

**Example Project - Commercial Mixed Use Building**

<b>Use of Funds</b>	<b>Total Cost</b>
Building/ Improvements	\$ 350,000.00
Soft Cost	\$ 17,500.00
<b>Total Cost</b>	<b>\$ 367,500.00</b>

<i>Traditional Financing Model</i>		Term (Yrs)	Monthly Amort.	Annual Debt Service
Bank (80%); 6% APR	\$ 294,000.00	20	\$ 2,106.31	\$ 25,275.69
Equity (20%)	\$ 73,500.00			
<b>Total Sources</b>	<b>\$ 367,500.00</b>			

<i>City Financing Model</i>		Term (Yrs)	Monthly Amort.	Annual Debt Service
Bank (60% financing); 6% APR	\$ 257,250.00	20	\$1,843.02	
City (20% of project): 1% APR	\$ 73,500.00	10	\$ 643.89	
<b>Equity (10%)</b>	<b>\$ 36,750.00</b>			
<b>Total Sources</b>	<b>\$ 367,500.00</b>		<b>\$ 2,486.91</b>	<b>\$ 29,842.91</b>

**Economic Benefits: \$50,000 in interest savings over life of loan; REDUCTION IN UPFRONT EQUITY**