PROJECT COST SUMMARY -

Northfield Crossings Fairfield

Percent	PROJECT COST SUMMARY -		Northfield Crossings Fair	field
Hard Construction Costs	# of Rooms		3/20/2017	
Construction Contingency 295,000.00 295,000.00 295,000.00 201,000.00 20	80	Percent	Hotel	Total
Design/Engineering 201,000.00 201,000.00 FEE Cost Summary	Hard Construction Costs		8,720,000.00	8,720,000.00
Kitchen Equipment Commons Furnishings Room furniture Laundry/Housekeeping/Other Commons Furnishings Room furniture Laundry/Housekeeping/Other Commonications/Telephone Equipment (Food service/Dishes/Maint.) Window Treatments/Accassories/Plantscaping Total Equipment Costs Start up/Marketing 120,000.00 Other Project Costs Builders Risk Insurance Surveyor/Plating Market Study Soil Testing Phase I Environ Ashestos SAC/WAC/Park dedication Franchice Fee Misc. Other reindoursable exp. Total Other Project Costs Under Professional Fees Landscape Civil Engineer Kitchen Consultant Interior Consultant Interior Consultant Interior Consultant Interior Consultant Percology/communications Consultant Interior Co	Construction Contingency		295,000.00	295,000.00
Kitchen Equipment Commons Furnishings Room furnitume Laundry/Housekeeping/Other Communications/Telephone Equipment (Food service/Dishers/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/Plantsuffing Market Study Soil Testing Market Stu	Design/Engineering		201,000.00	201,000.00
Common Furnishings Room furnithure Laundry/Housekeeping/Other Communications/ Relephone Service/Dishes/Maint.) Window Treatments/Accessories/Plantscaping Total Equipment Costs Start up/Marketing 120,000.00 Other Project Costs Builders Risk Insurance Surveyor/Platting Market Study Soil Testing Phase I Environ Ashestos SAC/WAC/Park dedication Franchise Fee Misc./other reimbursable exp. Total Other Project Costs Under Professional Fees Insurance Surveyor/Platting Market Study Soil Testing Phase I Environ Ashestos SAC/WAC/Park dedication Franchise Fee Misc./other reimbursable exp. Total Other Project Costs Under Professional Fees Insurance Surveyor/Platting Market Study Soil Testing Phase I Environ Ashestos SAC/WAC/Park dedication Franchise Fee Misc./other reimbursable exp. Total Other Project Costs Under Professional Fees Total Other Project Costs Under Professional Fees Insurance Consultant Technology/communications Con	FFE Cost Summary			
Room furtifue Laundry/Housekeeping/Other Communications/Telephone Equipment (Food service/Pishes/Maint.) Window Treatments/Accessories/Phantscaping Total Equipment Costs 1,516,200.00 1,516,200.00 120,000.00				
Laundy/Housekeeping/Other Communications/Telephone Equipment (Food service/Dishes/Maint.) Window Treatments/Accessories/Plantscaping Total Equipment Costs	5			
Equipment (Food service(Dishest/Maint.)				
