| Nov-13  |  |  |   | Year 1<br>2014   | Year 2<br>2015                                    | Year 3<br>2016                                 | Year 4<br>2017                                | Year 5 2018         |
|---|--|--|---|--|---|--|---|---------------------|
| Project Build-out Assu  | mptions  |  |   |  |   |  | -   |                     |
|   |  | Totals   | lative unit totals:   | 1  | 1 2   | 6 8  | 1 9   | 1                   |
|   |  | cumui  | ative unit totals:  | 7  | 2]  | 0  | 9   |                     |
| Program Expenses  |  |  |   | 10000  |   |  |   |                     |
| Personnel   | cola:  | 3.0%   | Annualized  | 2014   | 2015  | 2016   | 2017  | 2018                |
| Salaries  | ooia.  | 0.070  | Salary (2014)   | 2017   | 20.0  | 2010   |   |                     |
| <b>Executive Director</b>   |  |  | 75,000  | 0  | 0   | 0  | 0   |                     |
|   |  |  | FTE:  | 0%   | 0%  | 0%   | 0%  |                     |
| (1) Development Coordinator   |  |  | 50,000  | 5,000  | 7,725   | 10,609   | 5,464   | 5,6                 |
|   |  |  | FTE:  | 10%  | 15%   | 20%  | 10%   | 1                   |
| (2) Stewardship Coordinator   |  |  | 50,000  | 0  | 3,605   | 4,774  | 5,464   | 6,1                 |
|   |  |  | FTE:  | 0%   | 7%  | 9%   | 10%   | 1                   |
|   | Total  | Salaries   | -   | 5,000  | 11,330  | 15,383   | 10,927  | 11,8                |
|   | · Otal   | - 4.41100  | Number of FTEs  | 0.10   | 0.22  | 0.29   | 0.20  | 0                   |
| Benefits  | 15%  | of total sa  | alaries   | 750  | 1,700   | 2,307  | 1,639   | 1,7                 |
| Benefito  |  |  | sonnel Costs  | 5,750  | 13,030  | 17,691   | 12,566  | 13,59               |
|   |  |  |   |  |   |  |   |                     |
| ministration & Overhead   | 20%  | of total p   | ayroll  | 1,150  | 2,606   | 3,538  | 2,513   | 2,7                 |
|   |  |  |   |  |   |  |   |                     |
| Program-Generated Re  | evenue   |  | EXPENSES ent  | 6,900<br>\$ 200,000  | 15,635  | 21,229   | 15,080  | 10,3                |
| Program-Generated Re  | evenue<br>tions<br>rst year of de  | velopme  | ent   |  | 15,635  | 21,229   | 15,080  | 16,3                |
| Program-Generated Re Development Assumpt Value of home in fire  | evenue<br>tions<br>rst year of de  | velopme  | ent   | \$ 200,000   | 212,000   | 21,229   | 238,203                                       |                     |
| Program-Generated Re Development Assumpt Value of home in fire  | evenue<br>tions<br>rst year of de  | velopme  | ent<br>ation  | \$ 200,000<br>6.0%   |   |  |   |                     |
| Program-Generated Re Development Assumpt Value of home in fill Estimated annual re  | evenue<br>tions<br>rst year of de  | velopme<br>appreci   | ent<br>ation<br>Home Value  | \$ 200,000<br>6.0%   |   |  |   |                     |
| Program-Generated Re Development Assumpt Value of home in fin Estimated annual re   | tions rst year of de rate of market  | velopme<br>appreci   | ent<br>ation<br>Home Value  | \$ 200,000<br>6.0%<br>200,000                                    | 212,000   | 224,720  | 238,203                                       |                     |
| Program-Generated Re  Development Assumpt  Value of home in fit  Estimated annual re  Developer Fees  0.00%   | tions rst year of de rate of market  | velopme<br>appreci<br>ach unit d<br>T Home   | ent ation  Home Value eveloped  | \$ 200,000<br>6.0%<br>200,000                                    | 212,000   | 224,720  | 238,203                                       | 252,4               |
| Program-Generated Re  Development Assumpt  Value of home in file  Estimated annual re  Developer Fees  0.00%  Fees for Facilitating the   | of value of each   | velopme<br>appreci<br>ach unit d<br>T Home   | ent ation  Home Value eveloped  | \$ 200,000<br>6.0%<br>200,000                                    | 212,000   | 224,720  | 238,203                                       | 252,4               |
| Program-Generated Re  Development Assumpt  Value of home in fin  Estimated annual r  Developer Fees  0.00%  Fees for Facilitating th  3.0%  Ground Lease Fees (G  \$30  | of value of eace  LF)  Initial monthly   | velopme<br>appreci<br>ach unit d<br>T Home   | ent ation  Home Value eveloped  | \$ 200,000<br>6.0%<br>200,000                                    | 212,000   | 224,720  | 238,203                                       | 252,4               |
