

City of Northfield
CONCEPTUAL DESIGN PHASE (October 3, 2017)
 Site Options Financial Summary

	ESTIMATED RANGE	
	Low Range Dollars (\$)	High Range Dollars (\$)
Econo Foods Option 1A		
Total Project Cost	3,002,000	3,500,000
Projected Gross Sales	3,764,000	3,764,000
Net Profit (first year)	50,534	13,227
Net Profit (fifth year)	105,400	68,000
Econo Foods Option 1B		
Total Project Cost	3,540,000	4,032,000
Projected Gross Sales	3,764,000	3,764,000
Net Profit (first year)	47,400	10,086
Net Profit (fifth year)	107,000	70,000
Econo Foods Option 2A		
Total Project Cost	3,034,000	3,540,000
Projected Gross Sales	3,764,000	3,764,000
Net Profit (first year)	48,082	9,516
Net Profit (fifth year)	103,000	64,345
Econo Foods Option 2B		
Total Project Cost	3,901,000	4,330,000
Projected Gross Sales	3,764,000	3,764,000
Net Profit (first year)	20,000	(12,500)
Net Profit (fifth year)	80,000	47,000
Q-Block Option 3A		
Total Project Cost	3,200,000	3,600,000
Projected Gross Sales	4,125,500	4,125,500
Net Profit (first year)	105,500	75,000
Net Profit (fifth year)	168,000	138,000
Q-Block Option 3B		
Total Project Cost	4,050,000	4,400,000
Projected Gross Sales	4,125,500	4,125,500
Net Profit (first year)	81,000	51,000
Net Profit (fifth year)	149,000	119,000

Note 1. Total project cost does not include tenant space construction cost (Option 2 & 3)

Note 2. Estimated net profit after all expense and dept service payments, based on figures from TSP and staff site evaluations.

Note 3. Projected gross sales based on Dakota WW study update.

Note 7. These are conceptual design phase internal estimates, not to be considered formal project budgets.