

Bonded Costs (20-year) vs Revenue Worksheet					3-22-22 FinCom presentation		
Carriage House Renovation			Parkhurst Long Term Lease		Net Remaining *		
Project Cost			Rental Revenue		Debt Service less Revenue		
\$5,980,000			30,900 gsf				
4.5%	\$37,832	<i>per month</i>	\$21	<i>per gsf</i>	\$16,243	<i>net avail per mo</i>	
	\$453,984	<i>per year</i>	\$648,900	<i>per year</i>	\$194,916	<i>per year</i>	
4.25%	\$37,030	<i>per month</i>	\$23	<i>per gsf</i>	\$22,195	<i>net avail per mo</i>	
	\$444,360	<i>per year</i>	\$710,700	<i>per year</i>	\$266,340	<i>per year</i>	
4%	\$36,238	<i>per month</i>	\$25	<i>per gsf</i>	\$28,137	<i>net avail per mo</i>	
	\$434,856	<i>per year</i>	\$772,500	<i>per year</i>	\$337,644	<i>per year</i>	
*	Notes						
1	Simple cost model assumes full amount bonded for 20 years w/no BAN for early work (which may be an option)						
2	Cash flow projection for Carriage House work is \$318,000 payable through 2022 (through Nov invoicing)						
3	Details of tenant obligations TBD (utilities & maintenance)						
4	Quasi-public educational tenants are tax-exempt						