

SOURCES AND USES	2023		2024		Total	Cost Per Unit
	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr		
Sources						
Construction Financing (3)						
Private Equity Construction Financing	\$ 2,500,000		\$ -	\$ -	\$ 2,500,000	\$ 83,333
Conventional Construction Financing	250,000	3,500,000	3,500,000	250,000	7,500,000	250,000
Financing Subtotal	\$ 2,750,000	\$ 3,500,000	\$ 3,500,000	\$ 250,000	\$ 10,000,000	
Revenue (3)						
Loft Unit Sales			2,207,625	6,622,875	\$ 8,830,500	294,350
Lawn Unit Sales			1,483,125	4,449,375	5,932,500	197,750
Upgrade Net Profit			27,500	82,500	110,000	3,667
Carport / EV Charging Station Sales			150,000	450,000	600,000	20,000
Gross Sales			3,868,250	11,604,750	15,473,000	221,417
Less Commisions & Closing Costs 7.00%			(270,778)	(812,333)	(1,083,110)	(36,104)
Net Sale Proceeds			3,597,473	10,792,418	\$ 14,389,890	479,663
Total Sources	\$2,750,000	\$3,500,000	\$7,097,473	\$11,042,418	\$24,389,890	812,996
Uses						
Construction & Development Cost Estimates (4)						
Horizontal Construction	1,790,957	\$239,001	193,795	75,017	2,223,753	74,125
Vertical Construction	722,332	2,166,997	2,166,997	2,166,997	7,223,325	240,777
Total Construction Cost	\$2,513,289	\$2,405,999	\$2,360,792	\$2,242,015	9,522,095	317,403
Private Equity Construction Financing Expense (5)						
Loan Origination	25,000				25,000	833
Financing Fee	46,875			375,000	421,875	14,063
Conventional Financing Expense						
Loan Origination	56,250				56,250	1,875
Interest	5,000	75,000	145,000	72,500	297,500	9,917
Construction Financing Repayment						
Private Equity Construction Financing Payoff				2,500,000	2,500,000	83,333
Conventional Construction Financing Payoff				7,500,000	7,500,000	250,000
Total Uses	\$ 2,646,414	\$ 2,480,999	\$ 2,505,792	\$ 12,689,515	\$ 20,322,720	\$ 677,424
Cash Flow	\$ 103,586	\$ 1,019,001	\$ 4,591,680	\$ (1,647,097)	\$ 4,067,170	

Total Increase (Decrease) In Cash

Beginning of Period	\$10,000	\$113,586	\$1,132,587	\$5,724,267
Cashflow	103,586	1,019,001	4,591,680	(1,647,097)
Distributions				
End of Period	<u>\$113,586</u>	<u>\$1,132,587</u>	<u>\$5,724,267</u>	<u>\$4,077,170</u>

Notes:

This proforma is preliminary in nature and based upon certain assumptions which may or may not be correct. As a result, it should be viewed as a place to begin a process to verify the assumptions and test the numbers, such verification and testing to be done by independent parties including appraiser, lender and financial advisers. In addition, budget amounts will be subject to adjustment as the project gets closer to breaking ground.

1. Summary Project Data

Gross Square Feet	20,881
Number of Units	30
Net Saleable SF ("NSSF")	13,125
Project	
Gross Sales Revenue	\$ 15,473,000
Less:	
Construction & Dev Cost	9,522,095
Financing Expense	800,625
Commissions & Closing Costs	<u>1,083,110</u> (11,405,830)
Profit	\$ 4,067,170
Square Feet	
Gross Sales Revenue / SF	\$ 1,179
Construction & Dev, Financing, Commish & Closing Costs / SF	\$ 869
Profit / SF	\$ 310
Units	
Avg Sales Price / Unit	\$ 515,767
Construction & Dev, Financing, Commish & Closing Costs/Unit	<u>\$ (380,194)</u>
Avg Profit / Unit	\$ 135,572

2. Construction Financing Total Costs

Equity*	\$ 2,500,000	25%
Constr Loan	<u>7,500,000</u>	75%
Total	\$ 10,000,000	100%

Key Lending Ratios

Gross Sales Revenue	15,473,000
LTV	48%

*Private Equity Construction Loan Secured by 2nd DOT (subordinate to Conventional Construction Loan 1st DOT).

