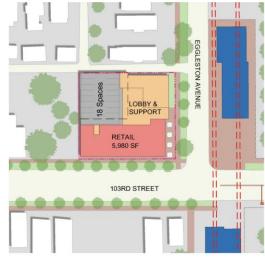


RED LINE EXTENSION - IMPLEMENTATION PLAN - CATALYST SITE - DEVELOPMENT BUDGET

Catalyst Site	Catalyst Site						
Station Area	103rd						
Location	103rd & Eggleston						
Site	1						





	Building A
Uses	Multi-family, retail
Building Height (Floors)	
Site SF	18,23
Residential Units	3
Parking Spaces	1
Retail SF	5,73
Residential SF	31,32
Development SF	47,68

Tab Reference

Site Base Data Sources and Uses

PROJECT SOURCES						
Developer Equity	15%	\$	4,386,180			
Financing	20%	\$	5,848,240			
Public Sources	65%	\$	19,006,780			
Total Project Sources		\$	29,241,200			

PROJECT COSTS					
				_	
	SF	Cost/SF			Cost
Acquisition					TBD
Demolition & Abatement					TBD
Construction Costs	47,685	\$	400	\$	19,074,000
Site Development	1,874	\$	25	\$	46,850
Environmental & Utilities				\$	45,000
Public Right-of-Way				\$	366,550
Insurance & Contingency				\$	4,551,000
TOTAL CONSTRUCTION COSTS				\$	24,083,400
PROFESSIONAL SERVICES & FEES				\$	5,157,800
Project Total Costs				\$	29,241,200





	TENSION - IMPLEMENTATION PLAN - CA				V LL			Tab Reference
								Site Base Da
Catalyst S ation Area								Sources and
	103rd & Eggleston							
Site								
								_
		Build	ding A ((Resi over	Retail) TOTAL S	OURCES AND USES	
) I	USES					TOTAL		
		COST						
		Lump Allow		SF	Cos			
	ACQUISITION			3F	008	bl.		
	Property Acquisition					TBD		
	Acquisition	ĺ						
	CONSTRUCTION	İ						
		ĺ					Demolition and abatement costs determined by property	
	Environmental - Abatement and Demolition	İ		-		TBD	acquisition. Foundations of former buildings are considered in site development below.	
							Allowance for remediation of entire site (estimate pending ESA	s,
	Environmental - Soil Remediation Site Utilities		vance vance	18,234	\$ \$	20,000 25,000	UST removal & capping strategy RAP). Allowance for utility disconnections and relocations.	
	Building Development	\$	400	47,685	\$	19,074,000		
	Site Development	\$	25	1,874	\$	46,850	Cite development eathwark grading	
	Streetscape Area		25	6,250	э \$	40,050	Site development, earthwork, grading.	
	Paving/Access Drive	\$	25	-	\$	-		
	Roadway Reconstruction Sub-Total: Construction Costs, rounded	\$	15	14,020	\$ \$	210,300 19,532,400		
	Sub-Total. Construction Costs, Tounded	İ			φ	19,332,400		
	Contractor's Contingency	İ	3.0%		\$	585,972		
	General Conditions Overhead & Fee	ĺ	6.0% 3.0%		\$ \$	1,171,944 585,972		
	General Liability Insurance	İ	1.0%		\$	195,324		
	Subcontractor Default Insurance	İ	1.0%		\$	195,324		
	Payment & Performance Bond Mentor - Protégé	ĺ	7.5% 0.8%		\$ \$	1,464,930 156,259	Partnerships with emerging and minority contractors	
	Builder's Risk Insurance	İ	1.0%		\$	195,324	r and on the one going and minority contractore	
	Sub-Total: Insurance & Contingency, rounded				\$	4,551,000		
	Construction Costs, rounded	İ			\$	24,083,400		
	PROFESSIONAL SERVICES	İ						
	Environmental	İ	4.0%		\$	963.400	Evaluation, testing and oversight during remediation, ESA, Phase I, Phase II, ACM, Lead-based paint, Asbestos	
	Architect, Engineers, Consultants *	İ	5.0%		\$	1,204,200	Fee % based on range of total project costs	
	Permiting & Fees		3.0%		\$	722,600		
	Legal Fees Owner's Contingency	\$ 10	0,000 5.0%		\$ \$	100,000 1,204,200	Planned Development, Land Acquisition	
	Development Fee	İ	4.0%		\$	963,400		
	Professional Services, rounded	İ			\$	5,157,800		
	TOTAL PROJECT COSTS, rounded				s	29,241,200		
		İ			÷	23,241,200		
	* A/E fee %:	İ						
	Project Costs of \$0-\$5M, 12.5% Project Costs of \$5-\$10M, 10%	ĺ						
	Project Costs of \$10-\$15M, 7.5%	İ						
	Project Costs of \$15+M, 5%	İ						
	TOTAL PROJECT SOURCES, rounded				\$	29,241,200		-
		% Pr	roject Co	osts	٣	20,241,200		
	Developer Equity	i	15%		\$	4,386,180		
	Financing Potential Public Sources	i	20% 65%		\$ \$	5,848,240 19,006,780		
	Potential Public Sources	Low In	ncome He	ousing Tax Cr	edit (LI	HTC) 9%		
		Chica	igo Dept o	of Housing Ho	ne Inv	estment Partners	hips Porgram (HOME)	
						e (ARO) Funds dits (Donation Ta	x Credit)	
		DCEC) grant	-				
		HUD	wortgage	e insurance-Re	ntal Pr	ogram - 221(d)(4	1	1



RED LINE EXTENSION - IMPLEMENTATION PLAN - CATALYST SITES - DEVELOPMENT BUDGET

Catalyst Site					
Station Area	103rd				
Location	103rd & Eggleston				
Site	1				

RESOURCE

CTA RLE Catalyst Site Concept Data_05-22 For the Proforma.xls 22-0608 Concept Implementation Area Diagrams.pdf

Catalyst Site and Building	Building A
Site Area (SF)	18,234
Building Type	MU4
Uses	Multi-family, retail
Street Frontage (linear ft)	271
Building Footprint SF	16,360
Ground Floor Commercial SF	5,735
Ground Floor NSF	11,560
Total Residential SF	31,325
Resi Upper Floor SF	11,755
Main Resi Floor Count	2
Adtl. Resi Floor	7,815
Adtl. Floor Count	1
Total Floors	4
Building Gross SF	47,685
Units	32
Parking Need	11
Parking Provided	18
Parking SF Structured / Enclosed	4,800
Parking SF Surface Lot	-
Total Development GSF	47,685
Total Site Units (700 SF avg.)	32
Total Site Parking Need	11
Total GSF Commercial	5,735
Total GSF Residential	31,325
Total GSF Parking	4,800
FAR	2.6
Streetscape Area (GSF)	6,250
Paving /Access Drive (GSF)	-
Roadway Reconstruction GSF	14,020
Land Area per DU	564