

**All City Development Company
Proposed Retail Development
Early Morning Factory Retail Project
Executive Summary**

Project Description				
Description:	Retail Development			
Location:	49 Gardener Avenue, Big City USA			
Square Footage:	Gross Buildable Area			155,635
	Available GLA			134,275
	Land Square Footage			0
Parking:	Parking Spaces			776
	Parking Spaces per 1,000 Sq. Ft. of GLA			5.78
Tenant Mix:	<u>Tenant</u>	<u>Type of Lease</u>	<u>Lease Term (Years)</u>	<u>Square Feet</u>
	Chillout Discount	Triple-Net	25	113,275
	Penny Local	Triple-Net	5	7,000
	Lowpay Eyeware	Triple-Net	5	3,075
	Two Price Apparel	Triple-Net	7	4,925
	San Francisco Movie Co.	Triple-Net	10	6,000
	Cheapo Supermarket	Sale	0	0
	Cholesterol Express	Ground Lease	10	0
	Doughnuts and Coffee	Ground Lease	10	0
Land Acquisition:	Land Purchase			
Target Dates:	Construction Start			Nov-03
	Opening			Jun-04
	Construction Period in Months			7

Project Costs		
Project Costs	Total	Per GLA
Net Project Costs	12,610,029	93.91
Mortgage	<u>(10,257,522)</u>	<u>(76.39)</u>
Government Funding	<u>(1,000,000)</u>	
Total Partnership Equity	1,352,507	17.52

Income		
First Year		
Total Rental Income	1,553,907	11.57
Total Recoveries	265,806	1.98
Other Income	<u>(3,223)</u>	<u>(0.02)</u>
Total Building Income	1,816,490	13.53
Total Expenses	<u>292,505</u>	<u>2.18</u>
Net Operating Income	<u>1,523,985</u>	<u>11.35</u>
1st Mortgage Debt Service	1,131,373	8.43
2nd Mortgage Debt Service		
Government Debt Service	80,000	0.60
Cash Flow	312,612	2.33

Returns	
Cash on Cost	12.09%
Cash on Cash	23.11%
Internal Rate of Return (Leveraged)	37.90%