| Program-Generated Re  Development Assumpt  Value of home in fin  Estimated annual r  Developer Fees  0.00%  Fees for Facilitating th  3.0%  Ground Lease Fees (G  \$30  Lease Re-issuance Fee   | of value of eace  Sale of CL of value of eace  LF)   | velopme<br>appreci<br>ach unit d<br>T Home<br>th unit dev  | ent ation  Home Value  eveloped  seloped  ease Fee (GLF)  | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000                      | 212,000<br>0<br>6,360<br>540                      | 224,720<br>0<br>40,450<br>2,880                | 238,203<br>0<br>7,146<br>3,240                | 252,4               |
| Program-Generated Re  Development Assumpt  Value of home in fin  Estimated annual r  Developer Fees  0.00%  Fees for Facilitating th  3.0%  Ground Lease Fees (G  \$30  | of value of eace  LF)  Initial monthly   | velopme<br>appreci<br>ach unit d<br>T Home<br>th unit dev  | ent ation  Home Value  eveloped  seloped  ease Fee (GLF)  | \$ 200,000<br>6.0%<br>200,000<br>0                               | 212,000   | 224,720  | 238,203                                       | 252,4               |
| Program-Generated Re  Development Assumpt  Value of home in fin  Estimated annual r  Developer Fees  0.00%  Fees for Facilitating th  3.0%  Ground Lease Fees (G  \$30  Lease Re-issuance Fee   | of value of eace Sale of CL' of value of eace  LF) Initial monthly added to resale   | velopme<br>appreci<br>ach unit d<br>T Home<br>ch unit dev<br>Ground Le   | ent ation  Home Value  eveloped  seloped  ease Fee (GLF)  | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000                      | 212,000<br>0<br>6,360<br>540                      | 224,720<br>0<br>40,450<br>2,880                | 238,203<br>0<br>7,146<br>3,240                | 252,4<br>7,5        |
| Program-Generated Re  Development Assumpt  Value of home in fin  Estimated annual r  Developer Fees  0.00%  Fees for Facilitating th  3.0%  Ground Lease Fees (G  \$30  Lease Re-issuance Fee   | of value of eace Sale of CL' of value of eace  LF) Initial monthly added to resale   | velopme<br>appreci<br>ach unit d<br>T Home<br>ch unit dev<br>Ground Le   | ent ation  Home Value  eveloped  seloped  ease Fee (GLF)  | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000                      | 212,000<br>0<br>6,360<br>540                      | 224,720<br>0<br>40,450<br>2,880                | 238,203<br>0<br>7,146<br>3,240                | 252,4<br>7,5        |
| Program-Generated Re  Development Assumpt Value of home in fill Estimated annual re  Developer Fees 0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000   | of value of eace Sale of CL' of value of eace LF) Initial monthly of sale added to resale TOTAL Pl   | velopme<br>appreci<br>ach unit d<br>T Home<br>ch unit dev<br>Ground Le   | ent ation  Home Value  eveloped  seloped  ease Fee (GLF)  | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180               | 212,000<br>0<br>6,360<br>540<br>0<br><b>6,900</b> | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 252,4<br>7,5<br>3,6 |
| Program-Generated Re  Development Assumpt  Value of home in fir  Estimated annual r  Developer Fees  0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000  Additional Operating Support  City and Borough Fu  Private Foundations,   | of value of eace Sale of CL of value of eace LF) Initial monthly added to resale TOTAL Planding Banks, etc.  | velopme<br>appreci<br>ach unit d<br>T Home<br>th unit dev<br>Ground Le<br>e price to                                       | ent ation  Home Value  eveloped s eloped  ease Fee (GLF)  mew buyer  M REVENUE                      | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180<br>0<br>6,180 | 212,000<br>0<br>6,360<br>540<br>0<br><b>6,900</b> | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 252,4<br>7,5        |
| Program-Generated Re  Development Assumpt  Value of home in fill  Estimated annual re  Developer Fees  0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000  Additional Operating Support  City and Borough Furity Private Foundations, Community Fundrais                         | of value of eace Sale of CL of value of eace Initial monthly of each Initial m | velopme<br>appreci<br>ach unit d<br>T Home<br>th unit dev<br>Ground Le<br>e price to<br>ROGRA                              | ent ation  Home Value  eveloped seloped ease Fee (GLF) mew buyer  M REVENUE                         | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180               | 212,000<br>0<br>6,360<br>540<br>0<br><b>6,900</b> | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 252,4<br>7,5<br>3,6 |
