



Construction Proforma

		<b>Hallandale City Center</b>								
		<b>(89 Residential unit + Retail - 3.78 Acres / 164.603 SF)</b>								
<b>COSTS</b>	<b>LAND</b>	Land and property:							\$0	
		property loan							\$0	
		Closing Costs							\$0	
			<b>Sub-Total Land</b>						<b>\$0</b>	
	<b>HARD COSTS</b>	<b>Hard Cost Construction</b>								
		Residential Units								
		Office Space								
		Retail Space								
		Common Areas/Site Improvements								\$26,487,080
		Parking								
		Other --> Contingencies								
			<b>Sub-Total Hard Costs</b>						<b>\$26,487,080</b>	
	<b>IMPACT</b>	Impact Fees --> City & County								\$1,672,436
		<b>Sub-Total Impact Fees</b>								<b>\$1,672,436</b>
	<b>SOFT COSTS</b>	Project Management Fee								\$800,000
		Due diligence studies								\$36,607
		Architectural Project								\$394,233
		Engineering + Mechanical Project								\$98,558
		Demolition								\$37,600
		Marketing & Advertising								\$444,920
		Legal								\$202,749
		Accounting (external auditors)								\$71,952
		Inspection & Miscellaneous								\$126,718
		Applications & Permits								\$422,393
		Taxes (Real Estate)								\$114,885
		Builder's Risk & Other Ins.								\$281,595
		Cash shortfall during stabilization								\$200,000
Other expenses									\$121,208	
Contingency									\$281,595	
		<b>Sub-Total Soft Costs</b>						<b>\$3,635,014</b>		
		<b>Sub-Total Hard + Soft Costs</b>						<b>\$31,794,530</b>		
<b>FN. COSTS</b>	Sub-Total equity needed								<b>\$14,650,000</b>	
	HBCRA Grant								<b>\$2,750,000</b>	
	Total effective equity needed								<b>\$11,900,000</b>	
	Total Construction Loan								<b>\$18,593,758</b>	
	Base Loan								\$17,044,530	
	Financial Cost								\$1,365,132	
	Closing Costs								\$184,096	
	Other Fn. Expenses									
			<b>Sub-Total Financing Costs</b>						<b>\$1,549,228</b>	
			<b>Total Costs (Land + Hard + Soft + Fn.)</b>						<b>\$33,343,758</b>	



