

604	Hotel: High-Rise	165,000	sf	\$300/sf	49500	201,540	sf	\$300/sf	60462
605	Retail	183,000	sf	\$135/sf	24705	236,850	sf	\$135/sf	31975
606	Community Facilities (est.)	26,000	sf	\$235/sf	6110	46,120	sf	\$235/sf	10838
607	Light Industrial	0				46,500	sf	\$135/sf	6278
608	Structured Parking: Above-grade	0				0			
609	Structured Parking: Below-grade	4,000	ps	\$24k/ps	96000	3,400	ps	\$24k/ps	81600
610	Platform over active yards	174,250	sf	\$80/sf	13,940	174,250	sf	\$80/sf	13940
611	6th Av/Carlton Av bridges	26,640	sf	\$80/sf	2,131	26,640	sf	\$80/sf	2131
612	Public Open Space: soft	237,000	sf	\$45/sf	10665	94,700	sf	\$45/sf	4262
613	Public Open Space: hard	13,800	sf	\$55/sf	759	22,670	sf	\$55/sf	1247
Sub-total: built program sf		8,530,000			2,697,310	5,516,920			1796064
Parking: Res: 0.3ps/du					2,100ps	Parking: Res: 0.5ps/du			1,500ps
BB: 10%					1,900ps	BB: 10%			1,900ps
					4,000ps				3,400ps

Ratio: Residential sf / Total sf: 78.5%

66.1%

Sub-total / Hard Costs: 3288599

2305704

### Soft Costs:

#### 900 A & E Consulting Fees

Architects, Engineers, et. al.

9.0% x Hard Costs = 295973.9 207513

#### 1000 Developer Fee & Overhead

Fee, accounting, PM, et. al.

6.0% x Hard Costs 197315.9 138342

#### 1100 Legal Services

Construction, Leasing, Political, et.al.

4.5% x Hard Costs = 147986.9 103757

#### 1200 Marketing & Promotion

Space rental, staff, media buys, etc.

2.0% x Hard Costs = 65771.97 46114.1

#### 1400 Capitalized Taxes & Operating Costs

Capitalized Taxes, Operating Costs, Insurance & Accounting

0.8% x Hard Costs = 26308.79 18445.6

#### 1600 Broker / Financing Fees

Closing Costs

2.7% x Hard Costs = 88792.16 62254

#### 1800 Reimbursables

A&E, Legal, Developer

1.2% x Hard Costs = 39463.18 27668.5

#### 1900 Leasing Fees