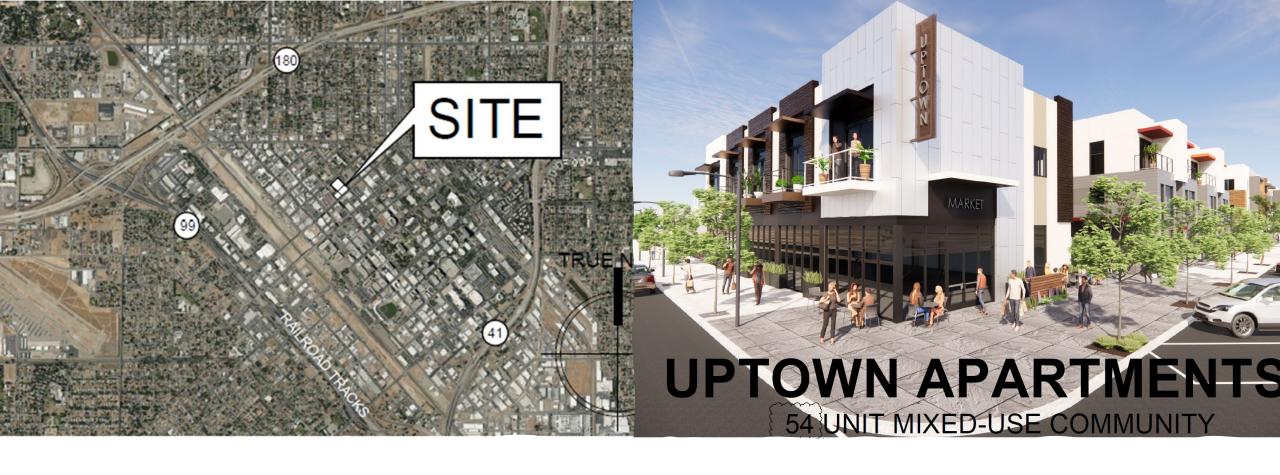


UNIT MIXED-USE COMM



Update Uptown Apartments

- 1. Update on Project Location and Scope.
- 2. Update on Project Approvals.
- 3. Update on Project Costs.
- 4. Update on Project Financing.



Uptown Location



Uptown Location

Uptown Scope

Uptown	Building	Summary
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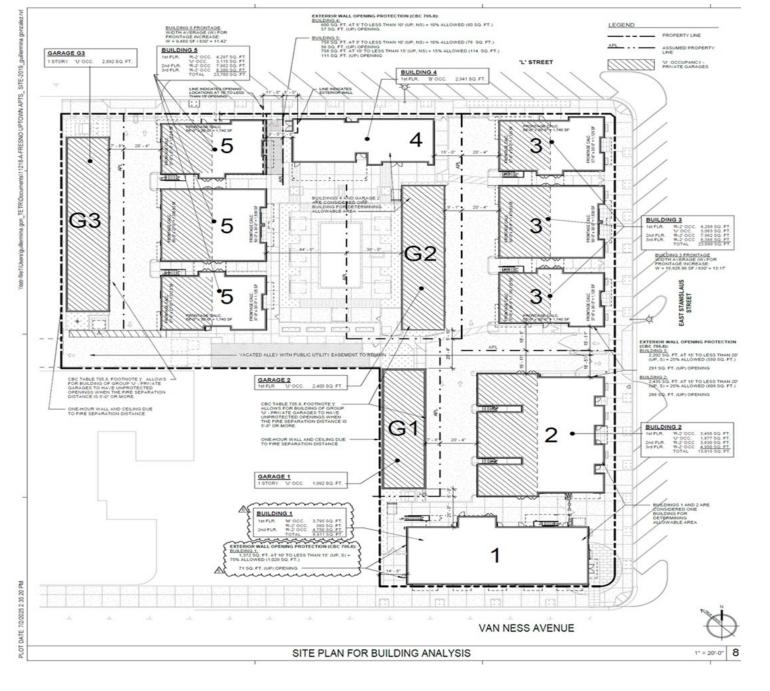
	Cor	mmunity	ı	Retail	Wo	Work/Live		Studio		1-BdRm		BdRm	Total	
Building 1			5	Suites			1	Unit	5	Units			6	Units
Building 2					4	Units			2	Units	2	Units	8	Units
Building 3									10	Units	10	Units	20	Units
Building 4	1	MP & Fitness												
Building 5									10	Units	10	Units	20	Units
Total	1		5	Suites	4	Units	1	Units	27	Units	22	Units	54	Units

Total Retail 5 Suites (3,640 SF)