| Program-Generated Re  Development Assumpt  Value of home in fir  Estimated annual r  Developer Fees  0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000  Additional Operating Support  City and Borough Fu  Private Foundations,   | of value of eace Sale of CL of value of eace Initial monthly of each Initial m | velopme<br>appreci<br>ach unit d<br>T Home<br>th unit dev<br>Ground Le<br>e price to<br>ROGRA                              | ent ation  Home Value  eveloped seloped ease Fee (GLF) mew buyer  M REVENUE                         | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180<br>0<br>6,180 | 212,000<br>0<br>6,360<br>540<br>0<br><b>6,900</b> | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 252,4<br>7,5        |
| Program-Generated Re  Development Assumpt  Value of home in fill  Estimated annual re  Developer Fees  0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000  Additional Operating Support  City and Borough Fu  Private Foundations, Community Fundrais Commercial/rental/in       | of value of eace Sale of CL of value of eace Initial monthly added to resalt TOTAL Planding Banks, etc. sing (events; do astitutional lease rest year of de actitutional lease rest year of de actitution rest y | velopme appreci  | ent ation  Home Value  eveloped  seloped  ease Fee (GLF)  new buyer  MREVENUE                       | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180<br>0<br>6,180 | 212,000<br>0<br>6,360<br>540<br>0<br>6,900        | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 252,4<br>7,5        |
| Program-Generated Re  Development Assumpt  Value of home in fill  Estimated annual re  Developer Fees  0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000  Additional Operating Support  City and Borough Fu  Private Foundations, Community Fundrais Commercial/rental/in Other | of value of eace Sale of CL of value of eace Initial monthly added to resalt TOTAL Planding Banks, etc. sing (events; do astitutional lease rest year of de actitutional lease rest year of de actitution rest y | velopme appreci  | ent ation  Home Value  eveloped seloped ease Fee (GLF) mew buyer  M REVENUE                         | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180<br>0<br>6,180 | 212,000<br>0<br>6,360<br>540<br>0<br><b>6,900</b> | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 252,4<br>7,5<br>3,6 |
| Program-Generated Re  Development Assumpt  Value of home in fill  Estimated annual re  Developer Fees  0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000  Additional Operating Support  City and Borough Fu  Private Foundations, Community Fundrais Commercial/rental/in Other | of value of eace Sale of CL of value of eace Sale of CL of value of eace LF) Initial monthly added to resale TOTAL PI  | velopme appreci  | ent ation  Home Value  eveloped  seloped  ease Fee (GLF)  new buyer  MREVENUE  ome                  | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180<br>0<br>6,180 | 212,000<br>0<br>6,360<br>540<br>0<br>6,900        | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 252,4<br>7,5<br>3,6 |
| Program-Generated Re  Development Assumpt  Value of home in fill  Estimated annual re  Developer Fees  0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000  Additional Operating Support  City and Borough Fu  Private Foundations, Community Fundrais Commercial/rental/in Other | of value of eace Sale of CL of value of eace Sale of CL of value of eace LF) Initial monthly added to resale TOTAL PI  | velopme appreci  | ent ation  Home Value  eveloped sease Fee (GLF)  new buyer  M REVENUE  ome  UNDRAISING  Net Income* | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180<br>0<br>6,180 | 212,000<br>0<br>6,360<br>540<br>0<br>6,900        | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 252,4<br>7,5<br>3,6 |
| Program-Generated Re  Development Assumpt  Value of home in fill  Estimated annual re  Developer Fees  0.00%  Fees for Facilitating the 3.0%  Ground Lease Fees (G \$30  Lease Re-issuance Fee \$5,000  Additional Operating Support  City and Borough Fu  Private Foundations, Community Fundrais Commercial/rental/in Other | of value of eace Sale of CL of value of eace Sale of CL of value of eace LF) Initial monthly each added to resalt TOTAL PI ending Banks, etc. sing (events; do astitutional lease TOTAL PI ending banks, etc.  | velopme appreci ach unit d T Home th unit dev Ground Le e price to ROGRA  conations) the fee inco DTAL Fl ojected *Program | ent ation  Home Value  eveloped  seloped  ease Fee (GLF)  new buyer  MREVENUE  ome                  | \$ 200,000<br>6.0%<br>200,000<br>0<br>6,000<br>180<br>0<br>6,180 | 212,000<br>0<br>6,360<br>540<br>0<br>6,900        | 224,720<br>0<br>40,450<br>2,880<br>0<br>43,330 | 238,203<br>0<br>7,146<br>3,240<br>0<br>10,386 | 7,5<br>3,6          |