3. Units / Sales Prices

	<u># Units</u>	<u>Sq. Ft.</u>	<u>Sales PPSF</u>	<u>Price / Unit</u>	<u>Total Sales</u>	<u>Total Sq. Ft.</u>
Lofts Premium	8	525	\$ 1,140	\$598,500	\$ 4,788,000	4,200
Lofts	7	525	\$ 1,100	\$577,500	\$ 4,042,500	3,675
Subtotal Loft Units/Sales	<u>15</u>				<u>\$ 8,830,500</u>	<u>7,875</u>
Lawn Premium	1	350	\$ 1,130	\$395,500	\$ 395,500	350
Lawn	13	350	\$ 1,130	\$395,500	\$ 5,141,500	4,550
ADA	1	350	\$ 1,130	\$395,500	\$ 395,500	350
Subtotal Lawn Units/Sales	<u>15</u>				<u>\$ 5,932,500</u>	<u>5,250</u>
Total Units/Sales	30				<u>\$ 14,763,000</u>	13,125
Additional Revenue						
Upgrade Net Profit	22			\$5,000	\$ 110,000	
Carpport / EV Charging Station Sales	8			\$75,000	\$ 600,000	
					<u>\$ 710,000</u>	
Project Gross Sales					<u>\$ 15,473,000</u>	

4. Construction & Development Costs

	2023			2024		Total	Cost Per Unit
	<u>2nd Qtr</u>	<u>3rd Qtr</u>	<u>4th Qtr</u>	<u>1st Qtr</u>			
Horizontal Cost Estimate	1,790,957	\$ 239,001	\$ 193,795	\$ 75,017	\$ 2,298,770	\$ 76,626	
Vertical Stick Build Cost Estimate	722,332	2,166,997	2,166,997	2,166,997	\$ 7,223,325	240,777	
Total Construction & Development Cost	<u>\$ 2,513,289</u>	<u>\$ 2,405,999</u>	<u>\$ 2,360,792</u>	<u>\$ 2,242,015</u>	<u>\$ 9,522,095</u>	<u>\$ 317,403</u>	

5. Construction Financing Expense

	2023			2024		Total	Cost Per Unit
	<u>2nd Qtr</u>	<u>3rd Qtr</u>	<u>4th Qtr</u>	<u>1st Qtr</u>			
Private Equity Construction Loan							
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	
Draws	\$ 2,500,000	-	-	-	-	-	
Payoff		-	-	2,500,000	-	- 2,500,000	
Ending Balance		\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -	
PE Interest fee 15%					\$ 375,000	\$ 12,500	
Conventional Construction Financing							
Beginning Balance	\$ -	\$ 250,000	\$ 3,750,000	\$ 7,250,000	\$ -		
Draws	250,000	3,500,000	3,500,000	250,000	7,500,000	250,000	
Payoff		-	-	7,500,000	(7,500,000)	- 250,000	
Ending Balance	\$ 250,000	\$ 3,750,000	\$ 7,250,000	\$ -	\$ -	\$ -	
Loan Interest** 8.00%	\$ 5,000	\$ 75,000	\$ 145,000	\$ 72,500	\$ 297,500	\$ -	

