

Proprietary

Riverside Arcade: Commercial Building Renovation

Category	Total Cost	Hard Costs	TIF	TIF %
<u>Site Acquisition</u>				
Land	\$2,021,801	\$0	\$0	0%
Legal	\$66,701	\$0	\$66,701	100%
Taxes on Land	\$35,792	\$0	\$0	0%
Insurance - Environmental	\$3,000	\$0	\$3,000	100%
Title Costs	\$10,035	\$0	\$10,035	100%
<u>Site Preparation</u>				
Offsite Street Improvements	\$0	\$0	\$0	100%
Offsite Utility Relocations	\$9,000	\$9,000	\$9,000	100%
Utilities	\$0	\$0	\$0	100%
Grading	\$0	\$0	\$0	100%
Demolition	\$139,275	\$139,275	\$139,275	100%
Environmental	\$3,500	\$3,500	\$3,500	100%
<u>Land Infrastructure</u>				
Landscaping	\$2,500	\$2,500	\$2,500	100%
New Utility Systems	\$4,800	\$4,800	\$4,800	100%
New Street Construction	\$0	\$0	\$0	100%
New Street Landscaping	\$0	\$0	\$0	100%
Fencing	\$0	\$0	\$0	100%
<u>Building Costs</u>				
Surveying	\$5,850	\$0	\$5,850	100%
Excavation	\$11,757	\$11,757	\$11,757	100%
Fire Loop	\$0	\$0	\$0	100%
Paving/Asphalt	\$0	\$0	\$0	100%
Fencing	\$6,780	\$6,780	\$6,780	100%
Landscaping	\$15,000	\$15,000	\$15,000	100%
Concrete	\$63,786	\$63,786	\$0	0%
Masonry	\$58,633	\$58,633	\$0	0%
Structural Steel	\$117,625	\$117,625	\$0	0%
Carpentry	\$230,398	\$230,398	\$0	0%
Roofing	\$76,388	\$76,388	\$0	0%
Soffits and Columns	\$0	\$0	\$0	0%
Doors and Frames	\$13,808	\$13,808	\$0	0%
Overhead Doors	\$0	\$0	\$0	0%
Glazing and Storefront	\$107,090	\$107,090	\$0	0%
Paint and Decorating	\$35,082	\$35,082	\$0	0%
HVAC	\$178,143	\$178,143	\$44,536	25%
Plumbing	\$73,441	\$73,441	\$18,360	25%
Fire Protection	\$90,000	\$90,000	\$22,500	25%
Electrical	\$184,464	\$184,464	\$46,116	25%
Fire Alarm	\$19,444	\$19,444	\$0	0%
Refuse Handling	\$21,429	\$21,429	\$0	0%
General Conditions	\$31,100	\$31,100	\$0	0%
Building Permit Fees	\$18,000	\$18,000	\$0	0%
Builder's Risk Insurance	\$52,500	\$52,500	\$0	0%
Liability Insurance	\$45,000	\$45,000	\$0	0%
Overhead	\$124,500	\$124,500	\$0	0%
Profit	\$0	\$0	\$0	0%
Construction Contingency	\$112,760	\$112,760	\$0	0%
Tenant Improvement	\$50,000	\$50,000	\$0	0%

Riverside Arcade: Commercial Building Renovation

Category	Total Cost	Hard Costs	TIF	TIF %
<u>Soft Costs - Site</u>				
Survey/Topography	\$0	\$0	\$0	100%
Preliminary Engineering	\$21,535	\$0	\$21,535	100%
Architectural Design	\$0	\$0	\$0	100%
Offsite Design Fees	\$0	\$0	\$0	100%
Master Planning Fees	\$0	\$0	\$0	0%
Interest Carry on Land	\$312,180	\$0	\$312,180	100%
Permits and Fees	\$155,000	\$0	\$155,000	100%
MWRD	\$0	\$0	\$0	0%
IEPA	\$0	\$0	\$0	0%
<u>Soft Costs - Buildings</u>				
Architectural	\$69,825	\$0	\$17,456	25%
Civil Engineering	\$3,487	\$0	\$3,487	100%
Legal	\$110,400	\$0	\$110,400	100%
Interest Carry on Buildings	\$74,890	\$0	\$74,890	100%
Marketing	\$4,500	\$0	\$0	0%
Title Insurance	\$3,300	\$0	\$3,300	100%
Real Estate Taxes	\$62,512	\$0	\$62,512	100%
Budget Contingency	\$100,165	\$0	\$0	0%
Project Management	\$117,760	\$0	\$0	0%
Testing Services	\$10,000	\$0	\$10,000	100%
Brokerage Commissions	\$50,905	\$0	\$0	0%
Developer Profit	0.0%	\$0	\$0	0%
Total Development Budget	\$5,135,839	\$1,896,201	\$1,180,471	

