EXHIBIT 5B
LCRA 6/27/23

CITIHOME KC MIXED-USE

625-637 PROSPECT AVENUE, KANSAS CITY, MISSOURI 64124

PROPERTY TAX ABATEMENT APPLICATION

KANSAS CITY, MISSOURI – MAY 23

INDEX

PROJECT DESCRIPTION

We propose the development of a transformative project of mixed-use buildings in the Independence Corridor Area of Kansas City. Our vision is to revitalize a blighted area by offering affordable housing options and vibrant retail spaces. The project is located at 635-637 Prospect Ave, occupying a street block between E 6th Street and E 7th Street, Kansas City.

Comprising two buildings, one standing three stories tall and the other four stories tall, this project will encompass a total square footage of approximately 82,000 square feet. It will house 78 thoughtfully designed apartments and boast around 9,300 square feet of eight dynamic retail spaces. Moreover, to ensure convenience and accessibility, we plan to provide 95 off-street parking spaces.

The primary objective of this project is to contribute to the improvement of the surrounding neighborhood by creating durable and reliable structures that meet the needs of the community. The development will focus on providing affordable housing options to address local demand, while also incorporating vibrant retail spaces to enhance the overall neighborhood appeal.

The buildings will prioritize durability and reliability in its design and construction to ensure long-lasting structures. High-quality materials and construction techniques will be utilized to achieve this goal, providing a safe and comfortable environment for residents and visitors.

To meet the demand for affordable housing, approximately 70% of the apartment units will be one-bedroom and studio units, catering to individuals and small households, including students from Kansas City University of Medicine and Biosciences, single professional workers, and young couples. The remaining units may consist of larger layouts to accommodate families or individuals requiring more space. By providing a range of unit sizes, the project aims to serve a diverse population.

The inclusion of 95 off-street parking spaces will meet the City parking requirements and ensure convenient access for residents and visitors. This provision will help minimize congestion in the area and provide a safer and more efficient parking solution.

Additionally, this project will contribute to the economic development of the neighborhood by creating job opportunities during the construction phase and supporting local businesses through the retail component. By revitalizing a blighted area, the project will attract further investment and improve the overall quality of life for residents and the surrounding community.

In summary, this mixed-use building project in the Independence Corridor Area of Kansas City is driven by our commitment to providing affordable housing, revitalizing blighted areas, and cultivating a vibrant and sustainable neighborhood. We look forward to creating a thriving community that caters to the needs of its residents and visitors alike.

Thong Thai, Partner

B+A Architecture

ATTN: Project Manager: ______________________________ **Date:** ______________________

ECONOMIC DEVELOPMENT CORPORATION

For any project seeking assistance through the following agencies, a completed application form must be provided. Applications will be reviewed by EDC staff to determine the best course of action. Those agencies include: Tax Increment Financing Commission, Land Clearance for Redevelopment Authority, Port Authority, Planned Industrial Expansion Authority, and Chapter 353.

UNIVERSAL REDEVELOPMENT PROJECT APPLICATION

- Application may be submitted electronically

Email completed application to Susan Tumey at stumey@edckc.com. 816-221-2106

If more space is required for response to any question, please attach additional sheet(s).

1. APPLICANT INFORMATION

Applicant/Organization Name: BkT Development LLC

Business Address: 600 Broadway Blvd, Suite 290, Kansas City, MO 64105

Contact Person: Thong Thai

E-Mail Address: thong@baarchitecture.com

Phone: Fax: n/a

Address (if different than business address) ______________________

____

Attorney for Applicant: n/a

Attorney's Address: n/a

Attorney's Phone: n/a

2. LOCATION OF THE PROJECT

General Boundaries:

The project locates at 625-637 Prospect Ave, Kansas City, MO 64124,

The site is a combination of 5 lots between E 6th street and E 7th street:

- Lot 1: 625 Prospect Avenue
- Lot 2: 2621 E 6th Street
- Lot 3: 637 Prospect Avenue
- Lot 4: 2610 E 7th Street
- Lot 5: 2616 E 7th Street

County: Jackson County

Council District: Third (3)

Total Acreage: 1.425 acres

Is the project located in any incentive areas? Yes, it is

What is the current zoning of the project area? B3-2/ICO, B4-5/ICO, R6/ICO, R6

What is the proposed zoning for the project area? UR

If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

We are going to combine the lots and rezone to UR coordinating with property tax abatement

Land Use Plan Mixed-Use

Need for Modification n/a

3. THE PROJECT

Provide a detailed narrative description of the proposed project, including information as the size of the project, amount of land (property) to be purchased, whether the project is a rehabilitation of existing structure(s), expansion, or the construction of a new facility, residences, etc. Describe what products or services are to be manufactured or provided through this project.

