# Appendix E | Project summary matrix (FOR EACH DEVELOPMENT PROPOSAL, IF APPLICABLE)

|  |  |
| --- | --- |
|  | Total NNN rent net Square Feet (“SF”) (retail or other) |
|  | Total Full Service (“FS”) or modified FS rent net SF (commercial office) |
|  | Total FS or modified FS rent net SF (institutional) |
|  | Total gross floor area of project (exclusive of parking) |
|  | Lot occupancy |
|  | Total levels below grade parking |
|  | Total parking spaces |
|  | Total development cost of each parking space |
|  | Total gross residential SF (please note if any residential is below ground) |
|  | Total net residential SF |
|  | Total project hard costs including construction contingency |
|  | Total project soft costs including developer fee and all interest |
|  | Total project development costs (“TDC”) |
|  | Total developer fee at closing (excluding deferred developer fee) |
|  | Total deferred developer fee (if applicable) |
|  | Discount rate to calculate net present value (“NPV”) of deferred developer fee |
|  | Total LIHTC equity (if applicable) |
|  | Total LIHTC price and rate (if applicable) |
|  | Total developer equity (sponsor equity) |
|  | Total mezzanine equity (non-sponsor equity) |
|  | Total construction loan |
|  | Construction loan to equity ratio (i.e. 65/35, 60/40) |
|  | Years to stabilization (construction start to end of lease/sale period) |
|  | Annual stabilized cash flow available for debt service pre-tax (“NOI”) |
|  | Capitalization rate for residential |
|  | Capitalization rate for commercial/office (if applicable) |
|  | Capitalization rate for retail (if applicable) |
|  | Capitalization rate for institutional (if applicable) |
|  | Capitalization rate for hotel (if applicable) |
|  | Minimum required debt service coverage ratio ( “DSCR") |
|  | Modeled DSCR |
|  | Minimum required internal rate of return (“IRR”) |
|  | Modeled IRR |
|  | Minimum required equity multiple |
|  | Modeled equity multiple |
|  | Total development costs per rental residential unit |
|  | Total development costs per for sale residential unit |
|  | Total development costs of the retail component only |
|  | Total net retail SF |
|  | Total development costs of the commercial office component only |
|  | Total net commercial office SF |
|  | Total development costs of the hotel unit component only |
|  | Total hotel keys |
|  | Total development costs of the institutional unit component only |
|  | Total net institutional SF |
|  |  |

# Appendix F | residential matrix

|  |  |
| --- | --- |
|   | Type of units (rental or for sale) |
|   | Total project residential units |
|  | Total market units |
|   | Total ADU units[[1]](#footnote-1) |
|  |  |
|   | Studio @ market |
|   | 1BR @ market  |
|   | 2BR @ market |
|   | 3BR @ market |
|   | 4BR @ market  |
|   |   |
|   | Studio @30% MFI |
|   | 1BR @30% MFI |
|   | 2BR @30% MFI |
|   | 3BR @30% MFI |
|   | 4BR @30% MFI |
|   |   |
|   | Studio @50% MFI |
|   | 1BR @50% MFI |
|   | 2BR @50% MFI |
|   | 3BR @50% MFI |
|   | 4BR @50% MFI |
|   |   |
|   | Studio @60% MFI |
|   | 1BR @60% MFI |
|   | 2BR @60% MFI |
|   | 3BR @60% MFI |
|   | 4BR @60% MFI |
|   |   |
|   | Studio @80% MFI |
|   | 1BR @80% MFI |
|   | 2BR @80% MFI |
|   | 3BR @80% MFI |
|   | 4BR @80% MFI |

1. The District requires that all proposed ADUs be income and price restricted by recording an ADU Covenant on the Development Parcel at Closing in order to be considered ADUs in comparison calculations and analysis. [↑](#footnote-ref-1)