Total Dwelling Units 54 Units

Date: 8/22/2024







Uptown Site Plan



Uptown Land Area

```
ASSESSORS PARCEL NO.: PARCEL 1: 466 - 142 - 03 = 0.35 ACRES

PARCEL 2: 466 - 142 - 04 = 0.21 ACRES

PARCEL 3: 466 - 142 - 14 = 0.22 ACRES

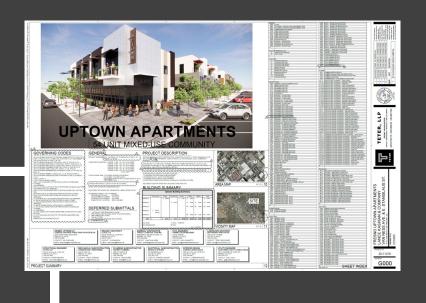
PARCEL 4: 466 - 142 - 15 = 0.26 ACRES

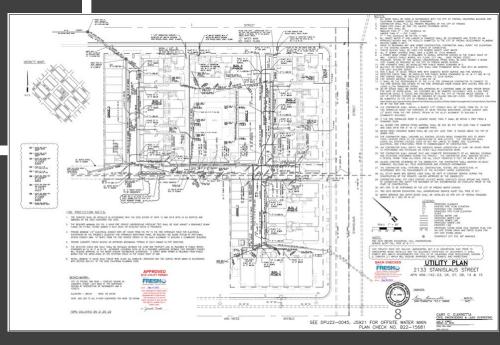
PARCEL 5: 466 - 142 - 07 = 0.26 ACRES

PARCEL 6: 466 - 142 - 08 = 0.17 ACRES

TOTAL 1.47
```









Uptown Project Approvals



	Summary of Project Approvals								
#	Instruments	Status							
1	Development Permit	Approved							
2	Planned Development Permit Approve								
3	Compliance Permit	Approved							
4	Grading Permit	Approved							
5	Storm Water Pollution Prevention Plan	Approved							
6	Alley Vacation	Approved							
7	Street Plan (Van Ness/Stanislaus)	Approved							
8	Street Light Plan	Approved							
9	L Street Water Plan	Approved							
10	Site Utility Plan	Approved							
11	Building Plan	Approved							

Project Costs

TAXABIT CONSTRUCTIONS, INICATORS

COST ESTIMATE 25

FROMECTINg Town Agreement
LOCATORS 1931 Visiones Are, FRESHIN, CA 53721
ARES 19000B, REV 440704, REV 101400B
FLANDARES 20000B
SVIE NOVE, 14 AV AVES
004.08645 NOV. 00.0057