Total Equipment Costs Start up/Marketing 120,000.00 Start up/Marketing Surveyor/Patting Market Study Soil Testing Market Study Soil Testing Market Study Soil Testing Phase I Environ/Asbestos SAC/MAC/Park dedication Franchise Fee Misc/other reimbursable exp. Total Other Project Costs Strickneh Consultant Interior Consultant Interior Consultant Interior Consultant Technology/communications Consultant Interior Consultant Technology/communications Consultant Interior Consultant Pevelopment Fee Total Other Design/Professional Fees Total Oth				
Total Equipment Costs				
Other Project Costs Builders Risk Insurance Surveyor/Platting Market Study Market Study Soil Testing Phase I Environ:/Asbestos SAC/MAC/Park dedication Franchise Fee Franchise Fee Misc/other reimbursable exp. 150,580.00 Total Other Project Costs 150,580.00 Other Professional Fees Variable of the Consultant Interior Consultant Interior Consultant Development Fee 745,000.00 Total Other Design/Professional Fees 745,000.00 Financing / Issuance Costs Summary Variable of the Consultant Iterior Consultant			1,516,200.00	1,516,200.00
Other Project Costs Builders Risk Insurance Surveyor/Platting Market Study Market Study Soil Testing Phase I Environ:/Asbestos SAC/MAC/Park dedication Franchise Fee Franchise Fee Misc/other reimbursable exp. 150,580.00 Total Other Project Costs 150,580.00 Other Professional Fees Variable of the Consultant Interior Consultant Interior Consultant Development Fee 745,000.00 Total Other Design/Professional Fees 745,000.00 Financing / Issuance Costs Summary Variable of the Consultant Iterior Consultant				
Builders Risk Insurance Surveyor/Platting Market Study Soil Testing Phase I Environ/Asbestos SAC/MAC/Park dedication Franchise Fee Misc/other reimbursable exp. Total Other Project Costs Total Other Project Costs Total Other Design/Professional Fees Total Other Design	Start up/Marketing		120,000.00	120,000.00
Surveyor/Platting Market Study Soil Testing Phase 1 Environ/Asbestos SACWAC/Park dedication Franchise Fee Misc/other reimbursable exp. Total Other Project Costs 150,580.00 Sther Professional Fees Landscape/Civil Enginere Kitchen Consultant Interior Consultant Interior Consultant Interior Consultant Interior Consultant Interior Surveyor/Platting Total Other Design/Professional Fees Total Constant/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 SUB TOTAL: 11,849,110.00 Construction period interest expense Working Capital 235,000.00 Land 1,035,000.00 Bank Financing Fee and Closing Costs 90,000.00	- 			
Market Study Soil Testing Phase 1 Environ/Asbestos SACWAK/Park dedication Franchise Fee Misc./other Project Costs Total Other Project Costs 150,580.00 Other Professional Fees Landscape(Twill Engineer Kitchen Consultant Interior Consultant Technology/communications Consultant TIF Consultant Development Fee Total Other Design/Professional Fees Tit Consultant/Legal Investment Legal Coursel 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 SUB TOTAL: 11,849,110.00 Construction period interest expense 325,000.00 Aug 235,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00				
Soil Testing Phase I Environ/Asbestos SACM/AC/Park dedication Franchise Fee Misc/other reimbursable exp. Total Other Project Costs Other Professional Fees Landscape/Civil Engineer Kitchen Consultant Interior Consultant Interior Consultant TEF Consultant Development Fee Total Other Design/Professional 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 Augustion Professional Pro				
SACWAC/Park dedication Franchise Fee Misc./other Project Costs Total Other Project Costs Other Professional Fees Landscape/Civil Engineer Kitchen Consultant Interior Consultant Tiethonlogy/communications Consultant TIF Consultant Development Fee Total Other Design/Professional Fees Total Clearnace Insurance Costs Summary City TIF Consultant/Legal Investment Legal Counsel Company Counsel Financial Analysis/Forecast Trustee Fees Mortagae Registration Titlet Clearance Insurance/Closing Titlet 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 Aconstruction period interest expense Working Capital 1,035,000.00 325,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00	Soil Testing			
Franchise Fee Misc/other reimbursable exp. Total Other Project Costs Other Professional Fees Landscape/Civil Engineer Kitchen Consultant Interior Consultant Interior Consultant Technology/communications Consultant Tite Consultant Development Fee Total Other Design/Professional Fees Total Clarance Insurance 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 Working Capital 235,000.00 235,000.00 And 1,035,000.00 1,035,000.00 Bank Financing Fee and Closing Costs				
Total Other Project Costs Other Professional Fees Landscape/Civil Engineer Kitchen Consultant Interior Consultant TIF Consultant TIF Consultant Development Fee Total Other Design/Professional Fees Total Consultant/Lepal 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 101,330.00 101,330.00 101,330.00 SUB TOTAL: 11,849,110.00 Construction period interest expense 325,000.00 Working Capital 235,000.00 235,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00				
Other Professional FeesLandscape/Civil EngineerKitchen ConsultantTechnology/communications ConsultantTiff ConsultantDevelopment FeeTotal Other Design/Professional Fees745,000.00Financing / Issuance Costs SummaryCity TIF Consultant/LegalInvestment Legal CounselCompany CounselCompany CounselFinancial Analysis/ForecastTrustee FeesMortgage RegistrationTitle clearance Insurance/ClosingTitle disbursing feeCity Costs including escrowMisc. & printingOther Misc. CityTotal Financing / Issuance Costs101,330.00SUB TOTAL:11,849,110.00Construction period interest expense325,000.00Working Capital235,000.00Land1,035,000.00Bank Financing Fee and Closing Costs90,000.00	Misc./other reimbursable exp.			
