

# One Big Sky Center Project

## One Big Sky Center Project Predevelopment

INITIAL SITE ACQUISITION COST	\$880,000.00
DEPOSITS ON ADJACENT PROPERTIES	\$50,000.00
OTHER PREDEVELOPMENT SOFT COSTS	\$1,160,000.00
CONTINGENCY 15%	\$313,500.00
	\$2,403,500.00

## ASSUMPTIONS

<b>LOAN PRINCIPAL AMOUNT</b>	<b>\$250,000.00</b>
ANNUAL INTEREST RATE	2.25%
AMORTIZATION PERIOD (IN YEARS)	20
YEARS UNTIL BALLOON PAYMENT	5

## KEY LOAN DATA

MONTHLY PAYMENT	\$1,294.52
TOTAL MONTHLY PAYMENTS	\$77,671.20
TOTAL AMOUNT PAID	\$275,282.27
TOTAL INTEREST	\$25,282.27
BALLOON PAYMENT	\$197,611.07

## PROJECT LOAN TO VALUE

CASH INVESTMENT	\$1,200,000.00
DEVELOPER EQUITY INTO PROJECT	<b>50%</b>
LOAN EQUITY REQUESTED	\$250,000.00
LOAN EQUITY PERCENTAGE OF PROJECT	<b>10%</b>
LOAN TO VALUE RATIO (value without contingency)	<b>12%</b>