** Assumes rates increase to one point over current WSJ prime.

Horiz

as of

March 26, 2023

Confidential © 2023 Brynn Grey

	30 Units	2023 2nd Qtr	3rd Qtr	4th Qtr	2024 1st Qtr	Total	Cost Per Unit
Hardcosts							
Horizontal Site & Infrastructure (1)	\$ 717,580	\$ 538,185	\$ 179,395			\$ 717,580	\$ 23,919
Stan Miller Supplemental (hydrants & drainage)	25,000	25,000				25,000	
Curb, Sidewalks	120,000	60,000			60,000	120,000	
Pole Lights	28,000			28,000		28,000	
Snow Removal	15,000	15,000				15,000	
Stormwater Management	20,000	20,000				20,000	
Dewatering	20,000	15,000	5,000			20,000	
Landscaping	125,000			125,000		125,000	4,167
Subtotal	\$ 1,070,580	\$ 673,185	\$ 184,395	\$ 153,000	\$ 60,000	\$ 1,070,580	35,686
GC Fee 5%	53,529	33,659	9,220	7,650	3,000	53,529	
Subtotal	\$ 1,124,109	\$ 706,844	\$ 193,615	\$ 160,650	\$ 63,000	\$ 1,124,109	
Survey	20,000	15,000	5,000			20,000	667
Utility Locates	1,680	1,680				1,680	56
Electric Dist Xcel	80,000	80,000				80,000	2,667
GL & Builder's Risk	5,600	5,600				5,600	187
Project Mgmt / Admin	6,300	2,100	2,100	2,100		6,300	210
General Conditions Developer						-	-
Water PIFs	218,910	218,910				218,910	
Sewer PIFs	210,000	210,000				210,000	7,000
TOF Application Fees	5,800	5,800				5,800	193
Subtotal	\$ 1,672,399	\$ 1,245,934	\$ 200,715	\$ 162,750	\$ 63,000	\$ 1,672,399	\$ 74,751
Developer Contingency 10%	\$ 167,240	\$ 124,593	\$ 20,071	\$ 16,275	\$ 6,300	167,240	\$ 5,575
Subtotal Horizontal Hard Costs	\$ 1,839,639	\$ 1,370,528	\$ 220,786	\$ 179,025	\$ 69,300	\$ 1,839,639	\$ 61,321
Soft Costs							-
Land Planning							-
Pel-Ona	\$ 104,000	\$ 104,000				\$ 104,000	\$ 3,467
Landscape Design	17,000	\$ 17,000				17,000	567
Upland Planning	700	\$ 700				700	23
Engineering							
Civil Engineering	55,500	55,500				55,500	1,850
Drainage Design	50,000	50,000				50,000	1,667
Soils Engineering	12,000	12,000				12,000	400
MEP	1,159	1,159				1,159	
Traffic Study	1,600	1,600				1,600	
Lighting	7,406	7,406				7,406	

Legal, Acctg & Appraisal								
Legal		13,416		13,416				13,416
Appraisal		6,000		6,000				6,000
Construciton Estimating		2,400		2,400				2,400
Misc Admin		292		292				292
Construction Consulting		5,000		5,000				5,000
Accounting		7,463		7,463				7,463
Total Soft Costs		<u>\$ 283,936</u>		<u>\$ 283,936</u>	\$ -	\$ -	\$ -	<u>\$ 283,936</u>
Horizontal Hard & Soft Costs		\$ 2,123,575		\$ 1,654,464	\$ 220,786	\$ 179,025	\$ 69,300	\$ 2,123,575
Developer Fee	8.25%	\$ 175,195		\$ 136,493	\$ 18,215	\$ 14,770	\$ 5,717	\$ 175,195
Total Horizontal Cost		<u>\$ 2,298,770</u>		<u>\$ 1,790,957</u>	\$ 239,001	\$ 193,795	\$ 75,017	<u>\$ 2,298,770</u>

Notes:

1. Horizontal Site & Infrastructure See "Horizontal Site Work" tab.

Mountain Building Solutions

JOB: Basecamp Lofts and Studios

TRADE: Sitework

PRECONSTRUCTION DEPARTMENT

SPEC SECT: 02000

BID RECORDING SHEET

DATE: 3/16/2023

	SUB SCOPE	ESTIMATE			COST
		QUANTITY	COST	TOTAL	
1	Mobilization				
2	Silt Fence				
3	Erosion Logs				\$10
4	Protection and Tracking Pad				\$3,90
5	Asphalt Demolition and Disposal (inc. cutting)				\$:
6	Concrete Demolition and Disposal				\$:
7	Street Light Demo and Disposal				\$1,2:
8	Trash Enclosure and Fence Demo				
9	Traffic Control				
10	Earthwork				
11	Top Soil Stripping				\$:
12	Excavate and Export Trucking				\$:
13	Fill to Embankment				\$:
14	Inporting and Placement of Fill				
15	Subgrade Prep				
16	Road Base at Paving				\$:
17	Top Soil Placement				\$:
18	Excess Top Soil Export				\$:
19	Utilities				
20	Traffic Control				\$4,4:
21	Sawcutting				
22	Asphalt and concrete removal				
23	Road Base Placement				\$:
24	Light Pole Bases				\$2,7:
25	Water Service				
26	4" Wet Taps				\$9,8:
27	4" Service				\$1:
28	Sanitary Sewer				
29	8" SDR 35 Main				\$1:
30	4" SDR 35 Service				\$:
31	6" SDR 35 Service				
32	Man holes and tie ins				
33	Storm Sewer				
34	18" HDPM				\$1:
35	15" HPDM				\$10
36	12" HPDM				
37	Inlets				
38	Detention Pond Grading				
	TOTAL				
	Allowances				