Landscape/Civil Engineer Kitchen Consultant Interior Consultant Technology/communications Consultant TIF Consultant Development Fee Total Other Design/Professional Fees Total Suance 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 SUB TOTAL: 11,849,110.00 101,330.00 Construction period interest expense Working Capital Land 1,035,000.00 8 J0,000.00 9 0,000.00 9 0,000.00	Total Other Project Costs		150,580.00	150,580.00
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 SUB TOTAL: 11,849,110.00 11,330.00 Construction period interest expense Working Capital Land 11,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,035,000.00 10,	Other Professional Fees			
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 SUB TOTAL: 11,849,110.00 11,830.00 Construction period interest expense 325,000.00 Working Capital 235,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00				
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 111,849,110.00 110,330.00 SUB TOTAL: 11,849,110.00 11,849,110.00 Construction period interest expense 325,000.00 235,000.00 Working Capital 235,000.00 1,035,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00 90,000.00				
Total Other Design/Professional Fees 745,000.00 745,000.00				
Total Other Design/Professional Fees 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 Construction period interest expense Working Capital 235,000.00 235,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00				
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 SUB TOTAL: 11,849,110.00 11,849,110.00 Construction period interest expense Working Capital 235,000.00 235,000.00 235,000.00 235,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00			745 000 00	745 000 00
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 SUB TOTAL: 11,849,110.00 11,849,110.00 Construction period interest expense Working Capital Land 1,035,000.00 1,035,000.00 1,035,000.00 1,035,000.00 1,035,000.00 90,000.00	•		, 15,000.00	, 15,000.00
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 SUB TOTAL: 11,849,110.00 11,849,110.00 Construction period interest expense Working Capital Land 1,035,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00	<u> </u>			
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 SUB TOTAL: 11,849,110.00 Construction period interest expense Working Capital Land Bank Financing Fee and Closing Costs 101,330.00 101,330.00 101,330.00 11,849,110.00 11,849,110.00 235,000.00 235,000.00 1,035,000.00 90,000.00 90,000.00	Investment Legal Counsel			
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 SUB TOTAL: 11,849,110.00 Construction period interest expense 325,000.00 Working Capital 235,000.00 Land 1,035,000.00 Bank Financing Fee and Closing Costs 90,000.00				
Title Clearance Insurance/Closing Title disbursing fee City Costs including escrow Misc. & printing Total Financing / Issuance Costs 101,330.00 101,330.00 SUB TOTAL: 11,849,110.00 Construction period interest expense 325,000.00 Working Capital 235,000.00 Land 1,035,000.00 Bank Financing Fee and Closing Costs 90,000.00				
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				
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				
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 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				
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	•		101 330 00	101 220 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	<u>-</u>			
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				
Land 1,035,000.00 1,035,000.00 Bank Financing Fee and Closing Costs 90,000.00 90,000.00				
Bank Financing Fee and Closing Costs 90,000.00 90,000.00				