

Lot A Comparison Matrix DRAFT 050606

	Public Financing	Purchase Price	Completion Date	Development Budget	Pro Forma Income	# of Levels
Evergreen	- GURA Construction = \$126,078 on CO - Use Tax Waiver = \$52,500 on CO - GURA TIF = \$102,000/yr - "GURA Expense Reimbursement" = \$141,750/yr	\$ -	19 Months	\$3,511,140	Retail = \$19/SqFt Office = \$13/SqFt	3
Dauer Haswell	GURA Construction = \$100,000	\$ 100,000	14 Months	\$2,192,059	Retail = \$23/SqFt Office = \$16/SqFt	2
Pedersen	\$0	\$ 125,000	11 Months	Not Provided	Not Provided	3

Gross SqFt	Rentable SqFt	Financing	Uses	Tenants	Parking Needs	Features & Concerns
20,400	3 Retail = 5,800 1-8 Office = 12,200	\$2,700,000 over 5 years	Retail & Office	None	Retail = 23 Office = 40 Total = 64	<ul style="list-style-type: none"> - Elevator provides new access to garage, but creates dead end alley. - Sharing of restrooms. - Sales tax assumption very high. - Design within current practice.
15,200	7 Retail = 7,000 3 Office = 6,800	\$1,680,00 (to lease-up = 18 months) (permanent = 20 years)	Retail & Office	Proponent		<ul style="list-style-type: none"> - Garage fire wall. - Design within current practice. - Sales tax assumption slightly high.
17,784	Retail = 5, 920 Residential = 9,840	Not Provided	Retail & Residential	<ul style="list-style-type: none"> - Smiling Moose Deli - Big Ring Cycles 	Retail = 24 Residential = 13	<ul style="list-style-type: none"> - Residential abuts Buffalo Rose. - Design is new to Downtown.