Notes:

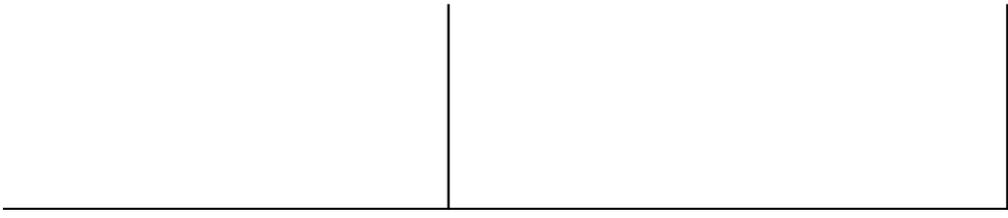
Notes:
3/10/23



Stan Miller			H3P		
I/ea	QTY/Units	Total	COST/ea	QTY/Units	Total
		\$15,000			inc. below
\$7.00	785 lnft	\$5,495	\$8.00	770 lnft	\$6,160
02.00	9 dams	\$918	\$166.67	60/lnft	\$1,000
00.00	1	\$3,900			
50.66	239tn	\$14,931	\$2.72	9742 sqft	\$26,544
76.11	38	\$2,892			
51.50	4	\$5,006			
	lump sum	\$2,324		lump sum	\$2,800
	lump sum	\$2,000			
	SUBTOTAL	\$52,466		SUBTOTAL	\$36,504
11.38	1422 cuyd	\$16,182			inc. below
32.13	6857 cuyd	\$220,315	\$24.00	11600 cuyd	\$278,400
16.19	908 cuyd	\$14,701			
		\$0	\$52.00	3675 cuyd	\$191,100
\$0.48	76,562 sf	\$36,750			
57.51	627 tn	\$36,059	\$55.00	575 tn	\$31,625
14.35	878 cuyd	\$12,599			
34.81	544 cuyd	\$18,937			
	SUBTOTAL	\$355,543		SUBTOTAL	\$501,125
28.00	6 days	\$26,568			
\$4.00	260 lnft	\$1,040	\$10.00	419 lnft	\$4,190
\$2.00	2230 sqfr	\$4,460			
57.60	130 tn	\$7,488	\$55.00	245 tn	\$13,475
53.00	4	\$11,012			
	SUBTOTAL	\$50,568		SUBTOTAL	\$17,665
52.00	2 ea	\$19,704		2 ea	inc. below
27.67	329 lnft	\$42,004		360 lnft	inc. below
	SUBTOTAL	\$61,708		SUBTOTAL	\$54,280
22.20	185 lnft	\$22,607		185 lnft	inc. below
91.58	104 lnft	\$9,524		0	0
		0		90 lnft	inc. below
	2 ea	\$20,280		2 ea	inc. below
	SUBTOTAL	\$52,411		SUBTOTAL	\$31,425
48.26	578 lnft	\$85,696	\$80.83	480 lnft	\$38,800
05.91	41 lnft	\$4,342	\$75.00	50 lnft	\$3,750
			\$70.00	120 lnft	\$8,400
	10	\$48,057			\$14,950
		\$6,789			\$8,200
	SUBTOTAL	\$144,884		SUBTOTAL	\$74,100
		\$717,580			\$715,099

Based upon Stan Miller's proposal.

Notes: Based upon H3P 2/22/23 proposal.