- ☒ New Construction ☐ Rehab/Expansion ☐ Residential ☐ Commercial ☐ Industrial
- ☐ Single Family/Duplex ☐ Multifamily ☐ Retail ☒ Mixed Use ☐ Office

We propose the development of new construction of mixed-use buildings project in the Independence Corridor Area of Kansas City. The project is located at 635-637 Prospect Ave, occupying one street block between E 6th Street and E 7th Street, Kansas City. Comprising two buildings, one standing three stories tall and the other four stories tall, this project will encompass a total square footage of approximately 82,000 sq.ft, including 78 apartments, around 9,300 sq.ft. of 8 retail spaces, and 95 parking spaces

Square footage: 82,252 sq.ft.

No. of dwelling units 78

No. of hotel rooms n/a

No. of parking spaces 95

List any nationally or locally historical properties and/or districts within the Project Area.
(Contact the City Landmarks Commission at (816) 513-2902 for information regarding local and national historical properties and/or districts)

n/a

Please describe any environmental sustainability features of your project including level of LEED certification (if applicable) and/or any energy efficiency/alternative energy features. (Please note if you are interested in receiving free information from EDC staff on how available energy efficiency programs can reduce your overall project costs.) See also: www.kcpl.com/businessrebates.

We are not pursuing a LEED certificate but are intending to bring sustainable design features to this project such as specifying high R values for the building envelope insulation, using LED lighting and energy saving equipment, or using recyclable materials. We are interested in receiving information from EDC staff on how available energy efficiency programs can reduce our overall project costs

NUMBER OF JOBS

☒ Created	50	Average Salary:	$ 40,000
☐ Retained		Average Salary:	$
☐ Relocated		Average Salary:	$
☒ Construction jobs	120	Average Salary:	$ 60,000

Projected personal property investment: $14,228,038.00

Will there be the use of federal or state incentives for this project? Which incentives and how much is being sought?

n/a

State the need for an incentive (i.e., competitive pressures of the location, need for remediation of blight in proximity to the Project, addition of jobs to a high unemployment area, etc.)

The area is currently blighted. Rerouting a power line will add $150,000 to the construction cost. We are also facing cost increases and under competitive pressure due to current retail leasing price in the area as low as $10.00/sq/ft./yr while our retail leasing price for the first year is $18.00/sq.ft./yr.

4. PROJECT COSTS

Identify the costs reasonably necessary for the acquisition of the site and/or construction of the proposed Project together with any machinery and equipment in connection therewith, including any utilities hook-up, access roads, or appurtenant structures.

Acquisition Price: $350,000.00

Total Development Budget: $14,238,038.00

Current Assessed Value: $34,710.00

Projected Assessed Value: $4,551,000.00

5. CONTROL OF PROPERTY

If the Applicant owns the project site, indicate:

Date of Purchase 12/01/2021

Sales Price $270,000.00

If the Applicant has a contract or option to purchase the project site, indicate:

Sales Price ____________________

Date purchase/option contract signed ____________________

Closing/expiration date ____________________

If the Applicant will lease the project site, indicate:

Legal Name of Owner ____________________

Owner's Address ____________________

Owner of land upon completion of the Project ____________________

6. LAND ACQUISITION

For each Project Area, please provide the following:

- A map showing all parcels to be acquired
- Addresses and parcel numbers of all parcels to be acquired
- Current owners of all parcels to be acquired

Is the use of Eminent Domain anticipated? No

7. SOURCES OF FUNDS:

State amount and sources of financing for each Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

SOURCE	AMOUNT
Equity	$2,847,608
Bank Loan	$11,390,431
	$
	$
	$

8. DEVELOPMENT TEAM

Identify members of the development team and provide evidence of experience with other development projects.

B+A Architecture is leading the development and has more than 40 years of construction experience and knowledge. We will collaborate with JWM Contracting who has managed and built commercial and residential project of $400 million nationwide.

