C Street Co-op

8/18/2021

Pro Forma - Sources & Uses

FINAL DRAFT

Project Data

Dwelling Units, Total	**2**	
Household Suites, Total	**6**	
Units from Existing Structure	**0**	2 Bd/1 Ba
Units/Suites, New	**6**	1 Bd/1 Ba
Gross Floor Area, Total	**2,373**	SF
Floor Area, Existing	0	SF
Floor Area, New	2,373	SF

Construction Sources

Social Investor Equity, Initial	$ 501,620	82%	
Deferred Fees - Land & Development	$ 108,000	18%	
Total Sources	**$ 609,620**	100%	

Permanent Sources

Subsidies (SquareOne)	$ 125,000	21%	
Co-op Share Purchase Proceeds	$ 60,000	10%	
Mortgage Loan	$ 385,274	64%	
Social Investor Loan, 2nd Position	$ 32,168	5%	
Total Sources	**$ 602,442**	100%	

Uses

Property Acquisition	$ (60,000)	10%		
Construction Hard Costs	$ (434,391)	72%		
Soft Costs	$ (98,585)	16%		
Contingency	$ -	0%		
Total Uses - Construction	**$ (592,976)**			
Financing Fees, Mortgage	$ (9,073)	2%		
Taxes & Insur	$ (393)	0%		
Total Uses - Project Sale	**$ (602,442)**	100%	**$ (100,407)**	per Household
			$ (254)	per SF

Pro Forma - Development Budget

Development Costs (Uses)

Property Acquisition			**$**	**(60,000)**	10%	
			$	(11)	/SF (land area)	
Construction Hard Costs			**$**	**(434,391)**	73%	
Original Contract Price			$	(417,048)		
Change Orders			$	(17,343)	2.9%	
Total Unit Cost			**$**	**(183)**	/SF	
Soft Costs			**$**	**(98,585)**	17%	
Permit & SDC Fees	7.5%	of Hard Cost	$	(32,564)		Springfield, SUB, etc. (incl ADU waiver)
SUB Water Meters & Street Re	1.7%	of Hard Cost	$	(7,246)		Paid directly, No GC markup
Legal & Professional	2.5%	of Hard Cost	$	(10,776)		Does not include co-op setup
Arch & Engr: Cultivate	3.0%	of Hard Cost	$	(13,000)		Deferred
Development: Cultivate	2.5%	of Proj Cost	$	(15,000)		Deferred
Development: SquareOne	4.6%	of Hard Cost	$	(20,000)		Deferred
Total Improvements Cost			**$**	**(532,976)**	90%	
Contingency	**0.0%**	of Improv Cost	**$**	**-**	0%	In addition to builder's contingency
Total Acquisition & Construction Costs			**$**	**(592,976)**	100%	
Financing Fees, Mortgage			**$**	**(9,073)**		
Bank Fees			$	(1,628)	0.25%	
Recording/Title Insur/Escrow			$	(3,145)		
Appraisal			$	(4,300)		
Tax reserves (6 mo)			$	(243)		
Insurance (1st year)			$	-		Covered by Builders Risk
LLC Title Insurance			$	(150)		
Total Project Cost			**$**	**(602,442)**		$ (100,407) per Household
						$ (254) per SF

Construction Sources

Deferred Fees	**$ 108,000**	Land, Design & Development Fees
Social Investor Equity, Initial	**$ 501,620**	Actual Initial Bank Deposit
Social Investor Equity, Additional	**$ (16,644)**	Negative value indicates a surplus
Total Acquisition & Construction Funds	**$ 592,976**	

Co-op Start-up & Permanent Sources

Subsidies		**$**	**125,000**	$	20,833	per household
Mortgage Loan		**$**	**385,274**			
Appraisal Value, Estimated		$	670,000	Based on income-approach as rental, see attache		
Loan-to-Value, Max	60%	$	402,000			
Loan-to-Cost, Max	65%	$	391,587			
Interest Rate			4.49%	As of Aug 2, 2021		
Amortization Period			25			
Social Investor Loan, 2nd Position		**$**	**32,168**	Social Investor Take-Out	$	469,452
Co-op Share Purchase Proceeds		**$**	**60,000**	total		
		$	**10,000**	per 1BR suite		
Total Property Purchase		**$**	**602,442**	$	19,751	

Pro Forma - Co-op Operating Budget

Residential Income		$	56,664	/year		
			60%	AMI Target		
		$	**787**	/month/1BR suite		
		$	1.99	/SF.month		
Vacancy	2.8%	$	(1,587)			
Gross Operating Income		**$**	**55,077**	/year		
Operating Expenses						
Ground Lease		$	(7,500)	/year		
Utilities (Water, Sewer, Electric	$ (50) /month.hhld	$	(3,600)	/year		
Trash Service	$ (11) /month.hhld	$	(800)	/year		
Internet	Not included	$	-	/year		
Property Taxes		$	(3,600)	/year		
Insurance		$	(1,500)	/year		
Maintenance	$ (21) /month.hhld	$	(1,500)	/year		
Replacement Reserves	$ (21) /month.hhld	$	(1,500)	/year		
Total Operating Expenses		**$**	**(20,000)**	/year		
Net Operating Income (NOI)		**$**	**35,077**	/year		
Debt Service: Mortgage		$	(25,672)	/year		
DSCR, 1st Mortgage (min 1.5)			**1.37**			
Debt Service: Social Investors		**$**	**(7,800)**	/year	**$** **(650)**	/month
Net Cashflow			**$1,606**	/year	**$** **22**	/month.hhld surplus