

The COR Development Management

Deal: McDonalds Restaurant
 Date: 10/23/12



DM FEE WORKSHEET

Net Land Sale Price	\$ 470,000
Pro-Forma Building Value	\$ 1,200,000
Building Subsidies	\$ -
MN DOLI Building Valuation * 1.25 - cannot exceed	\$ 792,056
Sub Total	\$ 792,056
Site Improvement Cost	\$ 660,000
Off-sites	\$ 200,000
Site Subsidies	\$ -
Sub Total	\$ 860,000
Development Soft Costs	\$ 500,000
Net Subsidies	
cannot exceed 20% of a-c	
Sub Total	\$ 450,000
TOTAL Development Capital Costs (per compensation Formula)	\$ 2,572,056
Total Development Fee (2% of DCC)	\$ 51,441
Fee: 2.00%	

Fee Calculation

Total Development Fee	\$ 51,441
Large Development Adjustment (DCC > \$30m)	N/A
Phased Development Adjustment	N/A
Adjusted Development Fee	\$ 51,441

Payments	Notes:	Amount
Due at PA	Subsequent to Sellers obligations	\$ 10,288
Due at Closing		\$ 30,865
Due at CofO		\$ 10,288

Approved:	
Landform Professional Services	City of Ramsey HRA