HALLANDALE  
CITY CENTER

## Hard Cost Breakdown

Hallandale City Center Updated Costs Summary		Hard Costs	Notes
DIV 1 - GENERAL REQUIREMENTS	\$	993,960.00	General requirement costs for 24 months
DIV 2 - DRAINAGE INJECTION WELLS	\$	112,500.00	Includes RAR and (3) wells limited to 150 feet per well
DIV 2 - SITEWORK DEVELOPMENT	\$	1,925,000.00	Includes MOT rental for 18 months. Includes (3) drainage wells. Includes Block C ground parking asphalt
DIV 2 - LANDSCAPING & IRRIGATION	\$	256,005.00	Structural soil along the perimeter sidewalks included in this price
DIV 3 - PRECAST CONCRETE JOISTS	\$	870,000.00	Excludes the Gazaly hanger connections at roof level
DIV 3, 4 - SHELL CONCRETE & MASONRY	\$	8,999,900.00	
DIV 5 - MISCELLANEOUS STEEL	\$	748,000.00	Aluminum screen over facade, aluminum railings for areas indicated, miscellaneous metals
DIV 6 - CABINETRY & CASEWORK	\$	446,480.00	Includes Cabinets and doors in white smooth melamine, full edgebanded. Countertops in Imprezza black color
DIV 7 - ROOFING	\$	839,980.00	Includes R-19 minimum insulation over roofs. See alternate deducts below
DIV 7 - WATERPROOFING	\$	140,000.00	Corridor walkway floors, apartment balconies, elevator shaft & general caulking
DIV 8 - GLASS & METAL FACADE	\$	1,195,000.00	Includes VE: U factor of 0.85, SHGC of 0.53, VT of 0.43, non insulated, No Low E.
DIV 8 - INTERIOR & EXTERIOR DOORS	\$	456,460.00	Residential & commercial doors assumed at 6'-8" in height
DIV 9 - FRAMING, DRYWALL & INSULATION	\$	1,425,950.00	Includes all ceilings as per plans
DIV 9 - INTERIOR & EXTERIOR PAINTING	\$	290,000.00	
DIV 9 - FLOORING & WALL TILE	\$	574,775.00	Includes apartment kitchen, living room and bedrooms in luxury vinyl. Bathroom floor/walls in ceramic tile
DIV 10 - SPECIALTIES	\$	218,751.00	Includes mirrors, bath accessories, extinguishers, mailboxes, bike racks, shower curtains, wire shelving, partitions
DIV 10 - SIGNAGE	\$	25,000.00	Standard signage for service area rooms and fire department required signage
DIV 10 - FIREPROOFING / INSULATION	\$	10,000.00	
DIV 10 - STUCCO	\$	663,500.00	Includes Stucco as per plans, including stairwells
DIV 14 - ELEVATOR SYSTEM	\$	182,000.00	Includes a Schindler Elevator system, traction elevators, 3000 lbs., 150 fpm. Material increases included
DIV 15 - HVAC & VENTILATION	\$	900,000.00	
DIV 15 - KITCHEN APPLIANCES	\$	262,000.00	
DIV 15 - PLUMBING	\$	1,282,000.00	
DIV 15 - FIRE SPRINKLER SYSTEM	\$	425,500.00	
DIV 16 - ELECTRICAL	\$	1,485,000.00	
DIV 16 - FIRE ALARM SYSTEM	\$		Included in Electrical budget
MISCELLANEOUS	\$	450,000.00	Smart door entry and access systems, CCTV system, Park furniture + Unidentified Scope
CONTRACTOR FEE (5.2%)	\$	1,309,243.57	Reduced contractor fee to 5.2%
<b>TOTAL</b>	<b>\$</b>	<b>26,487,004.57</b>	<b>**</b>

\*\* This value is predicated to receiving \$1,500,000.00 as a deposit at time of executing an agreement





