

## 3706 San Pablo Sources and Uses of Funds

Units	87
Total Sq. Ft.	137,900

<b>Permanent Sources</b>			
Name	Amount	Per Unit	Per Sq. Ft.
Permanent Loan (Base Rent Tranche)	\$ 2,612,400	\$ 30,028	\$ 18.94
Permanent Loan (Section 8 Tranche)	\$ 7,552,300	\$ 86,808	\$ 54.77
<b><u>Emeryville Land</u></b>	<b><u>\$ 4,250,000</u></b>	<b><u>\$ 48,851</u></b>	<b><u>\$ 30.82</u></b>
<b><u>Emeryville Loan</u></b>	<b><u>\$ 3,500,000</u></b>	<b><u>\$ 40,230</u></b>	<b><u>\$ 25.38</u></b>
<b><u>Emeryville Additional Loan</u></b>	<b><u>\$ 1,000,000</u></b>	<b><u>\$ 11,494</u></b>	<b><u>\$ 7.25</u></b>
CA Housing and Community Development Infill Infrastructure Grant (IIG)	\$ 2,500,000	\$ 28,736	\$ 18.13
City of Oakland	\$ 2,000,000	\$ 22,989	\$ 14.50
County of Alameda HOME and Community Development Block Grant (CDBG) and Housing for Persons with Aids (HOPWA)	\$ 2,520,658	\$ 28,973	\$ 18.28
Federal Home Loan Bank - San Francisco Affordable Housing Program (AHP)	\$ 860,000	\$ 9,885	\$ 6.24
CA Housing and Community Development/Strategic Growth Council Affordable Housing and Sustainable Communities (AHSC)	\$ 5,400,000	\$ 62,069	\$ 39.16
Investor equity	\$ 25,943,004	\$ 298,195	\$ 188.13
GP Equity	\$ 578,741	\$ 6,652	\$ 4.20
Deferred Fee	\$ 3,500,000	\$ 40,230	\$ 25.38
<b><u>Total</u></b>	<b><u>\$ 62,217,103</u></b>	<b><u>\$ 715,139</u></b>	<b><u>\$ 451.18</u></b>

<b>Uses</b>			
Category	Amount	Per Unit	Per Sq. Ft.
Acquisition and Land Costs	\$ 4,250,000	\$ 48,851	\$ 30.82
Building Hard Costs	\$ 42,311,588	\$ 486,340	\$ 306.83
Permits and Fees	\$ 3,443,177	\$ 39,577	\$ 24.97
Architectural/Engineering & Consulting	\$ 1,682,003	\$ 19,333	\$ 12.20
Financing Fees/3rd Party Reports	\$ 3,224,159	\$ 37,059	\$ 23.38
Legal & Title	\$ 245,708	\$ 2,824	\$ 1.78
Other Soft Costs	\$ 435,000	\$ 5,000	\$ 3.15
Reserves Required by Lender	\$ 780,889	\$ 8,976	\$ 5.66
Hard & Soft Cost Contingency	\$ 2,344,579	\$ 26,949	\$ 17.00
Developer Fee	\$ 3,500,000	\$ 40,230	\$ 25.38
<b><u>Total</u></b>	<b><u>\$ 62,217,103</u></b>	<b><u>\$ 715,139</u></b>	<b><u>\$ 451.18</u></b>