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

|  |  |
| --- | --- |
|  | Total NNN rent net SF (retail or other) |
|  | Total 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 (DSC or DSCR) |
|  | Modeled debt service coverage ratio (DSC or 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 sq/ft |
|  | Total development costs of the commercial office component only |
|  | Total net commercial office sq/ft |
|  | Total development costs of the hotel unit component only |
|  | Total hotel keys |
|  | Total development costs of the institutional unit component only |
|  | Total net institutional sq/ft |

# Appendix F | malcolm x residential matrix

|  |  |
| --- | --- |
|   | Type of units (rental or for sale) |
|   | Total project residential units |
|  | Total market units |
|   | Total ADU units |
|   |   |
|   | 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 |