

1418 Washington Ave.



UPTO
1418 WAG
RACINE, WI
Owner: U
Contractor:
Brian O'G



**Racine
Revitalization**
Partnership, Inc.

- ◆ Stabilize Housing & Improve Neighborhoods
- ◆ Be the Catalyst for Uptown Development
- ◆ Balance Retail Sectors
- ◆ Provide Needed Goods and Services
- ◆ Build Community
- ◆ Increase Home Ownership
- ◆ Make Uptown Walkable
- ◆ Control and Calm Traffic

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**Racine
Revitalization**
Partnership, Inc.

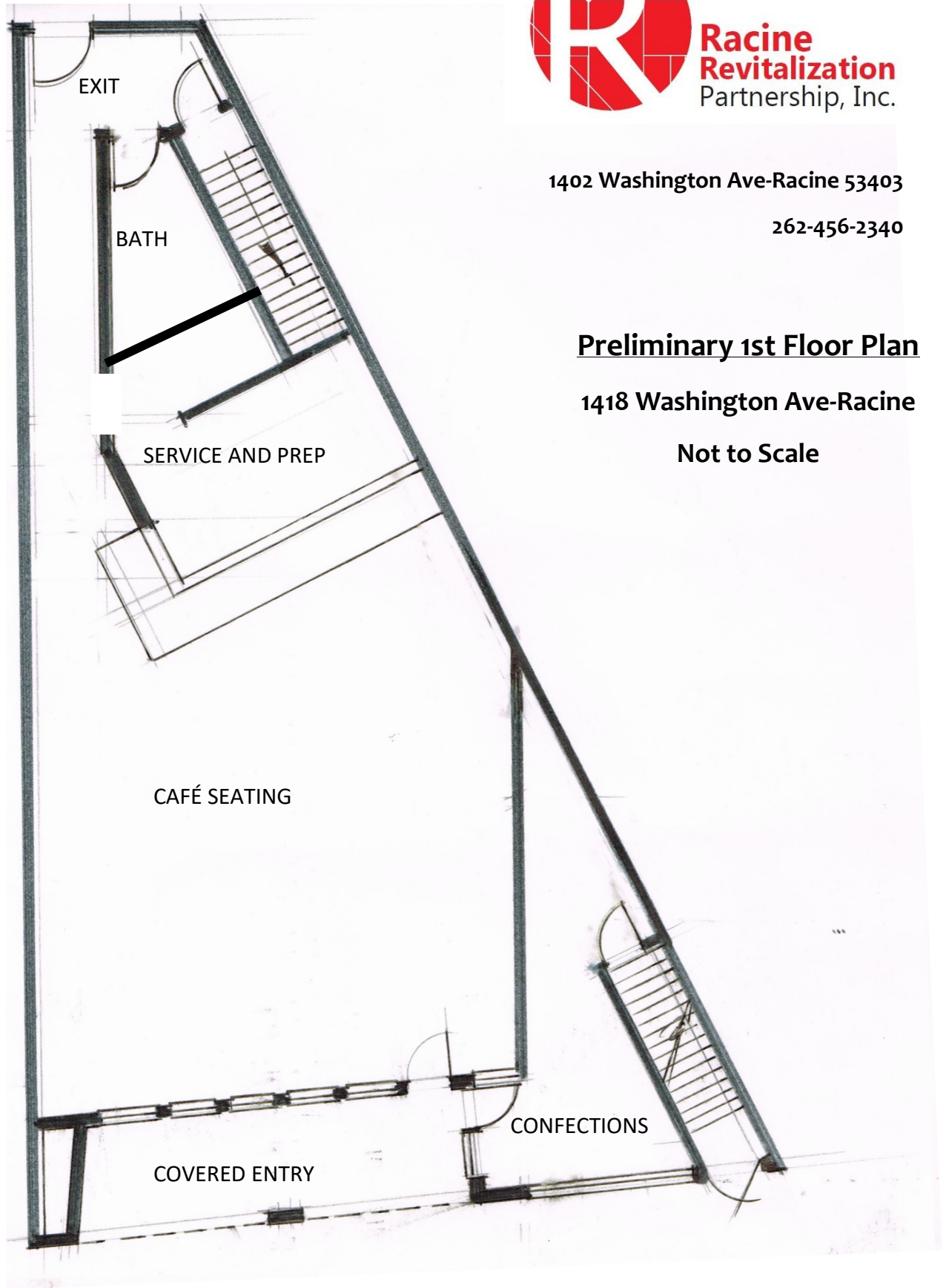
1402 Washington Ave-Racine 53403

262-456-2340

Preliminary 1st Floor Plan

1418 Washington Ave-Racine

Not to Scale





**Racine
Revitalization
Partnership, Inc.**

1402 Washington Ave-Racine 53403

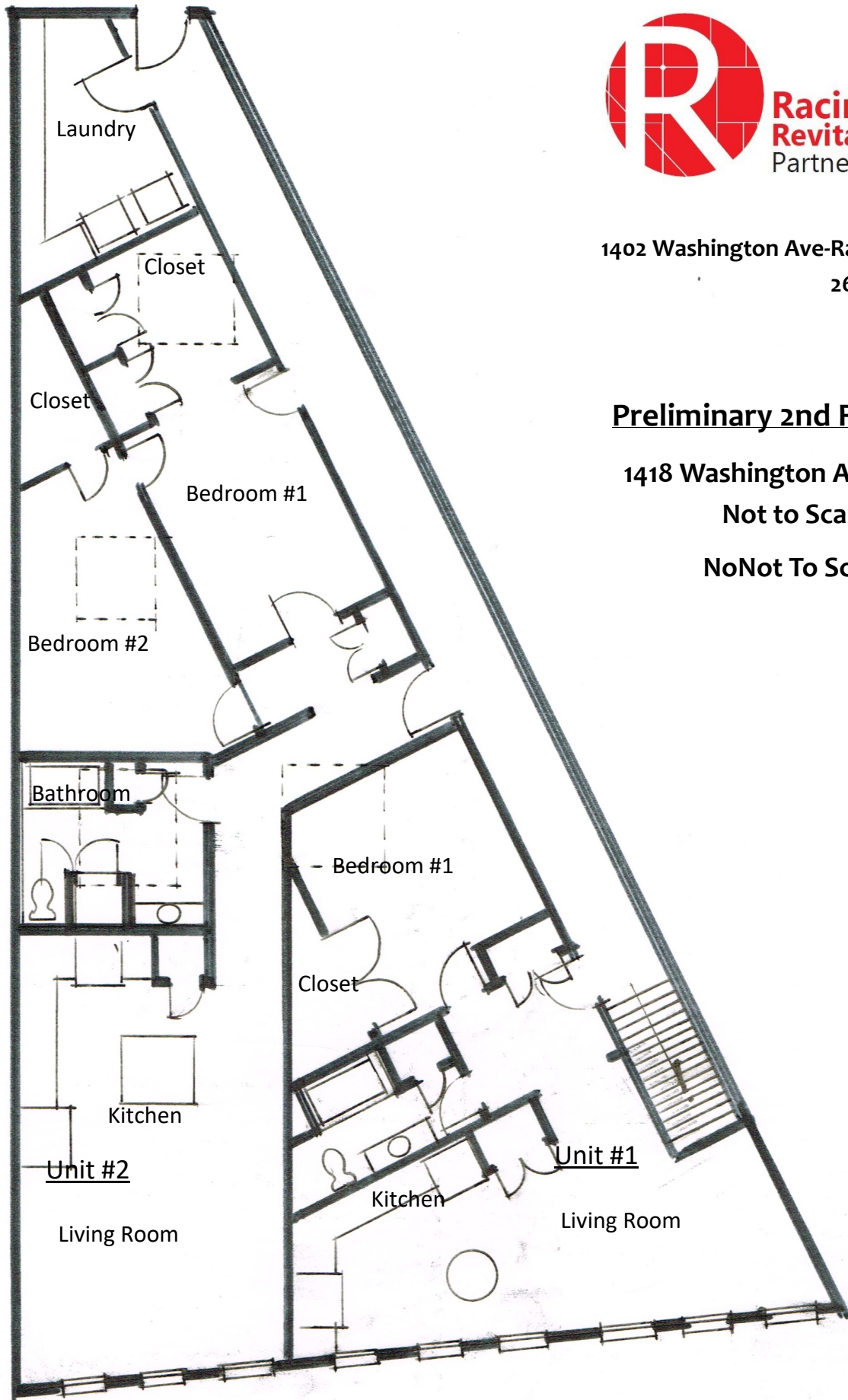
262-456-2340

Preliminary 2nd Floor Plan

1418 Washington Ave-Racine

Not to Scale

NoNot To Scale



LEGAL DESCRIPTION:

BLK1 HERRICKS ADD AS ALTERED PT LOT 6 DESC VOL 1168 RECS PG 452

PROPERTY ATTRIBUTES:

1418 Washington Avenue, is a two-story solid masonry constructed building with wood floor systems and a wood roof system. With approximately 1800 square feet per floor, the structure covers all but a very small triangular portion of land at the rear of the building. The only windows are south facing on the front of the building, and there are four original skylight penetrations in the rubber roof. There is no opportunity for off-street parking to service 1418 specifically; however, off street parking is available within 100 feet of the building.

PRIOR USE:

The most recent use of this building dates prior to 2007. Prior to 2007, use of the building included a fast food restaurant on the first floor and on the second floor, room rentals that included small kitchenettes. The City of Racine Redevelopment Authority purchased the building in 2007 for potential conversion to artist's studio and gallery spaces. Restoration was done to the windows, roof, and exterior veneer at that time.

PROGRAM:

1418 Washington Ave. will be developed into two apartments. The first apartment will be a large two-bedroom apartment and the second apartment will be a one bedroom apartment. Both units take advantage of the south facing glass windows. Additional lighting comes from the four skylights that will be incorporated into the bedrooms and one bathroom. The first floor will be developed as potential restaurant or coffee shop space, with a small confectionary type store of about 180 square feet. The development of the first floor will be to a "white box" level until RRP enters a lease agreement.

The front façade will be rehabilitated to reflect the original entry and large store display windows. All steel and or iron support columns and lintels will be examined for soundness and re-coated to ensure longevity. All new glazing shall be double glazed low-e glass. All metals shall be hollow metals with integral thermal breaks. All façade design elements will reflect sensitivity to the age and design of the structure.

The building will be gutted to the studs and all new mechanical systems will be installed, to include plumbing, heating, and electrical. All units will be air conditioned. The roof will be evaluated and repaired as needed and exterior maintenance such as tuckpointing and fire escape repairs will be done. New windows shall be reconditioned to be made operable and screens will be fabricated for the outside. Skylights shall be blasted and or brushed and recoated for longevity. Skylights shall also be re-glazed as needed for both energy efficiency and weather protection.

