

| | | | | |
|---------------------------------------|--------------------|------------------|-----------|----------------|
| Site: | Carnegie | | | |
| Project Rentable SF: | 20,000 | | | |
| Available Capital | \$4,181,500 | | | |
| Loan: | \$5,631,000 | | | |
| TOTAL AVAILABLE CAPITAL BUDGET | \$9,812,500 | \$ 490.63 | SF | % Total |
| Land Purchase | \$0 | | | |
| Hard Costs | \$6,319,320 | \$ 315.97 | SF | 64.39% |
| Construction Costs (site+building) | \$5,959,320 | \$ 297.97 | SF | 60.72% |
| Solar - alternate | \$300,000 | \$ 15.00 | SF | 3.06% |
| Green Roof - alternate | \$60,000 | \$ 3.00 | SF | 0.61% |
| Soft Costs | \$1,293,240 | \$ 64.66 | SF | 13.18% |
| A&E | \$631,932 | \$ 31.60 | SF | 6.44% |
| Geotech/Survey/Level 1 ESA | \$20,000 | \$ 1.00 | SF | 0.20% |
| Testing and Inspections | \$31,597 | \$ 1.58 | SF | 0.32% |
| Commissioning Agent | \$50,000 | \$ 2.50 | SF | 0.51% |
| Project Management | \$220,000 | \$ 11.00 | SF | 2.24% |
| LEED Certification Soft Costs | \$50,000 | \$ 2.50 | SF | 0.51% |
| Percent for Art | \$63,193 | \$ 3.16 | SF | 1.00% |
| SDC/Permit Fees | \$226,519 | \$ 11.33 | SF | 2.31% |
| F.F.E. - Other | \$1,310,000 | \$ 110.11 | | 13.35% |
| Furnishings | \$600,000 | \$ 30.00 | SF | 6.11% |
| Reclaimed Wood Furniture/Millwork | \$75,000 | \$ 3.75 | SF | 0.76% |
| RFID | \$200,000 | \$ 10.00 | SF | 2.04% |
| Mover | \$20,000 | \$ 1.00 | SF | 0.20% |
| Network Build | \$50,000 | \$ 2.50 | SF | 0.51% |
| Misc. | \$100,000 | \$ 5.00 | SF | 1.02% |
| Signage | \$50,000 | \$ 2.50 | SF | 0.51% |
| Audio Visual | \$200,000 | \$ 10.00 | SF | 2.04% |
| Clean Out Old Building | \$15,000 | \$ 0.75 | SF | 0.15% |
| 10% Contingency | \$892,256 | \$ 44.61 | SF | 9.09% |
| Construction Total | \$9,814,816 | \$ 490.74 | SF | 100.00% |
| (Over)/Under Budget | (\$2,316) | | | |

Available Capital Summary

| | |
|-------------------------------|--------------------|
| 2009 Roll Over: | \$418,000 |
| 2010 Operating Budget: | \$563,500 |
| 2011 Operating Budget: | \$550,000 |
| 2012 Operating Budget: | \$550,000 |
| 2013 Operating Budget: | \$550,000 |
| 2014 Operating Budget: | \$550,000 |
| County Contribution Jan 2011: | \$1,000,000 |
| TOTAL | \$4,181,500 |



Carnegie Redevelopment

| | Year 1 2016 | Year 2 2017 | Year 3 2018 | Year 4 2019 | Year 5 2020 | Year 6 2021 | Year 7 2022 | Year 8 2023 | Year 9 2024 | Year 10 2025 | Year 11 2026 | Year 12 2027 | Year 13 2028 | Year 14 2029 | Year 15 2030 | Year 16 2031 | Year 17 2032 | Year 18 2033 | Year 19 2034 | Year 20 2035 |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Expense | | | | | | | | | | | | | | | | | | | | |
| Annual Average Debt Service | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 | \$438,903 |
| Annual OpEx | \$120,000 | \$123,000 | \$126,075 | \$129,227 | \$132,458 | \$135,769 | \$139,163 | \$142,642 | \$146,208 | \$149,864 | \$153,610 | \$157,450 | \$161,387 | \$165,421 | \$169,557 | \$173,796 | \$178,141 | \$182,594 | \$187,159 | \$191,838 |
| Total Expense | \$558,903 | \$561,903 | \$564,978 | \$568,130 | \$571,361 | \$574,672 | \$578,066 | \$581,545 | \$585,111 | \$588,767 | \$592,513 | \$596,353 | \$600,290 | \$604,324 | \$608,460 | \$612,699 | \$617,044 | \$621,497 | \$626,062 | \$630,741 |

Assumptions

| | | |
|------------------------------|--------------|--|
| Year Amortization | 20 | |
| Total Area | 20,000 | |
| Loan | \$6,000,000 | |
| Annual Debt Exp | \$438,903.00 | High Estimate Per Seattle Securities. Includes 1% cushion. |
| Estimated Building OpEx | \$120,000.00 | \$6.00 SF |
| Op Ex increase 2.5% annually | | |

| Site | Type | Size | SDC | Plan Ck Fee | Bldg Permit Fee | State Surcharge | Elec/Pmb/Mech | Total |
|--|------------------|----------|-------------|-------------|-----------------|-----------------|---------------|-------------|
| Beavercreek/Molalla Ave. Shopping Center | New construction | 24,280sf | \$324,209 | \$19,500 | \$30,000 | \$3,600 | \$25,000 | \$402,309 |
| Beavercreek/Molalla Ave. Shopping Center | New construction | 30,000sf | \$386,272 | \$21,700 | \$33,000 | \$4,000 | \$25,000 | \$469,972 |
| Medical Building | Existing | 42,000sf | \$16,958 | \$9,500 | \$14,300 | \$1,700 | \$15,000 | \$57,458 |
| 2507 Beavercreek | New construction | 20,000sf | \$1,069,000 | \$17,000 | \$26,700 | \$3,200 | \$25,000 | \$1,140,900 |
| 2507 Beavercreek | New construction | 30,000sf | \$1,582,000 | \$21,700 | \$33,000 | \$3,600 | \$25,000 | \$1,665,300 |