							Aparterents		KETAL		WorkUne				Community				
\Box			Г	Ste	General	7.254	Delition 1	4,912	Dalides 1	4.000	Deliding	15,515	Dallding 2	21.499	Deltfreet	2.941	Deltas	21.760	GRANNO
00	cc	CATEGORY	L	TOTAL	TOTAL	5:55	TOTAL	995	JARCE	556	DOTAL	SISE	TOTAL	1/2F	TCTAL	\$/\$F	TOTAL	\$15F	TOTAL
		Survey	г	22,195		: :		1 .		1 :		5			9	5		5 -	22.785 25.575
1 10		Cir. Grade & Para	- 1	242,100	2					1 11			1 3		1 3		1 3		242,100
1 6		Sel Southwell		7.616	- 3					1 1			1 3		1 1			: : :	7,616
1 6		SWECCE And Control Winderlandon		62,600	- 1					1 1			1 3		1 1				60,600
1 1		Dide Utilities	- 1	279,320				i		i		i - 1			l 6	i - I		i - I	249.652
1 1		Dy Miles	- 1	206,710				i		i		i -				i - I		i - I	204.712
×		Yang Fancing		18,000		5 -		5 -		1 .		5 -			4			5 -	18,000
		Landscaping & brigation	- 1	292,410		5 -				1 .		9 -				5 -		5 -	274,602
×		Site Amenities		130,329		5 .		8 .		1 1			1 9		1 4	5 .			160,541
1 1		Site Concrete/Fevers Building Concrete Building Steel	- 1	290,179	194,822	5 21.27	4.40	1 100	41.00	12.22	102,816	11.00	112.00	179	95,821	5 22.62	182,800	1 771	295,179 BCL#16
1 6		Mustery Constraint : Harrisoning Steal		145,100	184,812	21,27	44,443		41,865	10.00	140,816	11.84	183,900	174	66,831	11.41	183,806	124	120,200
1 10		Misc Media	- 1	100,000	1	: : :	1	: : :	0.405	9.91	5,605	9 0.40	15,790	0.64	2,000	5 0.60	15,790	5 0.66	42,790
1 10		Struct Steel / Stains / Conspies		13,500	1	: : :	219,656	5 45.00	20,426	9.84	225,665	5 23.48	214,522	13.27	29,629	5 10.87	214,522	5 13.24	1,054,447
1 6		Oute & Ferring - Decorative	- 1	100,100								4	A						116,850
1 8		Rough Carpenty			237,140	\$ 32,64	199,427	\$ 38.85	199,827	47.71	549,524	6 42.37	996,297	41.62	134,566	5 45.43	917,546	5 41.55	3,319,134
1 1		Cignosts/Dack Coating	- 1	- 4		5 .	22,580	\$ 4.60			80,170	5 5.76	27,216		0	5 .	27,196	5 3.25	267,082
×		Faich Carperby		- 4	1,010	\$ 1.20	7,240	1 147	2,700	0.68	18,896	\$ 1.36	24,838		7,942		26,838		99,400
1 1		Calenty	- 1	- 4		: :	46,811	\$ 9.80		1 .	134,613	\$ 8.30	104,506	6.60	34,000	\$ 12,24	104,506	5 6.59	800,000
1 8		Sided Surface Counter Tops		- 1	13.47	1 144	27,285	5 5.55 5 1.80		1	50,304	5 0.83	115,390		7,695 9,790	5 2.62	115,354	5 4.00 5 1.34	000,300
1 12		Cading	- 1	- 3	12,010	5 5.77	14,000	5 9.87	2,400	5 0.40	17,044	5 125	12,260	8 91	4,827	5 1.29 5 1.64	12,350 49,361	5 0.10	114,011
1 10		Roofing - Single ptr		- 1	34,840	5 428	48,300	5 9.83	48,300	12.66	125,340	5 501	104.323	7.74	68,230	5 23.20	184,370	5 776	683,770
1 10		Tenhing / Short Metal / ACM / Siding	- 1		54.415	5 8.85	62,380	5 19.67	62,387	13.10	153,140	5 11.01	200,117	9.29	40,305	5 13.70	218,178		811,043
1 6		Bod Consider!		- 1	3,600	5 0.49	1,000	1 937	1,000	9.48	3,600	5 0.20	3,800	0.16	3,600		3,600	5 9.15	21,600
		Hosf Hono	- 1	- 4				1 .		1 .	2,939	9 921	1,000	9.37	2,929	5 1.00	1,000	9 937	23,499
1 1		Doors, Frames, & Hardware	- 1	- 4	10,640	\$ 1,46	8,699	\$ 1.76	10,660	\$ 2.47	31,679	6 0.23	76,966	3.24	12,472	5 4,24	76,866	5 3.24	227,180
1 1		Meyl / Fiber Glass Windows		- 1		5 .	99,861	5 424		5	79,636	5 5.06	130,139	5.49	21,422	5 7.26	100,100	5 5.48	573,148
1 6		Disrehort, Class & Clasing Overhead Overs & Hardware		- 1	64.917	1 132	1 1	1 : 1	40,308	10.00	54,874 17,400	0 030 1 125	22,360	1.09	107,001	20.00	21,879	8 030 8 106	210,040 122,460
1 6		Overhead Ooars & Hardware Access Doors		- 1	64,947	1 130	1 1	: :	1 1	: : :	2,550	5 021	54,860	1,04	1 1		28,211	1.04	132,460
1 12		Lath & Planty	- 1	3	133,123	11.21	99,389	1 19.51	42,000	1 10.60	229,500	5 15.85	443,300	19.61	*****	5 23.59	443,300	1 19.64	1,444,389
1 6		Dryvell		- 1	76,676	5 10.51	75,760	5 15.42	12,710	A 18	179,806	6 12.81	260,162	11.82	34,734	5 5.41	200,150	5 11.79	900,000
1 6		Ceranic Tile	- 1	- 4								4	14,550	1.04					24,550
1 1		Plearing		- 4			48,735	5 9.92		i	66,945	5 400	83,375	3.50	40,500		83,375	5 3.51	512,966
×		According Celling		- 4						100					10,000	3 3.40			10,000