4. On Site Construction Costs		Cost Per Unit			Total Cost				Cost / NSSF	Cost / Unit
		Lofts	Lawn	ADA	Lofts	Lawn	ADA	Total		
Hard Costs										
Hardcosts		\$ 219,975	\$ 146,650	\$ 146,650	\$ 3,299,625	\$ 2,053,100	\$ 146,650	\$ 5,499,375	\$ 419.00	\$ 183,313
Carport (Incl)										
Trash Enclosure (Incl)										
Footbridge (Incl)										
Constr Fence (Incl)										
EV Chargers (Incl)										
Signage / Wayfinding		1,000	1,000	1,000	15,000	14,000	1,000	30,000	2.29	1,000
General Conditions (Incl)		-	-	-	-	-	-	-	-	-
Insurance (OCIP Wrap) 4%		8,799	5,866	5,866	131,985	82,124	5,866	219,975	16.76	7,333
Warranty Reserve		500	500	500	7,500	7,000	500	15,000	1.14	500
Developer Contingency 5%		11,439	7,626	7,626	171,581	106,761	7,626	285,968	21.79	9,532
GC Fee 15% (Incl)		-	-	-	-	-	-	-	-	-
		<u>\$ 241,713</u>	<u>\$ 161,642</u>	<u>\$ 161,642</u>	<u>\$ 3,625,691</u>	<u>\$ 2,262,985</u>	<u>\$ 161,642</u>	<u>\$ 6,050,318</u>	<u>\$ 460.98</u>	<u>\$ 201,677</u>
Other Hardcosts										
Building Permits		\$ 2,900	\$ 2,900	\$ 2,900	\$ 43,500	\$ 40,600	\$ 2,900	\$ 87,000	\$ 6.63	\$ 2,900
Fire Fee		500	500	500	7,500	7,000	500	15,000	1.14	500
Impact Fees		1,050	1,050	1,050	15,750	14,700	1,050	31,500	2.40	1,050
Xcel Energy		1,800	1,800	1,800	27,000	25,200	1,800	54,000	4.11	1,800
GL & Builder's Risk		600	600	600	9,000	8,400	600	18,000	1.37	600
Project Mgmt / Admin		3,000	3,000	3,000	45,000	42,000	3,000	90,000	6.86	3,000
General Conditions Developer					-	-	-	-	-	-
Developer Contingency					-	-	-	-	-	-
Winter Conditions (Incl)					-	-	-	-	-	-
		<u>\$ 9,850</u>	<u>\$ 9,850</u>	<u>\$ 9,850</u>	<u>\$ 147,750</u>	<u>\$ 137,900</u>	<u>\$ 9,850</u>	<u>\$ 295,500</u>	<u>\$ 22.51</u>	<u>\$ 9,850</u>
Subtotal On Site Construction Costs		\$ 251,563	\$ 171,492	\$ 171,492	\$ 3,773,441	\$ 2,400,885	\$ 171,492	\$ 6,345,818	\$ 483.49	\$ 211,527
Soft Costs										
Architectural		\$ 2,300	\$ 2,300	\$ 2,300	\$ 34,500	\$ 32,200	\$ 2,300	\$ 69,000	\$ 5.26	\$ 2,300
Architectural Contract Administration		1,500	1,500	1,500	22,500	21,000	1,500	45,000		
Soils Engineering		1,000	1,000	1,000	15,000	14,000	1,000	30,000	\$ 2.29	\$ 1,000
Structural Engineering		800	800	800	12,000	11,200	800	24,000	2	800
MEP		1,500	1,500	1,500	22,500	21,000	1,500	45,000	3.43	1,500
Energy Rating		700	700	700	10,500	9,800	700	21,000	1.60	700
QC / Third Party Reviews		600	600	600	9,000	8,400	600	18,000	1.37	600
Legal, Acctg & Constr Estimating		1,000	1,000	1,000	15,000	14,000	1,000	30,000	2.29	1,000
Marketing		1,500	1,500	1,500	22,500	21,000	1,500	45,000	3.43	1,500
		<u>\$ 10,900</u>	<u>\$ 10,900</u>	<u>\$ 10,900</u>	<u>\$ 163,500</u>	<u>\$ 152,600</u>	<u>\$ 10,900</u>	<u>\$ 327,000</u>	<u>\$ 24.91</u>	<u>\$ 10,900</u>
Sutotal Soft Costs		\$ 10,900	\$ 10,900	\$ 10,900	\$ 163,500	\$ 152,600	\$ 10,900	\$ 327,000	\$ 24.91	\$ 10,900
Total Off Site, On Site & Soft Costs		\$ 262,463	\$ 182,392	\$ 182,392	\$ 3,936,941	\$ 2,553,485	\$ 182,392	\$ 6,672,818	\$ 508.41	\$ 222,427
Developer Fee 8.25%		\$ 21,653	\$ 15,047	\$ 15,047	\$ 324,798	\$ 210,663	\$ 15,047	\$ 550,507	41.94	\$ 18,350
Estimated Cost / Unit Type		\$ 284,116	\$ 197,439	\$ 197,439	\$ 4,261,738	\$ 2,764,148	\$ 197,439	\$ 7,223,325	\$ 550.35	\$ 240,777
Cost PSF		541	564	564	\$ 541	\$ 564	\$ 564	\$ 550		