9. FINANCIAL INFORMATION

A. Budget – include a detailed breakdown of all hard and soft costs

B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing)

C. 10 year operating pro forma

- One that shows the project without any incentive assistance
- One that shows the project with requested incentive

The Pro forma should also include assumptions such as estimated lease rates, revenue assumptions, and expense assumptions.

D. If seeking TIF assistance, provide projections for PILOTS and EATS.

E. If seeking TIF or Chapter 100 assistance, provide a personal property depreciation and replacement schedule.

F. Financing Term Sheet

10. BOND FINANCING

Bond Financing is handled on a case-by-case basis.

11. REQUIRED ATTACHMENTS

- ***Attachment A*** A map showing the boundaries of the project.
- ***Attachment B*** A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- ***Attachment C*** Design plans for the project (including site plans & elevations), if available.
- ***Attachment D*** Letter(s) of Support from one or more of the following: councilpersons, mayor, county official, state representative, state senator, local taxing entities, and/or neighborhood organization(s).

13. BANKRUPCY DISCLOSURE:

Has the applicant or any parent, subsidiary or business entity otherwise affiliated with the applicant, ever filed a petition for bankruptcy or appointed a receiver? If **Yes**, the applicant must obtain and file a "**Statement of Bankruptcy/Receivership**."

■ No ☐ Yes

FEES WILL BE CALCULATED AND COLLECTED AT A FUTURE DATE.

12. CERTIFICATION OF APPLICANT:

The undersigned hereby represents and certifies that to the best of their knowledge and belief this project application contains no information or data that is false, incorrect or misleading.

NAME: Thong Thai

SIGNATURE: Thong

TITLE: BkT Development LLC, Member

APPLICATION MAY BE EMAILED TO: stumey@edckc.com or

MAIL COMPLETED APPLICATION TO: **Economic Development Corporation**
Attn: Susan Tumey
300 Wyandotte, Suite 400
Kansas City, Missouri 64105

FOR INTERNAL USE ONLY

Assistance Project will be evaluated for which financial analysis:

☐ TIF

☐ LCRA

☐ PIEA/Chapter 353

☐ Chapter 100

Comments:

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____

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____

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____

____

Advance KC Project Inquiry Meeting Date: ____________________ Score Card Value: ______________

Financial Analysis Review Committee: ______________________________________

BUDGET – SOFT & HARD COSTS BREAKDOWN

BUDGET BREAKDOWN			
1. Land cost	SQFT		
Land Cost of Approximately 88,120 sqf @$1.57 sqf	65,536	$ 4.58	**$ 300,000.00**
2. Building and Site Development cost			**$ 12,235,465.00**
Retail/Commercial spaces and apartments	82,252		
Outdoor spaces	44,921		
Power line reroute cost			$ 150,000.00
FF&E			$ 20,000.00
3. Soft costs			
Architectural		1.26%	$ 180,000.00
Structural		0.58%	$ 82,000.00
MEP		0.60%	$ 85,000.00
Civil & Landscaping		0.35%	$ 50,000.00
Survey		0.04%	$ 5,500.00
Geotechnical Report		0.03%	$ 4,500.00
Special Inspection		0.21%	$ 30,000.00
EDC tax incentive application fee		0.01%	$ 2,000.00
EDC application preparation fee		0.02%	$ 3,000.00
Tax Abatement fee (0.003 of the total project cost)		0.26%	$ 36,706.40
City Building Permit fee (0.42%)		0.36%	$ 50,674.95
Development Fees		0.35%	$ 50,000.00
Total Soft cost		4.07%	**$ 579,381.35**
4. Financing costs			
Construction Interest (8%, full 6 months)			$ 489,418.60
Contingency, 5% of building cost			$ 611,773.25
Appraisal Fees			$ 12,000.00
Loan fees			$ 10,000.00
Total Financing costs			**$ 1,123,191.85**
Total Development Costs			**$ 14,238,038.20**
Average cost leasable space per square foot			$ 203.46
Mortgage Amount			$ 11,390,430.56
Equity			$ 2,847,607.64
Loan Amortization @7%, 20 years, no commissions (month	7%	20	$88,309.89
Loan Amortization @7%, 20 years, no commissions/year			$ 1,059,718.64
Taxes, Estimated, 1.437%			$ 204,600.61
Insurance/year	0.20%		$ 28,476.08
Total PITI			$ 1,292,795.33
Note: Commercial tax in Jackson county $1.437 per $100 market value.			

