

## The COR Development Management

Deal: SuperAmericas - Armstrong Boulevard  
Date: 10/23/12



### DM FEE WORKSHEET

<b>Net Land Sale Price</b>	<b>\$ 589,366</b>
<b>Pro-Forma Building Value</b>	\$ 850,000
Building Subsidies	\$ -
MN DOLI Building Valuation * 1.25 - cannot exceed	\$ 606,891
Sub Total	<b>\$ 606,891</b>
<b>Site Improvement Cost</b>	\$ 840,000
Off-sites	\$ 200,000
Site Subsidies	\$ -
Sub Total	<b>\$ 1,040,000</b>
<b>Development Soft Costs</b>	\$ 500,000
Net Subsidies	
cannot exceed 20% of a-c	
Sub Total	<b>\$ 450,000</b>
<b>TOTAL Development Capital Costs (per compensation Formula)</b>	<b>\$ 2,686,257</b>
<b>Total Development Fee (2% of DCC)</b>	<b>\$ 53,725</b>
Fee: 2.00%	

### Fee Calculation

Total Development Fee	\$ 53,725
Large Development Adjustment (DCC > \$30m)	N/A
Phased Development Adjustment	N/A
<b>Adjusted Development Fee</b>	<b>\$ 53,725</b>

Payments	Notes:	Amount
Due at PA	Subsequent to Sellers obligations	\$ 10,745
Due at Closing		\$ 32,235
Due at CofO		\$ 10,745

Approved:

Landform Professional Services

City of Ramsey HRA

**3450 bldg, 860 carwash**  
Business 1A