# Revenues Proforma

INCOME	Unit/Month	Total/Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Gross Potential Rent (month)	\$ 276,574	\$ 276,574	\$ 3,318,886	\$ 3,401,858	\$ 3,486,905	\$ 3,574,077	\$ 3,663,429	\$ 3,755,015	\$ 3,848,890	\$ 3,945,113
Vacancy (%)	10.62%	10.62%								
Net Potential Revenue	\$ 247,210	\$ 247,210	\$ 2,150,828	\$ 3,040,683	\$ 3,116,700	\$ 3,194,618	\$ 3,274,483	\$ 3,356,345	\$ 3,440,254	\$ 3,526,260
Other Income	\$ 4,005	\$ 4,005	\$ 48,060	\$ 48,060	\$ 48,060	\$ 48,060	\$ 48,060	\$ 48,060	\$ 48,060	\$ 48,060
Other Income 1	\$ 4,005	\$ 4,005								
Other Income 2										
Other Income 3										
Other sources (TBD)			\$ 200,000							
<b>Total estimated income</b> (2% annual increases)		<b>\$ 251,215</b>	<b>\$ 2,398,888</b>	<b>\$ 3,088,743</b>	<b>\$ 3,164,760</b>	<b>\$ 3,242,678</b>	<b>\$ 3,322,543</b>	<b>\$ 3,404,405</b>	<b>\$ 3,488,314</b>	<b>\$ 3,574,320</b>
<b>EXPENSES</b>										
Real Estate Taxes - Estimated	\$ 36,203	\$ 36,203	\$ 434,431	\$ 435,300	\$ 436,171	\$ 437,043	\$ 437,917	\$ 438,793	\$ 439,671	\$ 440,550
CAM	\$ 29,025	\$ 29,025	\$ 348,300	\$ 362,232	\$ 376,164	\$ 390,096	\$ 404,028	\$ 417,960	\$ 431,892	\$ 445,824
Appliance Maintenance Insurance	\$ 1,780	\$ 1,780	\$ -	\$ 21,574	\$ 21,789	\$ 22,007	\$ 22,227	\$ 22,450	\$ 22,674	\$ 22,901
General Maintenance	\$ 10,680	\$ 10,680	\$ 128,160	\$ 130,082	\$ 132,004	\$ 134,014	\$ 136,024	\$ 138,065	\$ 140,136	\$ 142,238
Marketing/Commissions	\$ 3,768	\$ 3,768	\$ 67,828	\$ 46,575	\$ 47,973	\$ 49,412	\$ 50,894	\$ 52,421	\$ 53,993	\$ 55,613
Insurance	\$ 13,350	\$ 13,350	\$ 160,200	\$ 161,001	\$ 161,806	\$ 162,615	\$ 163,428	\$ 164,245	\$ 165,066	\$ 165,892
Property Management	\$ 12,361	\$ 12,361	\$ 148,326	\$ 152,776	\$ 157,359	\$ 162,080	\$ 166,942	\$ 171,951	\$ 177,109	\$ 182,422
Others (reserves)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Others	\$ 2,688	\$ 2,688	\$ 32,254	\$ 33,544	\$ 34,886	\$ 36,281	\$ 37,732	\$ 39,242	\$ 40,811	\$ 42,444
<b>Total estimated expenses</b> (1.6% annual increases)		<b>\$ 109,854</b>	<b>\$ 1,319,499</b>	<b>\$ 1,343,084</b>	<b>\$ 1,368,738</b>	<b>\$ 1,395,242</b>	<b>\$ 1,422,627</b>	<b>\$ 1,450,926</b>	<b>\$ 1,480,171</b>	<b>\$ 1,510,399</b>
<b>Net Operating Income</b>			<b>\$ 1,079,389</b>	<b>\$ 1,745,659</b>	<b>\$ 1,796,022</b>	<b>\$ 1,847,435</b>	<b>\$ 1,899,916</b>	<b>\$ 1,953,480</b>	<b>\$ 2,008,143</b>	<b>\$ 2,063,922</b>
<b>CAP RATE</b>			<b>3.53%</b>	<b>5.71%</b>	<b>5.87%</b>	<b>6.04%</b>	<b>6.21%</b>	<b>6.39%</b>	<b>6.56%</b>	<b>6.75%</b>
<b>ANNUALIZED RETURN ON CAPITAL*</b>			<b>1.18%</b>	<b>2.31%</b>	<b>3.02%</b>	<b>3.52%</b>	<b>3.91%</b>	<b>4.22%</b>	<b>4.48%</b>	<b>4.70%</b>

\* Annualized return already factors the two year construction period

Total Potential Gross Revenues from Residential property/Month \$ 185,364 Average rental income/unit/month \$2,082 (average includes the 14 workforce housing units)  
 Total Potential Gross Revenues from Retail property/Month \$ 52,617 Average NNN 305/SF  
 Total Potential (Gross Revenues from Office property/Month \$ 38,593 Average Gross 305/SF  
 Other Sources of revenues \$ 200,000 Cashflow shortfall included on Soft Costs during lease up period