SOURCES AND USES OF FUNDS

SOURCES and USES		
Sources of Funds		
Loan (80%)	$	11,390,431
Equity	$	2,847,608
Total Sources of Funds	$	14,238,038
Uses of Funds		
Land Cost	$	300,000.00
Construction and Site Development cost	$	12,235,465.00
Soft costs		
Architectural	$	180,000.00
Structural	$	82,000.00
MEP	$	85,000.00
Civil	$	50,000.00
Survey	$	5,500.00
Geotechnical Report	$	4,500.00
Special Inspection	$	30,000.00
EDC tax incentive application fee	$	2,000.00
EDC application preparation fee	$	3,000.00
Tax Abatement fee (0.003 of the total project cost)	$	36,706.40
City Building Permit fee (0.42%)	$	50,674.95
Development Fees	$	50,000.00
Financing costs		
Construction Interest	$	489,418.60
Contingency, 5% of building cost	$	611,773.25
Appraisal Fees	$	12,000.00
Loan fees	$	10,000.00
Total Soft costs & Financing costs	$	1,702,573.20
Total Uses of Funds	$	14,238,038

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Total Development 20 Year Profit and Loss Without Tax Abatement

Growth rate: 2%

			Year									
Income	Monthly	0	1	2	3	4	5	6	7	8	9	10
Base rent for retail space (per sqf)	$ 1.5		$ 18.0	$ 18.36	$ 18.73	$ 19.10	$ 19.48	$ 19.87	$ 20.27	$ 20.68	$ 21.09	$ 21.51
Retail Center - Leasable Space (sqf)			9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302
Occupancy rate			50%	75%	80%	90%	90%	90%	90%	90%	90%	90%
Rental income from retail space			$ 83,718.00	$ 128,088.54	$ 139,360.33	$ 159,915.98	$ 163,114.30	$ 166,376.59	$ 169,704.12	$ 173,098.20	$ 176,560.16	$ 180,091.37
Base rent for apartments (per sqf)	$ 1.4		$ 16.8	$ 17.14	$ 17.48	$ 17.83	$ 18.18	$ 18.55	$ 18.92	$ 19.30	$ 19.68	$ 20.08
Apartments (sqf)			60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679
Occupancy rate			50%	75%	90%	90%	90%	90%	90%	90%	90%	90%
Rental income from apartments			$ 509,703.60	$ 779,846.51	$ 954,532.13	$ 973,622.77	$ 993,095.22	$ 1,012,957.13	$ 1,033,216.27	$ 1,053,880.60	$ 1,074,958.21	$ 1,096,457.37
CAM* Reimbursement			$ 18,600.86	$ 27,901.28	$ 29,761.37	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54
Gross Operating Income			$ 612,022.46	$ 935,836.33	$ 1,123,653.83	$ 1,167,020.29	$ 1,189,691.06	$ 1,212,815.25	$ 1,236,401.93	$ 1,260,460.34	$ 1,284,999.91	$ 1,310,030.28
Loan balance			$ 11,390,430.56	$ 11,128,042.05	$ 10,847,286.36	$ 10,546,877.76	$ 10,225,440.56	$ 9,881,502.76	$ 9,513,489.31	$ 9,119,714.91	$ 8,698,376.32	$ 8,247,544.02
Debt Service			$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64
Interest			$ 797,330.14	$ 778,962.94	$ 759,310.04	$ 738,281.44	$ 715,780.84	$ 691,705.19	$ 665,944.25	$ 638,380.04	$ 608,886.34	$ 577,328.08