ENTIRE PROJECT FINAL ESTIMATE RECAP SHEET

JOB:

1418 Washington

DATE:

3/30/2017

CATEGORY

COSTS

BLUE PRINTING COSTS	\$150.00
ENGINEERING COSTS-Located Elsewhere	\$0.00
PLAN REVIEW/PERMIT COSTS-Located Elsewhere	\$0.00
DUMPSTERS PERMIT COSTS-Located Elsewhere	\$0.00
ENVIROMENTAL TEST COSTS-Located Elsewhere	\$0.00
SET-UP JOB COSTS	\$800.00
DELIVERY COSTS	\$800.00
CLEAN-UP COSTS	\$1,000.00
DUMPSTERS	\$0.00
DEMOLITION & REMOVALS	\$1,400.00
MISL. EXPENCES	\$0.00
RENTAL EQUIPMENT	\$180.00
SILT FENCING	\$0.00
EXCAVATION & TRUCKING	\$0.00
FOUNDATION SYSTEM / STEEL / BACKFILL/FLATWORK /MINOR REPAIRS	\$220.00
EXTERIOR STUCCO	\$0.00
FIREPLACE VENEER/HARTH	\$0.00
MASONRY VENEER REPAIRS	\$1,950.00
WINDOWS - REPAIRS 1-NEW	\$4,500.00
SKYLIGHTS - REGLAZE	\$3,800.00
EXTERIOR DOORS - MATERIAL	\$1,200.00
GARAGE DOORS - MATERIAL	\$0.00
ROUGH LUMBER - MATERIAL PACKAGE	\$20,268.00
ROUGH CARPENTRY - LABOR	\$22,607.50
SIDING & EXTERIOR TRIM - MATERIAL	\$0.00
SIDING & EXTERIOR TRIM - LABOR	\$0.00
ROOFING	\$0.00
EXTERIOR METAL	\$0.00
RUBBER ROOFING REPAIRS	\$5,000.00
COPPER ROOF, GUTTERS AND DOWNSPOUTS	\$0.00
ALUMINUM GUTTERS & DOWNSPOUTS	\$0.00
INSULATION	\$9,400.00
DRYWALL & DRYWALL PATCHING	\$22,940.00
PLASTERING	\$0.00
WOOD FLOORS - MATERIAL	\$0.00
WOOD FLOOR INSTALLATION	\$0.00
WOOD FLOORS - FINISHING	\$0.00
UNDERLAYMENT - MATERIAL	\$0.00
UNDERLAYMENT - LABOR	\$0.00
SUB - TOTAL THIS PAGE	\$96,215.50

FINISH CARPENTRY - MATERIAL				\$14,101.00
FINISH CARPENTRY - LABOR				\$10,980.00
SPECIALTY MILLWORK - MATERIAL				\$0.00
VCT				\$12,575.00
CARPET/UNDERLAYMENT				\$10,600.00
CABINETS - MATERIAL				\$8,000.00
CABINETS - INSTALLATION				\$1,800.00
FORMICA TOPS - LABOR & INSTALLATION				\$2,000.00
PAINTING				\$6,500.00
MARBLE/GRANITE TOPS - LABOR & INST.				\$0.00
PLIUMBING FIXTURES				\$3,500.00
PLUMBING				\$16,000.00
HEATING				\$21,000.00
ELECTRICAL				\$16,121.00
APPLIANCES				\$3,000.00
SHOWER DOORS				\$0.00
STOREFRONT				\$17,500.00
ACCOUSTICAL TILE CEILING	M + L			\$0.00
FIRE ESCAPE PAINTING				\$2,000.00
FIRE ESCAPE REPAIRS				\$1,800.00
STEEL STAIRS AND RAILINGS M & L				\$0.00
DOOR HARDWARE AND LIGHT FIXTURES				\$2,900.00
STRUCTURAL STEEL				\$0.00
CLEANING SERVICE ALLOWANCE				\$0.00
TOTAL				\$150,377.00
TOTAL				\$96,215.50
TOTAL				\$246,592.50
T. J. C. x	0	(warranty):		\$0.00
T. J. C. x	0.12	for overhead:		\$29,591.10
T. J. C. x	0	for commission:		\$0.00
TOTAL SELLING PRICE-				\$276,183.60

SECOND FLOOR FINAL ESTIMATE RECAP SHEET

JOB:

1418 Washington

DATE:

3/30/2017

CATEGORY

COSTS

BLUE PRINTING COSTS	\$75.00
ENGINEERING COSTS-Located Elsewhere	\$0.00
PLAN REVIEW/PERMIT COSTS-Located Elsewhere	\$0.00
DUMPSTERS PERMIT COSTS-Located Elsewhere	\$0.00
ENVIROMENTAL TEST COSTS-Located Elsewhere	\$0.00
SET-UP JOB COSTS	\$400.00
DELIVERY COSTS	\$400.00
CLEAN-UP COSTS	\$500.00
DUMPSTERS	\$0.00
DEMOLITION & REMOVALS	\$1,050.00
MISL. EXPENCES	\$0.00
RENTAL EQUIPMENT	\$0.00
SILT FENCING	\$0.00
EXCAVATION & TRUCKING	\$0.00
FOUNDATION SYSTEM / STEEL / BACKFILL/FLATWORK /MINOR REPAIRS	\$0.00
EXTERIOR STUCCO	\$0.00
FIREPLACE VENEER/HARTH	\$0.00
MASONRY VENEER REPAIRS	\$650.00
WINDOWS - REPAIRS 1-NEW	\$500.00
SKYLIGHTS - REGLAZE	\$3,800.00
EXTERIOR DOORS - MATERIAL	\$1,200.00
GARAGE DOORS - MATERIAL	\$0.00
ROUGH LUMBER - MATERIAL PACKAGE	\$11,515.00
ROUGH CARPENTRY - LABOR	\$13,662.50
SIDING & EXTERIOR TRIM - MATERIAL	\$0.00
SIDING & EXTERIOR TRIM - LABOR	\$0.00
ROOFING	\$0.00
EXTERIOR METAL	\$0.00
RUBBER ROOFING REPAIRS	\$5,000.00
COPPER ROOF, GUTTERS AND DOWNSPOUTS	\$0.00
ALUMINUM GUTTERS & DOWNSPOUTS	\$0.00
INSULATION	\$6,200.00
DRYWALL & DRYWALL PATCHING	\$13,875.00
PLASTERING	\$0.00
WOOD FLOORS - MATERIAL	\$0.00
WOOD FLOOR INSTALLATION	\$0.00
WOOD FLOORS - FINISHING	\$0.00
UNDERLAYMENT - MATERIAL	\$0.00
UNDERLAYMENT - LABOR	\$0.00
SUB - TOTAL THIS PAGE	\$58,827.50

