

The COR Development Management

Deal: SuperAmerica - Ramsey Blvd
Date: 10/23/12



DM FEE WORKSHEET

Net Land Sale Price	\$ 718,740
Pro-Forma Building Value	\$ 850,000
Building Subsidies	\$ -
MN DOLI Building Valuation * 1.25 - cannot exceed	\$ 606,891
Sub Total	\$ 606,891
Site Improvement Cost	\$ 940,000
Off-sites	\$ 180,000
Site Subsidies	\$ -
Sub Total	\$ 1,120,000
Development Soft Costs	\$ 500,000
Net Subsidies	
cannot exceed 20% of a-c	
Sub Total	\$ 450,000
TOTAL Development Capital Costs (per compensation Formula)	\$ 2,895,631
Total Development Fee (2% of DCC)	\$ 57,913
Fee: 2.00%	

Fee Calculation

Total Development Fee	\$ 57,913
Large Development Adjustment (DCC > \$30m)	N/A
Phased Development Adjustment	N/A
Adjusted Development Fee	\$ 57,913

Payments	Notes:	Amount
Due at PA	Subsequent to Sellers obligations	\$ 11,583
Due at Closing		\$ 34,748
Due at CofO		\$ 11,583

Approved:

Landform Professional Services

City of Ramsey HRA

3450 bldg, 860 carwash
Business 1A