Proforma as originally submitted

		HALLANDALE CITY CENTER	
		Square Feet	
Lot Area	162,283.0		
Resident Building Area	6,000.00		
Commercial Building Area	86,329.00		
Parking Space			
<b>Hard Costs</b>			
1	General Conditions	\$	100,000.00
2	Site Improvements	\$	215,000.00
3	Foundation	\$	475,000.00
4	Shell	\$	2,898,000.00
5	Parking Garage/233 sqft Ramp	\$	1,165,300.00
6	Elevator System	\$	275,000.00
7	OT/OT Range/Other Sewer	\$	1,600,000.00
8	Structural Steel Reinforcement	\$	180,000.00
9	Fire Extinguisher System	\$	634,000.00
10	A/C Ventilation	\$	877,285.00
11	Pumbing	\$	142,000.00
12	Interior Doors	\$	65,000.00
13	Handrails and Stairs	\$	99,073.00
14	Roofing/Insulation	\$	127,907.00
15	Water Proofing	\$	1,450,000.00
16	Metal/Glass Front wall	\$	365,000.00
17	Interiors Framing/Hardware	\$	248,400.00
18	Interiors Floor	\$	445,000.00
19	Bathrooms	\$	205,000.00
20	Kitchens	\$	37,791.00
21	Generators	\$	38,933.00
22	Painting/Stone	\$	64,854.00
23	Interior Painting	\$	35,000.00
24	Contingency Cost	\$	653,132.00
25	General Contractor Overhead	\$	
<b>Total Hard Costs</b>		<b>\$</b>	<b>13,780,645.00</b>
<b>Additional Cost</b>			
	Sewer Collection and Transmission Key	\$	260,585.00
	Water and Sewer Impact Fees	\$	348,433.31
	Traffic Counts	\$	140,542.00
	Applications Fees	\$	33,270.00
	Recovery Sewer Fund	\$	10,000.00
	Fire Flow Analysis	\$	50,000.00
	Pedestrian Bridge Contribution	\$	100,000.00
	GBP	\$	6,500.00
	Traffic Consulting Fee	\$	10,000.00
	Boward County	\$	445,000.00
	School Fees Boward County	\$	1,385,809.31
<b>Pending Streetscape Improvement</b>			
<b>Soft Costs</b>			
33	Real Estate Taxes	\$	3,905.00
34	Interest	\$	-
35	Construction Loan Interest	\$	507,237.80
36	Architectural	\$	2,000,000.00
37	Architect and Engineer	\$	300,000.00
38	Permits	\$	300,000.00
39	Contingency Costs	\$	100,000.00
40	Developer's Costs	\$	150,000.00
41	Marketing	\$	50,000.00
42	Accounting	\$	15,900.00
43	Loan Legal and Closing Fees	\$	85,970.00
<b>Total Soft Costs</b>		<b>\$</b>	<b>2,973,842.91</b>
<b>Total Hard and Soft Costs</b>		<b>\$</b>	<b>16,704,487.91</b>
<b>Loan</b>			
<b>Potential Rental Income</b>			
CGF retail	\$ per sqft	#Units	Price per unit
	8,000.00	89	1,350.00
		<b>Total Income</b>	<b>1,085,800.00</b>
		<b>Expenses</b>	<b>614,302.00</b>
		<b>Interest</b>	<b>501,134.64</b>
		<b>Total</b>	<b>450,345.26</b>
			40.0%
<b>NOI</b>		<b>\$</b>	<b>951,480.00</b>
<b>Cap 7%</b>		<b>\$</b>	<b>13,592,571.43</b>
<b>FINANCIAL GAP</b>		<b>\$</b>	<b>3,111,916.48</b>

Gap Grant estimates comparison

	Original Project Estimates	Current Project Estimates
Lot Area	164,603	164,603
Total Apartment Units	89	89
Commercial Area	8,000	28,971
Hard Costs	\$ 13,780,645.00	\$ 26,487,080.00
Streetscape Improvements	*	INCLUDED IN HC
Impact Fees	\$ 1,338,809.30	\$ 1,672,436.00
Soft Costs	\$ 1,083,776.00	\$ 3,635,014.00
Bank Loan	\$ 10,022,692.75	\$ 18,593,758.00
FN Costs	\$ 501,257.60	\$ 1,549,228.00
<b>TOTAL COSTS</b>	<b>\$ 16,704,487.90</b>	<b>\$ 33,343,758.00</b>
NOI Upon Stabilization (year 2)	\$ 951,480.00	\$ 1,745,659.04
Value upon stabilization @ 7% CAP	\$ 13,592,571.43	\$ 24,937,986.34
<b>FINANCIAL GAP</b>	<b>\$ 3,111,916.47</b>	<b>\$ 8,405,771.66</b>
Allocated grant	\$ 2,750,000.00	\$ 2,750,000.00
<b>Difference</b>	<b>\$ 361,916.47</b>	<b>\$ 5,655,771.66</b>

\* not provided at the time, calculated at \$1,700,000