FINISH CARPENTRY - MATERIAL				\$12,526.00
FINISH CARPENTRY - LABOR				\$11,360.00
SPECIALTY MILLWORK - MATERIAL				\$0.00
VCT				\$1,500.00
CARPET/UNDERLAYMENT				\$4,400.00
CABINETS - MATERIAL				\$8,000.00
CABINETS - INSTALLATION				\$1,800.00
FORMICA TOPS - LABOR & INSTALLATION				\$2,000.00
PAINTING				\$6,500.00
MARBLE/GRANITE TOPS - LABOR & INST.				\$0.00
PLIUMBING FIXTURES				\$3,500.00
PLUMBING				\$12,000.00
HEATING				\$14,000.00
ELECTRICAL				\$12,494.00
APPLIANCES				\$3,000.00
SHOWER DOORS				\$0.00
STOREFRONT				\$0.00
ACCOUSTICAL TILE CEILING	M + L			\$0.00
FIRE ESCAPE PAINTING				\$2,000.00
FIRE ESCAPE REPAIRS				\$1,800.00
STEEL STAIRS AND RAILINGS M & L				\$0.00
DOOR HARDWARE AND LIGHT FIXTURES				\$2,600.00
STRUCTURAL STEEL				\$0.00
CLEANING SERVICE ALLOWANCE				\$0.00
	TOTAL	THIS	PAGE:	\$99,480.00
	TOTAL	FROM	PAGE #I:	\$58,827.50
	TOTAL	JOB COSTS		\$158,307.50
T. J. C. x	0	(warranty):		\$0.00
T. J. C. x	0.12	for overhead:		\$18,996.90
T. J. C. x	0	for commission:		\$0.00
	TOTAL SELLING PRICE-			\$177,304.40

EXHIBIT A

Predevelopment Costs Apportionment

Expense Type	RDA/ City Supplies	Racine Revitalization Partnership Pays
ALTA Survey	\$1,000.00	-0-
As Built Building Survey (interior)		\$2,500.00
Demolition of Nonbearing Interior Walls and Plaster		\$8,000.00
Waste Containers		\$3,500.00
Phase I Environmental		\$1,500.00
Environmental Survey/Review	\$1,000.00	
Architectural Drawings/Site Plan/Specifications		\$12,500.00
Environmental Waste Removal to Allow for Remodeling		\$4,500.00
Temp. Electrical Hook up/Deposit/Use		\$1,400.00
Market Analysis & Operational Pro forma & Consulting		\$2,500.00
Pro forma, bidding		\$1,500.00
TOTAL Pre-Development Costs	\$2,000.00	\$37,900.00

TERM SHEET

1418 Washington Avenue

City of Racine, WI & The Racine Revitalization Partnership

PROPERTY: 1418 Washington Avenue, Racine, WI-Parcel # 276-00-00-09-185-000 (+, - .0551 Acres)

LOCATION: North side of Washington Avenue between Ann Street and Junction Avenue

PURCHASE PRICE: \$36,400.00 (Exhibit A) Monies invested in predevelopment costs

EXPENSES AND PROCESS TIMELINE:

Pre-development Expenses (Starting May 2017)

Expense Type	Due	Contractor	RDA/City Pays	RRP Pays
ALTA Survey	6-1-2017	City selects	\$1,000.00	-0-
As Built Building Survey (interior)	5-15-2017	RRP		\$2,500.00
Demolition of Nonbearing Interior Walls and Plaster	6-5-2017	GLCCC		\$8,000.00
Waste Containers	6-26-2017	United Disposal Services/Bid		\$3,500.00
Phase I Environmental	5-30-2017	Gabriel Environmental		\$1,500.00
Environmental Survey/Review	5-30-2017	City of Racine DCD	\$1,000.00	-0-
Architectural Drawings/Site Plan/Specifications	6-26-2017	RRP		\$12,500.00
Environmental Waste Removal to Allow for Remodeling	6-26-2017	GLCCC		\$4,500.00
Temp. Electrical Hook up/Deposit/Use	6-26-2017	WE Energies, RRP		\$1,400.00
Market Analysis & Operational Pro forma & Consulting	6-26-2017	RRP		\$2,500.00
Pro forma, bidding	6-26-2017	RRP		\$1,500.00
TOTAL Pre-Development Costs			\$2,000.00	\$37,900.00

Development Budget

Sponsor Name:	Racine Revitalization Partnership Inc.
Project Name:	1418 Washington Avenue 1st Floor

Acquisition Costs:

Total Purchase Price:	
Land	\$0
Existing Structure	\$0
Liens	
Closing, Title & Recording Costs	
Extension payment	
Other: _____	
SUBTOTAL	

Non-Residential Total	TID FUNDS THROUGH INCREMENT	CHDO OPERATION SUPPORT	TID #19 2017 CONTRACT	CHDO HOME	WHITE BOX FAÇADE & LOAN
\$0					
\$540			\$540		
\$0					
\$0					
\$0					
\$540	\$0	\$0	\$540	\$0	\$0

Construction:

