



# ALL SERVICES REAL ESTATE

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Sources & Uses	Cash at Closing	%	Source - Prepaid Equity	%	Loan #1	%	Total	%
Land		0%	\$ 1,000,000.00	67%	\$ -	0%	\$ 1,000,000.00	5%
Real Estate Improvements		0%	\$ -	0%	\$ 16,740,877.00	0%	\$ 16,740,877.00	76%
FF&E	\$ 188,877.00	7%	\$ -	0%	\$ 1,011,123.00	0%	\$ 1,200,000.00	5%
OS&E	\$ 500,000.00	18%	\$ -	0%	\$ -	0%	\$ 500,000.00	2%
Legal Fees, Syst. Dev., & Marketing	\$ 50,000.00	2%	\$ -	0%	\$ -	0%	\$ 50,000.00	0%
Contingency (est.) - 5%	\$ 500,000.00	18%	\$ -	0%	\$ -	0%	\$ 500,000.00	2%
Soft Costs	\$ 375,000.00	13%	\$ -	0%	\$ -	0%	\$ 375,000.00	2%
Prepaid Soft Costs	\$ -	0%	\$ 500,901.00	33%	\$ -	0%	\$ 500,901.00	2%
Mortgage Broker Fee	\$ 177,520.00	6%	\$ -	0%	\$ -	0%	\$ 177,520.00	1%
Bank Origination Fee	\$ 177,520.00	6%	\$ -	0%	\$ -	0%	\$ 177,520.00	1%
Appraisal Fee	\$ 15,000.00	1%	\$ -	0%	\$ -	0%	\$ 15,000.00	0%
Interest Reserve	\$ 750,000.00	27%	\$ -	0%	\$ -	0%	\$ 750,000.00	3%
Construction Monitoring & Completion (est.)	\$ 25,000.00	1%	\$ -	0%	\$ -	0%	\$ 25,000.00	0%
Third-Party Reports (est.)	\$ 32,000.00	1%	\$ -	0%	\$ -	0%	\$ 32,000.00	0%
Bank Legal Fee & Title (est.)	\$ 15,000.00	1%	\$ -	0%	\$ -	0%	\$ 15,000.00	0%
Interim "Take Out"	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
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	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
<b>Total</b>	<b>\$ 2,805,917.00</b>	<b>13%</b>	<b>\$ 1,500,901.00</b>	<b>7%</b>	<b>\$ 17,752,000.00</b>	<b>80%</b>	<b>\$ 22,058,818.00</b>	<b>100%</b>

Sources			
Cash At Closing	\$	2,805,917.00	12.72%
Prepaid Equity	\$	1,500,901.00	6.80%
Loan Amount	\$	17,752,000.00	80.48%
<b>Total</b>	<b>\$</b>	<b>22,058,818.00</b>	<b>100.00%</b>

Uses			
Real Estate Improvements	\$	16,740,877.00	75.89%
FF&E	\$	1,200,000.00	5.44%
OS&E	\$	500,000.00	2.27%
Legal Fees, Syst. Dev., & Marketing	\$	50,000.00	0.23%
Contingency (est.) - 5%	\$	500,000.00	2.27%
Prepaid Soft Costs	\$	500,901.00	2.27%
Soft Costs	\$	375,000.00	1.70%
Mortgage Broker Fee	\$	177,520.00	0.80%
Bank Origination Fee	\$	177,520.00	0.80%
Appraisal Fee	\$	15,000.00	0.07%
Interest Reserve	\$	750,000.00	3.40%
Third-Party Reports (est.)	\$	32,000.00	0.15%
Bank Legal Fee & Title (est.)	\$	15,000.00	0.07%
<b>Total</b>	<b>\$</b>	<b>22,058,818.00</b>	<b>100.00%</b>

Project Costs	
Construction Costs	16,740,877.00
Plus Contingency Reserve	500,000.00
<b>Net Construction Costs</b>	<b>17,240,877.00</b>
FF&E	1,200,000.00
OS&E	500,000.00
Net Operating Equipment	1,700,000.00
<b>Total Project Cost</b>	<b>18,940,877.00</b>

USDA Initial Fees FY2023	w/ construction	
B&I	3.00%	3.50%
B&I Reduced	1.00%	1.50%
B&I Isolated Alaska	1.00%	1.50%
CF	1.25%	1.75%
REAP	1.00%	1.50%
WWD	1.00%	1.50%
FSC	0.00%	0.00%