

Early Morning Factory Retail Project
49 Gardener Avenue, Big City USA
Project Costs

Description	Cost
Site Acquisition:	
Early Morning Site	3,250,000
Early Morning Rebate for Environmental	(775,000)
MetroRail Land	27,500
Total Site Acquisition	2,502,500
Hard Costs:	
Trades - Chillout	5,048,294
Trades - Other Building	734,193
General Conditions / CM Fee	166,527
Demolition/Environmental	1,846,766
Permits	32,388
Bonds	51,164
Owner's Testing/Survey	218,102
Construction Contingency	0
Total Hard Costs	8,097,434
Soft Costs:	
A & E Base	185,504
A & E Reimburseables	13,110
A & E - Consultants	1,190
Architecture & Engineering	199,804
Leasing Commissions	360,500
Legal - Leasing	2,525
Legal - Bank Legal Fees	215,198
Legal - Financing Legal Fees	4,490
Legal - Acquisitions	64,245
Legal	286,458
Construction Interest	642,457
Financing Fees & Out-of-Pocket	260,450
Real Estate Transfer Tax & Title Fee	96,858
Bank Inspection	10,050
Financing	1,009,815
Site Management	733,154
Project Expenses	19,329
Marketing	17,950
RE Taxes	28,208
Insurance	8,828
Other Costs	807,469
Total Soft Costs	2,664,046
Sub-Total Project Costs	13,263,980
Development Contingency	0
Development Costs	146,049
Total Project Costs	13,410,029
Other Funding:	
Cheapo Supermarket Sale	(800,000)
Net Project Costs	12,610,029
Funding:	
Government Funding	(1,000,000)
Mortgage	(9,457,522)
Partnership Equity	1,352,507