Demolition	
Total Construction Contract:	
New Building	\$0
Rehab	\$88,200
Contractor Profit	\$3,600
Contractor Overhead	\$7,200
Total Contingency:	
New Construction Contingency	\$0 (__%)
Rehab Contingency	\$5,400 6%
Accessory Building	
Site Work / Infrastructure	
Off site Infrastructure	
Environmental Abatement (Building)	\$1,620
Environmental Abatement (Land)	\$0
Sales Tax	\$0 (__%)
Bond Premium	
Equipment and Furnishings	
Other Construction Costs: _____	
Other Construction Costs: _____	
SUBTOTAL	

\$4,150			\$4,150		
\$99,000				0	99,000
\$5,400			\$5,400		
\$0					
\$0					
\$0					
\$1,620					1,620
\$0					
\$0					
\$0					
\$0					
\$0					
\$0					
\$110,170	\$0	\$0	\$9,550	\$0	\$100,620

Development Budget

Sponsor Name:	Racine Revitalization Partnership Inc.
Project Name:	1418 Washington Avenue 1st Floor

Soft Costs:

Appraisal	\$282
Market Study	\$0
Architect	\$3,460
Engineering	\$540
Environmental Assessment	\$540
Geotechnical Study	\$0
Boundary & Topographic Survey	\$0
Total Legal Fees:	\$720
Real Estate	\$0
Organizational / Syndication	\$540
Financing	\$0
Developer Fee	\$5,400
Project Management / Development Consultant Fees	\$0
Other Consultants: _____	\$1,080
Other: _____	\$792
SUBTOTAL	\$12,814

Non-Residential Total	TID FUNDS THROUGH INCREMENT	CHDO OPERATION SUPPORT	TID #19 2017 CONTRACT	CHDO HOME	WHITE BOX FAÇADE & LOAN
\$282			\$281.60		
\$0					
\$3,460			\$3,460.00		
\$540			\$540.00		
\$540			\$540.00		
\$0					
\$0					
\$720			\$720.00		
\$5,400			\$5,400.00		
\$0					
\$1,080			\$1,080.00		
\$792			\$792.00		
\$12,814	\$0	\$0	\$12,814	\$0	\$0

Other Development:

Real Estate Tax	\$0
Insurance	\$792
Relocation	\$0
Bidding Costs	\$0
Permits, Fees & Hookups	\$900
Impact/Mitigation Fees	\$0
Development Period Utilities	\$504
Bridge Loan Fees	\$0
Bridge Loan Interest	\$0
Construction Loan Fees	\$432
Construction Loan Interest	\$1,728
Permanent Loan Fees	\$720
Other Loan Fees	\$0
LIHTC Fees	\$0
LIHTC Nonprofit Donation	\$0
Accounting/Audit	\$1,260
Marketing/Leasing Expenses	\$900
Carrying Costs at Rent up	\$0
Operating Reserves	\$0
Replacement Reserves	\$0
SUBTOTAL	\$7,236

\$0					
\$792			\$792.00		
\$0					
\$0					
\$900			\$900.00		
\$0					
\$504			\$504.00		
\$0					
\$0					
\$432			\$432.00		
\$1,728					\$1,728.00
\$720	\$0.00		\$720.00		
\$0					
\$0					
\$1,260	\$0.00		\$1,260.00		
\$900			\$900.00		
\$0					
\$0					
\$0					
\$7,236	\$0	\$0	\$5,508	\$0	\$1,728

Total Development Cost:	\$130,760				
Total Sources:	\$130,760	\$0	\$0	\$28,412	\$102,348

From: Ed Miller
Sent: Wednesday, January 25, 2017 3:47 PM
To: jgllheck@wi.rr.com
Subject: FW: chdo reserve

Joe;

FYI

Ed

If this mail pertains to Racine Revitalization Partnership please note Ed's new email address is ed@revitalizeracine.org. This will be the quickest way to reach me, other than my phone: 414-573-4153.
Thank you!

From: [Detert, Laura](#)
Sent: Wednesday, January 25, 2017 10:43 AM
To: [Ed Miller](#)
Subject: FW: chdo reserve

From: Hansche, Joy
Sent: Thursday, January 19, 2017 11:31 AM
To: Detert, Laura <Laura.Detert@cityofracine.org>
Subject: chdo reserve

Hi

The CHDO reserve available is:

2014 \$65,115.45

2015 \$58,334.10

From: Ed Miller
Sent: Tuesday, March 28, 2017 9:22 AM
To: 'Hansche, Joy' <Joy.Hansche@cityofracine.org>
Subject: RE: HOME funds

Thank you and Laura for the update-
Ed

From: Hansche, Joy [<mailto:Joy.Hansche@cityofracine.org>]
Sent: Monday, March 27, 2017 2:48 PM
To: Ed Miller <Ed@revitalizeracine.org>
Subject: HOME funds

Hi,

Laura asked me to let you know what HOME reserve and chodo funds we have available:

There is \$123,449.55 in chodo reserve that needs to be committed to a project by 7/31/17

There is \$50,210.00 in chodo operating that needs to be committed to a project by 7/31/17

Proposed Rents

Racine Revitalization Partnership
1418 Washington Avenue

A	B	C	D	E	F	G	H	I	J	K	L
% of Median Income Served	Number of Units or Beds	Unit Size (Number of Bedrooms)	Average Square footage of unit	Tenant - Paid Monthly Rent	Tenant - Paid Utilities	Sum of Tenant - Paid Rent and Utilities (E + F)	PHA / HUD / USDA Subsidy Payment *	Gross Monthly Rent (G + H)	Annual Gross Tenant Paid Rental Income ** (B x E) x 12	Annual Gross Rental Subsidy Income *** (B x H) x 12	Annual Gross Rental Income J+K
50%	1	1	750	\$ 663.00	\$ -	\$ 663.00	\$ -	\$ 663.00	\$ 7,956.00	\$ -	\$ 7,956.00
50%	1	2	900	\$ 888.00	\$ -	\$ 888.00	\$ -	\$ 888.00	\$ 10,656.00	\$ -	\$ 10,656.00
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Units (Unrestricted Mgr's Units)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Market Rate Units	0		0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	2								\$ 18,612.00	\$ -	\$ 18,612.00

