

Unit Breakdown				Total
Unit #	Count	SF	Sales price	Sales price
New 2 Br Home - 80% AMI	5	850	135,250	676,250
New 1 Br Home - 80% AMI	3	640	119,550	358,650
New 1 Br Home - 120% AMI	1	640	201,825	201,825
New 2 Br Home - 120% AMI	1	850	269,100	269,100
Community Room	1	1,520	-	
New Construction Total	10	9,180		
Total	10	9,180		1,505,825

CONSTRUCTION SOURCES	Rate	Amount	Percentage	Const	Sales	Interest
Equity	0.00%	1,054,050	18%	12	2	-
LIFT	0.00%	1,820,000	31%	12	2	-
Fairview	0.00%	620,025	11%	12	2	-
Kuni	0.00%	840,000	14%			
Tillamook Housing Production Fund	0.00%	40,000	1%			
Const. loan	10.00%	1,498,659	26%	12	2	99,911
Total		5,872,734	100%			99,911

USES	Notes	
Acquisition		
Land Value	640,000	
Construction		
Construction - Residences	269	2,056,970
Construction - Community Room		309,090
Site + Utility Work		855,135
DEQ - Demo + Site Remediation		220,281
RoW Improvements		150,000
Construction - Contingency	5.0%	161,060
Soft Costs		
Design - Architect	9.7%	311,100.00
Design - Structural Engineering	1.9%	59,955.00
Design - Civil	2.7%	87,863.50
Design - Landscape	0.5%	17,325.00
Survey		4,793
Geotech + Wetlands		35,000
Site - Appraisal		8,900
Survey Monument		10,000
Water meter		32,814
Permit fees		40,000
SDCs		190,000
Legal & accounting		40,000
Condo fees		20,000
Liability insurance		13,324
Builder's risk	0.4%	8,228
Development fee / overhead	4.3%	252,000
Early assistance meeting		3,809
Special inspections	0.2%	5,629
Reimbursable expenses		5,000
ETO + 45L Incentive		(29,200)
Earth advantage certification		16,350
Soft cost contingency	5.0%	56,645
Loan Fees		
LIFT Reservation Charge	\$	21,300
LIFT - Additional Fees	\$	6,750
Settlement and pre-paid charges	\$	5,527
Loan fee	1.0%	16,059
Underwriting and plan review	\$	1,290
Misc Fees	\$	855
Inspections	\$	9,000
Appraisal	\$	4,500
Interest	\$	100,207
Sales		
Title, recording, closing fees	1%	15,058
Community Land Trust Fee		80,000
Real Estate Agent / Broker's Fee	2.00%	30,117
TOTAL		5,872,734
Funding		
LIFT Homeownership		1,420,000
LIFT Supplemental		400,000
Tillamook Housing Production Fund		40,000
Kuni		840,000
Fairview Funds for Development		620,025
Sponsor Equity		
Land + Improvements Value		860,281
Applicable Spent Costs to Date		81,876
Committed Funds		111,894
Surplus		7,166