

THE EQUITY GROUP LLC
SOUTH NEVADA AVENUE CORRIDOR
TIF REIMBURSEMENT - 2% / 1%

Summary of Public Improvements	2%	1%
Underground Utilities - Colorado Springs Utilities	\$2,441,225	\$1,020,900
Underground Utilities - Third party Contractor Connections	\$300,000	\$150,000
Public Sidewalks, Road Improvements, Signalization Costs, & Street Lighting		
South Nevada	\$890,000	\$409,400
Traffic Light @ Brookside & Ramona	\$500,000	\$500,000
Cheyenne Road	\$248,193	\$248,193
Traffic Light @ Roanoke Street	\$250,000	\$250,000
Cascade (Cheyenne to St Elmo)	\$140,000	\$140,000
Brookside (East of Nevada)	\$85,000	\$85,000
Landscaping, Streetscape Improvements, & Signage	\$1,250,000	\$937,500
Subtotal	\$6,104,417	\$3,740,993
Contingency @ 15%	\$915,663	\$561,149
Engineering @ 15%	\$915,663	\$561,149
Total Public Improvements	\$7,935,742	\$4,863,291
<i>Rounded</i>	<i>\$8,000,000</i>	<i>\$5,000,000</i>
 <i>Total Nevada Avenue Public Improvement Cost</i>	 <i>\$4,131,225</i>	 <i>\$2,080,300</i>
 Other Eligible TIF Expenses		
Demolition - Elder Construction		
Phase 1	\$984,439	\$984,439
Phase 2	\$585,798	\$585,798
Phase 3	\$862,512	\$862,512
Phase 4	\$379,303	\$379,303
Total Demolition	\$2,812,052	\$2,812,052
 Excess Land Costs - Total Land Cost	\$38,961,372	\$38,961,372
Credit for \$6/Square Foot	(\$6,560,136)	(\$6,560,136)
Less Sales/Marketing	(\$328,007)	(\$328,007)
Total Excess Land Costs	\$32,729,243	\$32,729,243
 Relocation Expenses	 \$394,050	 \$394,050
 Other Direct/Indirect Costs	 \$1,610,000	 \$1,610,000
 Total Other Eligible TIF Expenses	 \$37,545,345	 \$37,545,345
Total Eligible TIF Expenses	\$45,481,087	\$42,408,636