Operating Pro Forma

Sponsor Name: **Racine Revitalization Partnership Inc.**
 Project Name: **1418 Washington Avenue**

Instructions:
 • Complete all 15 years of the pro forma. Cells shaded green are input cells; all others will autocalculate.
 • If project has rental subsidies, provide two separate pro formas - one with subsidy and one without.

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
REVENUES									
Residential Income		Inflation Factor							
Annual Gross Tenant Paid Rental Income	From Rents	1.00% per year	\$ 18,612.00	\$ 18,798.12	\$ 18,986.10	\$ 19,175.96	\$ 19,367.72	\$ 19,561.40	\$ 19,757.01
Annual Gross Rental Subsidy Income	From Rents		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Operating Subsidy Sources	From Operating Sources		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income	=		\$ 18,612.00	\$ 18,798.12	\$ 18,986.10	\$ 19,175.96	\$ 19,367.72	\$ 19,561.40	\$ 19,757.01
Total Annual Service Funding			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Residential Income			\$ 10,830.00	\$ 10,938.30	\$ 11,047.68	\$ 11,158.16	\$ 11,269.74	\$ 11,382.44	\$ 11,496.26
TOTAL PROJECT INCOME	=		\$ 29,442.00	\$ 29,736.42	\$ 30,033.78	\$ 30,334.12	\$ 30,637.46	\$ 30,943.84	\$ 31,253.28
Less Residential Vacancy	Vacancy Rate	10.00% per year	\$ (1,861.20)	\$ (1,879.81)	\$ (1,898.61)	\$ (1,917.60)	\$ (1,936.77)	\$ (1,956.14)	\$ (1,975.70)
Less Non-Residential Vacancy	Vacancy Rate	40.00% per year	\$ (4,332.00)	\$ (4,375.32)	\$ (4,419.07)	\$ (4,463.26)	\$ (4,507.90)	\$ (4,552.98)	\$ (4,598.51)
EFFECTIVE GROSS INCOME (EGI)	=		\$ 23,248.80	\$ 23,481.29	\$ 23,716.10	\$ 23,953.26	\$ 24,192.79	\$ 24,434.72	\$ 24,679.07

			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
EXPENSES									
Operating Expenses-		Inflation Factor							
		1.00%							
		Cost Per Unit							
Heat	\$ 600.00		\$ 1,200.00	\$ 1,212.00	\$ 1,224.12	\$ 1,236.36	\$ 1,248.72	\$ 1,261.21	\$ 1,273.82
Electric	\$ 1,100.00		\$ 2,200.00	\$ 2,222.00	\$ 2,244.22	\$ 2,266.66	\$ 2,289.33	\$ 2,312.22	\$ 2,335.34
Water & Sewer	\$ 240.00		\$ 480.00	\$ 484.80	\$ 489.65	\$ 494.54	\$ 499.49	\$ 504.48	\$ 509.53
Garbage Removal	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Repairs	\$ 720.00		\$ 1,440.00	\$ 1,454.40	\$ 1,468.94	\$ 1,483.63	\$ 1,498.47	\$ 1,513.45	\$ 1,528.59
Maintenance and Janitorial	\$ 270.00		\$ 540.00	\$ 545.40	\$ 550.85	\$ 556.36	\$ 561.93	\$ 567.55	\$ 573.22
Management - Off-site	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management - On-site	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 800.00		\$ 1,600.00	\$ 1,616.00	\$ 1,632.16	\$ 1,648.48	\$ 1,664.97	\$ 1,681.62	\$ 1,698.43
Accounting	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marketing	\$ 100.00		\$ 200.00	\$ 202.00	\$ 204.02	\$ 206.06	\$ 208.12	\$ 210.20	\$ 212.30
Real Estate Taxes	\$ 1,000.00		\$ 2,000.00	\$ 2,020.00	\$ 2,040.20	\$ 2,060.60	\$ 2,081.21	\$ 2,102.02	\$ 2,123.04
Other	\$ 120.00		\$ 240.00	\$ 242.40	\$ 244.82	\$ 247.27	\$ 249.74	\$ 252.24	\$ 254.76
Total Residential Operating Expenses			\$ 9,900.00	\$ 9,999.00	\$ 10,098.99	\$ 10,199.98	\$ 10,301.98	\$ 10,405.00	\$ 10,509.05
Replacement Reserve	\$ 600.00		\$ 1,200.00	\$ 1,212.00	\$ 1,224.12	\$ 1,236.36	\$ 1,248.72	\$ 1,261.21	\$ 1,273.82
Operating Reserve	\$ 240.00		\$ 480.00	\$ 484.80	\$ 489.65	\$ 494.54	\$ 499.49	\$ 504.48	\$ 509.53
Total Reserves			\$ 1,680.00	\$ 1,696.80	\$ 1,713.77	\$ 1,730.91	\$ 1,748.21	\$ 1,765.70	\$ 1,783.35
Service Expenses	From Service Budget		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Residential Expenses Including Property Taxes Apportioned (\$1,600.00)			\$ 2,600.00	\$ 2,626.00	\$ 2,652.26	\$ 2,678.78	\$ 2,705.57	\$ 2,732.63	\$ 2,759.95
TOTAL PROJECT EXPENSES	=		\$ 14,180.00	\$ 14,321.80	\$ 14,465.02	\$ 14,609.67	\$ 14,755.76	\$ 14,903.32	\$ 15,052.36
NET OPERATING INCOME (EGI - Total Expenses)	=		\$ 9,068.80	\$ 9,159.49	\$ 9,251.08	\$ 9,343.59	\$ 9,437.03	\$ 9,531.40	\$ 9,626.71