1.		100	- 1	- 4		1 -		1 .		1 .		1 .	9		640	5 0.22		1 -	645
1 8		Painting		6,885	30,740	5 4.60	29,127	5 5.97	10,662	1 2.47	76,606	5 5.51	104,800	5.69	19,349	5 6.25	104,820	5 5.60	445,280
1 10		Curtains & Tooks Building Signaps		- 1	1,045	6.15	6,996 4,300	5 1.42 5 0.86	671	0.14	4,200	6 630	8300	1.00	1,045	6 6.36	8,300	6 131 6 627	23,700
1 10		Fee Edingsishers		- 1	1,040		479	5 0.50	879	9,42	800	5 0.00	1,800	0.04	1,130	5 0.38	1,000	5 025	6300
1 6		Mindry Treatment (Shades)	- 1	- 3			7.785	1 1.00	7		12.653	1 0.77	20,260	128	470	1 142	20,250	1 127	82,690
1 6		Tuled Assessment		- 1				1 .							0.840	3 1.21			0.840
		Mail Foom Lockers C.F.C.I	- 1	- 4		5 -		5 .		1 -		5 -		5 -	17,200	5 5.85		5 -	17,200
X		Otchen Equipment/Applances O.F.C.I		- 4		5 -	0,906	5 0.79		1 .	7,291	\$ 0.52	16,860	0.76	600		16,862	5 0.70	45,120
		Knox Box	- 1	1,600		5 -		5 -	650	5 0.16		6 -			760	5 0.26		6 -	2,900
×		Plumong		- 1			89,706	\$ 17,64	21,492	6.26	195,445	6 14.05	376,300	15.82	82,898	\$ 28.19	375,300	6 15.74	1,122,500
1 6		Fire Sprinklers		- 1	9		34,660	\$ 7,60 1 10,75	14,254	\$ 3,66	62,606 76,827	5 5.75	19,500	420	34,522 52,098	5 12.42 1 11.00	10,500	5 4.15 1 7.86	306,000 560,061
1 12		Debted	- 1	211,200	20,228	4.00	121,301	2 20.74	71,660	17.02	245,508	1 19.00	279,220		149,220		262,317		1,002,100
1 13		ide			995,829	5 50.57	141,44		///		240,000		274,200		140,200		244,00	. "."	065,820
1 6		Fee Alarm Statem	- 1	- 1			5,425	5 1,35			7,275	5 0.52	7,271	0.31	19,879	5 6.55	7,279	5 031	46.516
		Phone/CAT/	- 1	- 4			8,740	\$ 1.78			8,740	6 0.63	8,740	6.37	8,740		8,740		43,700
		Security		8,873	8,871	6 616	4,386	5 9.87	4,216	1.47	8,875	6 6.62	6,871	6.34	8,871		8,871	6 0.34	60,000
		Sub Telai		2,170,368	1,294,000	5 176.26 5 7.63	1,412,889	\$ 247.23 \$ 12.43	406313 87,100	196.66	3,033,666	\$ 26.84	4750,546	200.44	1,10(,074	5 274.66 5 16.21	4717,034	5 196.54 5 8.59	18,096,080
1 1		General Requirements		112,321	96,643	5 7.45	72,890	3 14.30		6.78	111,277	6 6.43 3 11.37	265,875	10.44	17,669 17,462		264,136		200,414
1 1		General Liability Insurance	- 1	22,797	14,040	1 130	15,450	1 2.15	5,800		10,210		12,339	1 220	12.047	1 4.12	81,875		209,218
1 1		PONTALOMANOS		128,740	14,000		10,000				*****		14,237		12,000		11,63		125,710
1 1		Of-Ste Ingrovements/Street Lights		829,821															825,625
$\overline{}$		roa .		0,350,696	1,420,617	5 195.60	1,560,196	\$ 217,79	692,547	1 179,54	0,366,425	5 241.21	5,215,944	5 221.74	1,219,749	5 414.41	6219,212	5 219.64	22,600,625
\perp			L																
		CON.		0,100,440	1.349.514	5 100.29	1 402 540	5 361.90	644.300	9 194,67	3.111.654	5 229.55	4203,500	210.61	1107404	5 293.60	4994290	5 200.64	29,875,000
																			=
		HCH		3,009,400	1,502,647	8 214.60	1,717,694	0 349.61	760,540	1 190.64	3,692,649	\$ 266.33	6,791,660	243.94	1,340,640	1 46.85	6.741,556	8 241.61	24,209,400
		Per Unit		г	473,434.42		4 283,899,20		£ \$34,543.27	1	1 (11,853.17		6 263,766.31			- 1	8 264,668.61		
													29 units				29 units		



	Summary of Costs							
#	Item		Cost					
1	Direct	\$2	22,863,000					
2	Indirect	\$	3,085,000					
3	Predeveloment & Contingency	\$	3,549,000					
4	Total Development Costs	\$2	29,497,000					
	Cost Per Door	\$	546,241					

Project Financing Traditional Example

	Traditional Capital Stack Example							
1	Debt	\$	22,122,750					
2	Equity	\$	7,374,250					
3	Total Development Costs	\$	29,497,000					



Project Financing Today's Example

	Capital Stack Today's Example								
1	Debt	\$	12,836,821						
2	Equity	\$	7,374,250						
3	Other	\$	9,285,929						
4	Total Development Costs	\$	29,497,000						



Next Steps



	Next Steps									
#	Step	Estimated Time Frame								
1	Finalize Owners Participation Agreen	September 1st								
2	Obtain Updated Direct Costs	August 22nd								
3	Capital Markets	Now through November								
4	Code Change	January								



Thank you

Mayor, Council and Staff