Principal			$ 262,388.50	$ 280,755.70	$ 300,408.60	$ 321,437.20	$ 343,937.80	$ 368,013.45	$ 393,774.39	$ 421,338.60	$ 450,832.30	$ 482,390.56
Expenses, growth rate 2%												
Interest expenses			$ 797,330.14	$ 778,962.94	$ 759,310.04	$ 738,281.44	$ 715,780.84	$ 691,705.19	$ 665,944.25	$ 638,380.04	$ 608,886.34	$ 577,328.08
Real Estate Tax Escrow			$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61
Insurance			$ 28,476.08	$ 28,760.84	$ 29,048.45	$ 29,338.93	$ 29,632.32	$ 29,928.64	$ 30,227.93	$ 30,530.21	$ 30,835.51	$ 31,143.87
Lawn Maintenance			$ 6,000.00	$ 6,120.00	$ 6,242.40	$ 6,367.25	$ 6,494.59	$ 6,624.48	$ 6,756.97	$ 6,892.11	$ 7,029.96	$ 7,170.56
Snow Removal			$ 3,000.00	$ 3,060.00	$ 3,121.20	$ 3,183.62	$ 3,247.30	$ 3,312.24	$ 3,378.49	$ 3,446.06	$ 3,514.98	$ 3,585.28
Maintenance & Cleaning			$ 7,800.00	$ 7,956.00	$ 8,115.12	$ 8,277.42	$ 8,442.97	$ 8,611.83	$ 8,784.07	$ 8,959.75	$ 9,138.94	$ 9,321.72
Management Fee			$ 30,000.00	$ 30,600.00	$ 31,212.00	$ 31,836.24	$ 32,472.96	$ 33,122.42	$ 33,784.87	$ 34,460.57	$ 35,149.78	$ 35,852.78
Accounting Expenses			$ 1,200.00	$ 1,224.00	$ 1,248.48	$ 1,273.45	$ 1,298.92	$ 1,324.90	$ 1,351.39	$ 1,378.42	$ 1,405.99	$ 1,434.11
Legal Expenses			$ 600.00	$ 612.00	$ 624.24	$ 636.72	$ 649.46	$ 662.45	$ 675.70	$ 689.21	$ 703.00	$ 717.06
Leasing Expenses			$ 4,000.00	$ 4,080.00	$ 4,161.60	$ 4,244.83	$ 4,329.73	$ 4,416.32	$ 4,504.65	$ 4,594.74	$ 4,686.64	$ 4,780.37
Depreciation	39		$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90
Total Expenses			$ 1,448,084.73	$ 1,431,054.29	$ 1,412,762.04	$ 1,393,118.43	$ 1,372,027.60	$ 1,349,387.00	$ 1,325,086.83	$ 1,299,009.63	$ 1,271,029.65	$ 1,241,012.33
Operating Income/Loss			$ (836,062.27)	$ (495,217.96)	$ (289,108.22)	$ (226,098.14)	$ (182,336.54)	$ (136,571.74)	$ (88,684.91)	$ (38,549.29)	$ 13,970.26	$ 69,017.95
Year	0-1	0-2	1	2	3	4	5	6	7	8	9	10
CF=NetINcome + Dep-Principal	$ (1,423,803.82)	$ (1,423,803.82)	$ (733,372.87)	$ (410,895.76)	$ (224,438.91)	$ (182,457.43)	$ (161,196.44)	$ (139,507.29)	$ (117,381.40)	$ (94,809.99)	$ (71,784.13)	$ (48,294.71)
	IRR		8.30%									
Accum. Equity	$ 1,423,803.82	$ 2,847,607.64	$ 3,109,996.14	$ 3,390,751.84	$ 3,691,160.44	$ 4,012,597.64	$ 4,356,535.44	$ 4,724,548.89	$ 5,118,323.28	$ 5,539,661.88	$ 5,990,494.18	$ 6,472,884.74
Accum. Equity + Accum. Income			$ 2,273,933.87	$ 2,895,533.88	$ 3,402,052.22	$ 3,786,499.50	$ 4,174,198.90	$ 4,587,977.15	$ 5,029,638.38	$ 5,501,112.59	$ 6,004,464.45	$ 6,541,902.70

Life: 39 years

CAM: Common Area Maintenance

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Total Development 20 Year Profit and Loss Without Tax Abatement