Debt Service on	Loan Amount	Rate (%)	Amortization (years)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Consortium	\$ 137,508.00	4%	25	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00
Lender				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DEBT SERVICE				\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00
Projected Gross Cash Flow				\$ 128.80	\$ 219.49	\$ 311.08	\$ 403.59	\$ 497.03	\$ 591.40	\$ 686.71
Debt Coverage Ratio (DCR)				1.014407159	1.02455123	1.034796743	1.04514471	1.055596157	1.066152119	1.07681364

Operating Pro Forma

Sponsor Name: Racine Revitalization Partnership Inc.
 Project Name: 1418 Washington Avenue

REVENUES	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Residential Income								
Annual Gross Tenant Paid Rental Income	\$ 19,954.58	\$ 20,154.13	\$ 20,355.67	\$ 20,559.23	\$ 20,764.82	\$ 20,972.47	\$ 21,182.19	\$ 21,394.01
Annual Gross Rental Subsidy Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Operating Subsidy Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income	\$ 19,954.58	\$ 20,154.13	\$ 20,355.67	\$ 20,559.23	\$ 20,764.82	\$ 20,972.47	\$ 21,182.19	\$ 21,394.01
Total Annual Service Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Residential Income	\$ 11,611.23	\$ 11,727.34	\$ 11,844.61	\$ 11,963.06	\$ 12,082.69	\$ 12,203.52	\$ 12,325.55	\$ 12,448.81
TOTAL PROJECT INCOME	\$ 31,565.81	\$ 31,881.47	\$ 32,200.28	\$ 32,522.28	\$ 32,847.51	\$ 33,175.98	\$ 33,507.74	\$ 33,842.82
Less Residential Vacancy	\$ (1,995.46)	\$ (2,015.41)	\$ (2,035.57)	\$ (2,055.92)	\$ (2,076.48)	\$ (2,097.25)	\$ (2,118.22)	\$ (2,139.40)
Less Non-Residential Vacancy	\$ (4,644.49)	\$ (4,690.94)	\$ (4,737.84)	\$ (4,785.22)	\$ (4,833.08)	\$ (4,881.41)	\$ (4,930.22)	\$ (4,979.52)
EFFECTIVE GROSS INCOME (EGI)	\$ 24,925.86	\$ 25,175.12	\$ 25,426.87	\$ 25,681.14	\$ 25,937.95	\$ 26,197.33	\$ 26,459.30	\$ 26,723.90

EXPENSES	Cost Per Unit	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Operating Expenses-									
Heat	\$ 643.28	\$ 1,286.56	\$ 1,299.43	\$ 1,312.42	\$ 1,325.55	\$ 1,338.80	\$ 1,352.19	\$ 1,365.71	\$ 1,379.37
Electric	\$ 1,179.35	\$ 2,358.70	\$ 2,382.28	\$ 2,406.11	\$ 2,430.17	\$ 2,454.47	\$ 2,479.02	\$ 2,503.81	\$ 2,528.84
Water & Sewer	\$ 257.31	\$ 514.62	\$ 519.77	\$ 524.97	\$ 530.22	\$ 535.52	\$ 540.88	\$ 546.28	\$ 551.75
Garbage Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Repairs	\$ 771.94	\$ 1,543.87	\$ 1,559.31	\$ 1,574.91	\$ 1,590.66	\$ 1,606.56	\$ 1,622.63	\$ 1,638.85	\$ 1,655.24
Maintenance and Janitorial	\$ 289.48	\$ 578.95	\$ 584.74	\$ 590.59	\$ 596.50	\$ 602.46	\$ 608.49	\$ 614.57	\$ 620.72
Management - Off-site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management - On-site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 857.71	\$ 1,715.42	\$ 1,732.57	\$ 1,749.90	\$ 1,767.40	\$ 1,785.07	\$ 1,802.92	\$ 1,820.95	\$ 1,839.16
Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marketing	\$ 107.21	\$ 214.43	\$ 216.57	\$ 218.74	\$ 220.92	\$ 223.13	\$ 225.37	\$ 227.62	\$ 229.89
Real Estate Taxes	\$ 1,072.14	\$ 2,144.27	\$ 2,165.71	\$ 2,187.37	\$ 2,209.24	\$ 2,231.34	\$ 2,253.65	\$ 2,276.19	\$ 2,298.95
Other	\$ 128.66	\$ 257.31	\$ 259.89	\$ 262.48	\$ 265.11	\$ 267.76	\$ 270.44	\$ 273.14	\$ 275.87
Total Residential Operating Expenses		\$ 10,614.14	\$ 10,720.28	\$ 10,827.48	\$ 10,935.76	\$ 11,045.12	\$ 11,155.57	\$ 11,267.12	\$ 11,379.79
Replacement Reserve	\$ 643.28	\$ 1,286.56	\$ 1,299.43	\$ 1,312.42	\$ 1,325.55	\$ 1,338.80	\$ 1,352.19	\$ 1,365.71	\$ 1,379.37
Operating Reserve	\$ 257.31	\$ 514.62	\$ 519.77	\$ 524.97	\$ 530.22	\$ 535.52	\$ 540.88	\$ 546.28	\$ 551.75
Total Reserves		\$ 1,801.19	\$ 1,819.20	\$ 1,837.39	\$ 1,855.77	\$ 1,874.32	\$ 1,893.07	\$ 1,912.00	\$ 1,931.12
Service Expenses	<i>From Service Budget</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Residential Expenses		\$ 2,787.55	\$ 2,815.43	\$ 2,843.58	\$ 2,872.02	\$ 2,900.74	\$ 2,929.75	\$ 2,959.04	\$ 2,988.63
TOTAL PROJECT EXPENSES		\$ 15,202.88	\$ 15,354.91	\$ 15,508.46	\$ 15,663.54	\$ 15,820.18	\$ 15,978.38	\$ 16,138.16	\$ 16,299.54
NET OPERATING INCOME (EGI - Total Expenses)		\$ 9,722.98	\$ 9,820.21	\$ 9,918.41	\$ 10,017.60	\$ 10,117.77	\$ 10,218.95	\$ 10,321.14	\$ 10,424.35