15,801 sq ft

Riverside Arcade: Condominium Addition

<u>Category</u>	<u>Total Cost</u>	<u>Hard Costs</u>	<u>TIF</u>	<u>TIF %</u>
<u>Site Acquisition</u>				
Land	\$1,347,867	\$0	\$0	0%
Legal	\$44,468	\$0	\$0	0%
Taxes on Land	\$23,862	\$0	\$0	0%
Insurance - Environmental	\$2,000	\$0	\$2,000	100%
Title Costs	\$6,690	\$0	\$6,690	100%
<u>Site Preparation</u>				
Offsite Street Improvements	\$0	\$0	\$0	100%
Offsite Utility Relocations	\$6,000	\$6,000	\$6,000	100%
Utilities	\$0	\$0	\$0	100%
Grading	\$0	\$0	\$0	100%
Demolition	\$36,425	\$36,425	\$36,425	100%
Environmental	\$0	\$0	\$0	100%
<u>Land Infrastructure</u>				
Landscaping	\$2,500	\$2,500	\$2,500	100%
New Utility Systems	\$3,200	\$3,200	\$3,200	100%
New Street Construction	\$0	\$0	\$0	100%
New Street Landscaping	\$0	\$0	\$0	100%
Fencing	\$0	\$0	\$0	100%
<u>Building Costs</u>				
Surveying	\$3,150	\$0	\$3,150	100%
Excavation	\$27,433	\$27,433	\$27,433	100%
Fire Loop	\$0	\$0	\$0	0%
Paving/Asphalt	\$0	\$0	\$0	0%
Fencing	\$4,520	\$4,520	\$4,520	100%
Landscaping	\$15,000	\$15,000	\$15,000	100%
Concrete	\$148,834	\$148,834	\$0	0%
Masonry	\$324,518	\$324,518	\$0	0%
Metals	\$274,457	\$274,457	\$0	0%
Carpentry	\$589,545	\$589,545	\$0	0%
Roofing	\$93,363	\$93,363	\$0	0%
Soffits and Columns	\$12,000	\$12,000	\$0	0%
Doors and Frames	\$3,452	\$3,452	\$0	0%
Overhead Doors	\$6,000	\$6,000	\$0	0%
Glazing and Storefront	\$70,823	\$70,823	\$0	0%
Paint and Decorating	\$147,194	\$147,194	\$0	0%
HVAC	\$217,731	\$217,731	\$0	0%
Plumbing	\$161,274	\$161,274	\$0	0%
Fire Protection	\$173,500	\$173,500	\$0	0%
Electrical	\$256,496	\$256,496	\$0	0%
Fire Alarm	\$23,764	\$23,764	\$0	0%
Refuse Handling	\$24,229	\$24,229	\$0	0%
General Conditions	\$31,700	\$31,700	\$0	0%
Building Permit Fees	\$12,000	\$12,000	\$0	0%
Builder's Risk Insurance	\$52,500	\$52,500	\$0	0%
Liability Insurance	\$45,000	\$45,000	\$0	0%
Overhead	\$124,500	\$124,500	\$0	0%
Profit	\$0	\$0	\$0	0%
Construction Contingency	\$112,760	\$112,760	\$0	0%
Tenant Improvement	\$0	\$0	\$0	0%

Riverside Arcade: Condominium Addition

<u>Category</u>	<u>Total Cost</u>	<u>Hard Costs</u>	<u>TIF</u>	<u>TIF %</u>
<u>Soft Costs - Site</u>				
Survey/Topography	\$0	\$0	\$0	100%
Preliminary Engineering	\$21,535	\$0	\$21,535	100%
Architectural Design	\$0	\$0	\$0	0%
Offsite Design Fees	\$0	\$0	\$0	0%
Master Planning Fees	\$0	\$0	\$0	0%
Interest Carry on Land	\$208,120	\$0	\$0	0%
Permits and Fees	\$0	\$0	\$0	0%
MWRD	\$0	\$0	\$0	0%
IEPA	\$0	\$0	\$0	0%
<u>Soft Costs - Buildings</u>				
Architectural	\$69,825	\$0	\$17,456	25%
Civil Engineering	\$3,487	\$0	\$3,487	100%
Legal	\$75,000	\$0	\$18,750	25%
Interest Carry on Buildings	\$117,135	\$0	\$0	0%
Marketing	\$13,000	\$0	\$0	0%
Title Insurance	\$4,000	\$0	\$0	0%
Real Estate Taxes	\$62,512	\$0	\$0	0%
Budget Contingency	\$100,165	\$0	\$0	0%
Project Management	\$117,760	\$0	\$0	0%
Testing Services	\$10,000	\$0	\$10,000	100%
Brokerage Commissions	\$184,632	\$0	\$0	0%
Developer Profit	0.0%	\$0	\$0	
Total Development Budget	\$5,415,924	\$3,000,717	\$178,146	
17,789 sq ft	\$304.45	\$168.68		