	Year									
Income	11	12	13	14	15	16	17	18	19	20
Base rent for retail space (per sqf)	$ 21.94	$ 22.38	$ 22.83	$ 23.28	$ 23.75	$ 24.23	$ 24.71	$ 25.20	$ 25.71	$ 26.22
Retail Center - Leasable Space (sqf)	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302
Occupancy rate	90%	90%	90%	90%	90%	90%	90%	100%	100%	100%
Rental income from retail space	$ 183,693.19	$ 187,367.06	$ 191,114.40	$ 194,936.69	$ 198,835.42	$ 202,812.13	$ 206,868.37	$ 234,450.82	$ 239,139.84	$ 243,922.64
Base rent for apartments (per sqf)	$ 20.48	$ 20.89	$ 21.31	$ 21.73	$ 22.17	$ 22.61	$ 23.06	$ 23.52	$ 23.99	$ 24.47
Apartments (sqf)	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679
Occupancy rate	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Rental income from apartments	$ 1,118,386.52	$ 1,140,754.25	$ 1,163,569.34	$ 1,186,840.72	$ 1,210,577.54	$ 1,234,789.09	$ 1,259,484.87	$ 1,284,674.57	$ 1,310,368.06	$ 1,336,575.42
CAM* Reimbursement	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 37,201.71	$ 37,201.71	$ 37,201.71
Gross Operating Income	$ 1,335,561.25	$ 1,361,602.85	$ 1,388,165.27	$ 1,415,258.95	$ 1,442,894.50	$ 1,471,082.76	$ 1,499,834.78	$ 1,556,327.10	$ 1,586,709.61	$ 1,617,699.76
Loan balance	$ 7,765,153.45	$ 7,248,995.55	$ 6,696,706.60	$ 6,105,757.42	$ 5,473,441.80	$ 4,796,864.08	$ 4,072,925.92	$ 3,298,312.09	$ 2,469,475.30	$ 1,582,619.93
Debt Service	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64
Interest	$ 543,560.74	$ 507,429.69	$ 468,769.46	$ 427,403.02	$ 383,140.93	$ 335,780.49	$ 285,104.81	$ 230,881.85	$ 172,863.27	$ 110,783.39
Principal	$ 516,157.90	$ 552,288.95	$ 590,949.18	$ 632,315.62	$ 676,577.72	$ 723,938.16	$ 774,613.83	$ 828,836.80	$ 886,855.37	$ 948,935.25
Expenses, growth rate 2%										
Interest expenses	$ 543,560.74	$ 507,429.69	$ 468,769.46	$ 427,403.02	$ 383,140.93	$ 335,780.49	$ 285,104.81	$ 230,881.85	$ 172,863.27	$ 110,783.39
Real Estate Tax Escrow	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61
Insurance	$ 31,455.30	$ 31,769.86	$ 32,087.56	$ 32,408.43	$ 32,732.52	$ 33,059.84	$ 33,390.44	$ 33,724.34	$ 34,061.59	$ 34,402.20
Lawn Maintenance	$ 7,313.97	$ 7,460.25	$ 7,609.45	$ 7,761.64	$ 7,916.87	$ 8,075.21	$ 8,236.71	$ 8,401.45	$ 8,569.48	$ 8,740.87
Snow Removal	$ 3,656.98	$ 3,730.12	$ 3,804.73	$ 3,880.82	$ 3,958.44	$ 4,037.61	$ 4,118.36	$ 4,200.72	$ 4,284.74	$ 4,370.43
Maintenance & Cleaning	$ 9,508.16	$ 9,698.32	$ 9,892.29	$ 10,090.13	$ 10,291.93	$ 10,497.77	$ 10,707.73	$ 10,921.88	$ 11,140.32	$ 11,363.13
Management Fee	$ 36,569.83	$ 37,301.23	$ 38,047.25	$ 38,808.20	$ 39,584.36	$ 40,376.05	$ 41,183.57	$ 42,007.24	$ 42,847.39	$ 43,704.34
Accounting Expenses	$ 1,462.79	$ 1,492.05	$ 1,521.89	$ 1,552.33	$ 1,583.37	$ 1,615.04	$ 1,647.34	$ 1,680.29	$ 1,713.90	$ 1,748.17
Legal Expenses	$ 731.40	$ 746.02	$ 760.95	$ 776.16	$ 791.69	$ 807.52	$ 823.67	$ 840.14	$ 856.95	$ 874.09
Leasing Expenses	$ 4,875.98	$ 4,973.50	$ 5,072.97	$ 5,174.43	$ 5,277.92	$ 5,383.47	$ 5,491.14	$ 5,600.97	$ 5,712.98	$ 5,827.24
Depreciation	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90
Total Expenses	$ 1,208,813.66	$ 1,174,279.55	$ 1,137,245.05	$ 1,097,533.67	$ 1,054,956.54	$ 1,009,311.51	$ 960,382.29	$ 907,937.40	$ 851,729.12	$ 791,492.38
Operating Income/Loss	$ 126,747.59	$ 187,323.30	$ 250,920.23	$ 317,725.28	$ 387,937.96	$ 461,771.24	$ 539,452.49	$ 648,389.70	$ 734,980.49	$ 826,207.39
Year	11	12	13	14	15	16	17	18	19	20
CF=NetINcome + Dep-Principal	$ (24,332.41)	$ 112.25	$ 25,048.95	$ 50,487.56	$ 76,438.15	$ 102,910.99	$ 129,916.56	$ 184,630.81	$ 213,203.02	$ 14,480,388.24
Accum. Equity	$ 6,989,042.64	$ 7,541,331.60	$ 8,132,280.78	$ 8,764,596.40	$ 9,441,174.12	$ 10,165,112.28	$ 10,939,726.10	$ 11,768,562.90	$ 12,655,418.27	$ 13,604,353.52
Accum. Equity + Accum. Income	$ 7,115,790.23	$ 7,728,654.90	$ 8,383,201.01	$ 9,082,321.68	$ 9,829,112.08	$ 10,626,883.52	$ 11,479,178.59	$ 12,416,952.60	$ 13,390,398.76	$ 14,430,560.91