Debt Service on									
Consortium	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00
0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DEBT SERVICE	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00	\$ 8,940.00
Projected Gross Cash Flow	\$ 782.98	\$ 880.21	\$ 978.41	\$ 1,077.60	\$ 1,177.77	\$ 1,278.95	\$ 1,381.14	\$ 1,484.35	
Debt Coverage Ratio (DCR)	1.087581776	1.098457594	1.10944217	1.120536592	1.131741958	1.143059377	1.154489971	1.166034871	

Financing Sources

Sponsor Name: Racine Revitalization Partnership Inc.
 Project Name: 1418 Washington Avenue

Bridge Financing

Source	Proposed Amount	Committed Amount	Interest Rate	Loan Term	Amortization Period	Source of Repayment
Bank	\$137,508	\$137,508	4.25	6-months	30 Years	Oppering/TID/Permanent/ CHDO/CITY-WB&FAC
Total of all Bridge Financing	\$ 137,508.00	\$ 137,508.00				

Permanent Financing - Residential

Residential Sources	Proposed Amount	Committed Amount	Grant or Loan	Public or Private	Interest Rate	Loan Term	Amortization Period	Repayment Structure
TID Funding through increment	\$32,508	\$32,508	Grant	Public	0	N/A	N/A	N/A
CHDO Operating	\$3,500	\$3,500	Grant	Public	0	N/A	N/A	N/A
TID #19	\$9,172	\$9,172	Grant	Public	0	N/A	N/A	N/A
CHDO Home Funds	\$123,000	\$123,000	Grant	Public	0	N/A	N/A	N/A
Long Term Mortgage-Consortium	\$65,160	\$65,160	Loan	Private	4.25	5 Years	25 Years	Monthly from cash flow
Subtotal Residential Permanent Financing	\$ 233,340.00	\$ 233,340.00						

Expected LIHTC Equity

from LIHTC Calculation

\$ (233,659.60)

Total Residential Sources

\$ 233,020.40

Total Residential Development Cost

from Residential Budget

\$ 233,340.40

Financing Sources

Sponsor Name: Racine Revitalization Partnership Inc.
 Project Name: 1418 Washington Avenue

Bridge Financing

Source	Proposed Amount	Committed Amount	Interest Rate	Loan Term	Amortization Period	Source of Repayment
Bank	\$137,508	\$137,508	4.25	6-months	30 Years	Oppering/TID/Permanent/ CHDO/CITY-WB&FAC
Total of all Bridge Financing	\$ 137,508.00	\$ 137,508.00				

Permanent Financing - Residential

Residential Sources	Proposed Amount	Committed Amount	Grant or Loan	Public or Private	Interest Rate	Loan Term	Amortization Period	Repayment Structure
TID Funding through increment	\$32,508	\$32,508	Grant	Public	0	N/A	N/A	N/A
CHDO Operating	\$3,500	\$3,500	Grant	Public	0	N/A	N/A	N/A
TID #19	\$9,172	\$9,172	Grant	Public	0	N/A	N/A	N/A
CHDO Home Funds	\$123,000	\$123,000	Grant	Public	0	N/A	N/A	N/A
Long Term Mortgage-Consortium	\$65,160	\$65,160	Loan	Private	4.25	5 Years	25 Years	Monthly from cash flow
Subtotal Residential Permanent Financing	\$ 233,340.00	\$ 233,340.00						

Expected LIHTC Equity

from LIHTC Calculation

\$ (233,659.60)

Total Residential Sources

\$ 233,020.40

Total Residential Development Cost

from Residential Budget

\$ 233,340.40

Racine Revitalization Partnership
12-Month Operating Budget
2017

REVENUE		Period End
City of Racine TID No. 19	\$112,896.44	02/28/2018
City of Racine CHDO Operating	\$50,210	07/31/2017
Private Donors		
Foundations and Banks		
DEVELOPMENT AND PM FEE	\$15,000.00	12/31/2017
TOTAL	\$178,106.44	

EXPENSES	
Salaries-Total Payroll Costs	\$72,000
Workman's Comp	\$2,300
Fringe Benefits	\$12,000
Vista Member	\$11,000
PERSONNEL SUBTOTAL	\$97,300
Rent	\$5,000
Electric	\$1,200
Internet	\$1,200
Telephone	\$975
Insurance GL/D&O/Bond	\$1,600
Office Supplies	\$900
Postage	\$300
Printing	\$1,200
Mileage	\$1,200
Furniture	\$1,500
Computer Equipment	\$1,500
Software/Cloud	\$750
Professional Services (includes audit in 2018)	\$6,200
Predevelopment Expenses	57,281.44\$
NONPERSONNEL SUBTOTAL	\$23,525.00\$
GRAND TOTAL	\$178,106.44