

EXHIBIT 8

Estimated Project Development Costs

Summary Estimated Project Costs

Acquisition and pre-development	\$2,200,000.00
Hard costs	\$21,400,400.02
Soft costs	\$2,251,829.50
Contingency	<u>\$2,066,730.92</u>
Total estimated project costs	\$27,918,960.44

Detailed Estimated Development Costs

Acquisition costs	
Land	\$1,900,000.00
Pre-development	<u>\$300,000.00</u>
Total acquisition costs	\$2,200,000.00
Estimated development costs	
Parking	
Parking structure (195 spaces x \$23,600)	\$4,602,000.00
Soft costs	\$684,547.50
Contingency	<u>\$713,683.91</u>
Total estimated parking structure costs	\$6,000,231.41
Surface parking (7,900 sqft x \$9)	\$71,100.00
Soft costs	\$3,555.00
Contingency	<u>\$3,732.75</u>
Total estimated surface parking costs	\$78,387.75
Total estimated parking costs	\$6,078,619.16
Commercial mix	
Grey box development costs	\$845,550.00
Soft costs	\$54,960.75
Contingency	<u>\$45,025.54</u>
Total estimated commercial mix costs	\$945,536.29
Residential mix	
Residential unit development	\$15,881,750.02
Soft costs	\$1,508,766.25
Contingency	<u>\$1,304,288.72</u>
Total estimated residential mix costs	\$18,694,804.99
Total estimated development costs	\$25,718,960.44

Capital Sources and Uses

Sources

Equity	
Developer investment	\$2,200,000
CRA forgivable loan	\$6,000,000
Total equity sources	<u>\$8,200,000</u>
Debt	
Bank loan	\$19,718,960
Total debt sources	<u>\$19,718,960</u>

Uses

Total development costs	\$27,918,960	
Developer equity	\$2,200,000	
Land acquisition		\$1,900,000
Pre-development		<u>\$300,000</u>
		\$0
CRA forgivable loan	\$6,000,000	
Parking structure development costs		\$4,602,000
Parking soft costs		\$684,548
Contingency		<u>\$713,684</u>
		-\$231
Remaining equity sources available		-\$231
Debt financing	\$19,718,960	
Surface lot development		\$71,100
Surface lot soft costs		\$3,555
Contingency		\$3,733
Commercial grey box development costs		\$845,550
Commercial soft costs		\$54,961
Contingency		\$45,026
Residential development costs		\$15,881,750
Residential soft costs		\$1,508,766
Contingency		<u>\$1,304,289</u>
		\$231
Remaining debt sources available		\$231

Notes: Operating Pro Forma

Revenue Assumptions:

Industry standard growth rate used, i.e. 3.0%

Given the demand for affordable housing, residential vacancy rate is set at minimal 3.0%

Commercial vacancy rate based off Operating Pro Forma for The Gallery at FATVillage

Expenses Assumptions:

General & Administrative (1.0%)
Payroll (5.5%)
Utilities (1.5%)
Marketing (2.0%)
Maintenance & Repairs (2.0%)
Service Contracts (2.0%)
Management Fee (6.0%)
Professional Expenses (2.0%)
Real Estate Taxes (12.0%)
Insurance (6.0%)

Based off Operating Pro Forma for The Gallery at FATVillage. Reference percentages calculated from Gross Income and Effective Gross Income. Marginal differentials. Split the difference in determining percentage to assign to 1435 Sistrunk. Exceptions: a) assigned more reasonable and traditionally used management fee of 6% (rather than 2.95% that resulted from reference calculations), b) assigned more reasonable Professional Expenses rate of 2%, rather than 0.40% used in reference pro forma.

Replacement Reserves Deposit (1.25%)