Life: 39 years

CAM: Common Area Maintenance

CITIHOMEKC MIXED-USE

Total Development 20 Year Profit and Loss With Tax Abatement

Growth rate: 2%

			Year								
Income	Monthly	0	1	2	3	4	5	6	7	8	9
Base rent for retail space (per sqf)	$ 1.5		$ 18.0	$ 18.36	$ 18.73	$ 19.10	$ 19.48	$ 19.87	$ 20.27	$ 20.68	$ 21.09
Retail Center - Leasable Space (sqf)			9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302
Occupancy rate			50%	75%	80%	90%	90%	90%	90%	90%	90%
Rental income from retail space			$ 83,718.00	$ 128,088.54	$ 139,360.33	$ 159,915.98	$ 163,114.30	$ 166,376.59	$ 169,704.12	$ 173,098.20	$ 176,560.16
Base rent for apartments (per sqf)	$ 1.4		$ 16.8	$ 17.14	$ 17.48	$ 17.83	$ 18.18	$ 18.55	$ 18.92	$ 19.30	$ 19.68
Apartments (sqf)			60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679
Occupancy rate			50%	75%	90%	90%	90%	90%	90%	90%	90%
Rental income from apartments			$ 509,703.60	$ 779,846.51	$ 954,532.13	$ 973,622.77	$ 993,095.22	$ 1,012,957.13	$ 1,033,216.27	$ 1,053,880.60	$ 1,074,958.21
CAM* Reimbursement			$ 18,600.86	$ 27,901.28	$ 29,761.37	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54
Gross Operating Income			$ 612,022.46	$ 935,836.33	$ 1,123,653.83	$ 1,167,020.29	$ 1,189,691.06	$ 1,212,815.25	$ 1,236,401.93	$ 1,260,460.34	$ 1,284,999.91
Loan balance			$ 11,390,430.56	$ 11,128,042.05	$ 10,847,286.36	$ 10,546,877.76	$ 10,225,440.56	$ 9,881,502.76	$ 9,513,489.31	$ 9,119,714.91	$ 8,698,376.32
Debt Service			$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64
Interest			$ 797,330.14	$ 778,962.94	$ 759,310.04	$ 738,281.44	$ 715,780.84	$ 691,705.19	$ 665,944.25	$ 638,380.04	$ 608,886.34
Principal			$ 262,388.50	$ 280,755.70	$ 300,408.60	$ 321,437.20	$ 343,937.80	$ 368,013.45	$ 393,774.39	$ 421,338.60	$ 450,832.30
Expenses, growth rate 2%											
Interest expenses			$ 797,330.14	$ 778,962.94	$ 759,310.04	$ 738,281.44	$ 715,780.84	$ 691,705.19	$ 665,944.25	$ 638,380.04	$ 608,886.34
Real Estate Tax Escrow			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance			$ 28,476.08	$ 28,760.84	$ 29,048.45	$ 29,338.93	$ 29,632.32	$ 29,928.64	$ 30,227.93	$ 30,530.21	$ 30,835.51
Lawn Maintenance			$ 6,000.00	$ 6,120.00	$ 6,242.40	$ 6,367.25	$ 6,494.59	$ 6,624.48	$ 6,756.97	$ 6,892.11	$ 7,029.96
Snow Removal			$ 3,000.00	$ 3,060.00	$ 3,121.20	$ 3,183.62	$ 3,247.30	$ 3,312.24	$ 3,378.49	$ 3,446.06	$ 3,514.98
Maintenance & Cleaning			$ 7,800.00	$ 7,956.00	$ 8,115.12	$ 8,277.42	$ 8,442.97	$ 8,611.83	$ 8,784.07	$ 8,959.75	$ 9,138.94
