

PROJECT COST SUMMARY -

Northfield Crossings Fairfield

# of Rooms	3/20/2017		
80	Percent	Hotel	Total
Hard Construction Costs		8,720,000.00	8,720,000.00
Construction Contingency		295,000.00	295,000.00
Design/Engineering		201,000.00	201,000.00
FFE Cost Summary			
Kitchen Equipment			
Commons Furnishings			
Room furniture			
Laundry/Housekeeping/Other			
Communications/Telephone			
Equipment (Food service/Dishes//Maint.)			
Window Treatments/Accessories/Plantscaping			
Total Equipment Costs		1,516,200.00	1,516,200.00
Start up/Marketing		120,000.00	120,000.00
Other Project Costs			
Builders Risk Insurance			
Surveyor/Platting			
Market Study			
Soil Testing			
Phase 1 Environ./Asbestos			
SAC/WAC/Park dedication			
Franchise Fee			
Misc./other reimbursable exp.			
Total Other Project Costs		150,580.00	150,580.00
Other Professional Fees			
Landscape/Civil Engineer			
Kitchen Consultant			
Interior Consultant			
Technology/communications Consultant			
TIF Consultant			
Development Fee			
Total Other Design/Professional Fees		745,000.00	745,000.00
Financing / Issuance Costs Summary			
City TIF Consultant/Legal			
Investment Legal Counsel			
Company Counsel			
Financial Analysis/Forecast			
Trustee Fees			
Mortgage Registration			
Title Clearance Insurance/Closing			
Title disbursing fee			
City Costs including escrow			
Misc. & printing			
Other Misc. City			
Total Financing / Issuance Costs		101,330.00	101,330.00
SUB TOTAL:		11,849,110.00	11,849,110.00
Construction period interest expense		325,000.00	325,000.00
Working Capital		235,000.00	235,000.00
Land		1,035,000.00	1,035,000.00
Bank Financing Fee and Closing Costs		90,000.00	90,000.00
TOTAL PROJECT COST:		13,534,110.00	13,534,110.00