Management Fee			$ 30,000.00	$ 30,600.00	$ 31,212.00	$ 31,836.24	$ 32,472.96	$ 33,122.42	$ 33,784.87	$ 34,460.57	$ 35,149.78
Accounting Expenses			$ 1,200.00	$ 1,224.00	$ 1,248.48	$ 1,273.45	$ 1,298.92	$ 1,324.90	$ 1,351.39	$ 1,378.42	$ 1,405.99
Legal Expenses			$ 600.00	$ 612.00	$ 624.24	$ 636.72	$ 649.46	$ 662.45	$ 675.70	$ 689.21	$ 703.00
Leasing Expenses			$ 4,000.00	$ 4,080.00	$ 4,161.60	$ 4,244.83	$ 4,329.73	$ 4,416.32	$ 4,504.65	$ 4,594.74	$ 4,686.64
Depreciation	39		$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90
Total Expenses			$ 1,243,484.12	$ 1,226,453.68	$ 1,208,161.43	$ 1,188,517.82	$ 1,167,426.99	$ 1,144,786.39	$ 1,120,486.23	$ 1,094,409.02	$ 1,066,429.04
Operating Income/Loss			$ (631,461.66)	$ (290,617.35)	$ (84,507.61)	$ (21,497.53)	$ 22,264.07	$ 68,028.87	$ 115,915.70	$ 166,051.32	$ 218,570.87
Year	0-1	0-2	1	2	3	4	5	6	7	8	9
CF=NetINcome + Dep-Principal	$ (1,423,803.82)	$ (1,423,803.82)	$ (528,772.26)	$ (206,295.15)	$ (19,838.30)	$ 22,143.18	$ 43,404.17	$ 65,093.32	$ 87,219.21	$ 109,790.62	$ 132,816.48
	IRR		11.32%								
Accum. Equity	$ 1,423,803.82	$ 2,847,607.64	$ 3,109,996.14	$ 3,390,751.84	$ 3,691,160.44	$ 4,012,597.64	$ 4,356,535.44	$ 4,724,548.89	$ 5,118,323.28	$ 5,539,661.88	$ 5,990,494.18
Accum. Equity + Accum. Income			$ 2,478,534.48	$ 3,100,134.49	$ 3,606,652.83	$ 3,991,100.11	$ 4,378,799.51	$ 4,792,577.76	$ 5,234,238.99	$ 5,705,713.20	$ 6,209,065.06

Life: 39 years

CAM: Common Area Maintenance

CITIHOMEKC MIXED-USE

Total Development 20 Year Profit and Loss With Tax Abatement

	Year										
Income	10	11	12	13	14	15	16	17	18	19	20
Base rent for retail space (per sqf)	$ 21.51	$ 21.94	$ 22.38	$ 22.83	$ 23.28	$ 23.75	$ 24.23	$ 24.71	$ 25.20	$ 25.71	$ 26.22
Retail Center - Leasable Space (sqf)	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302	9,302
Occupancy rate	90%	90%	90%	90%	90%	90%	90%	90%	100%	100%	100%
Rental income from retail space	$ 180,091.37	$ 183,693.19	$ 187,367.06	$ 191,114.40	$ 194,936.69	$ 198,835.42	$ 202,812.13	$ 206,868.37	$ 234,450.82	$ 239,139.84	$ 243,922.64
Base rent for apartments (per sqf)	$ 20.08	$ 20.48	$ 20.89	$ 21.31	$ 21.73	$ 22.17	$ 22.61	$ 23.06	$ 23.52	$ 23.99	$ 24.47
Apartments (sqf)	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679	60,679
Occupancy rate	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Rental income from apartments	$ 1,096,457.37	$ 1,118,386.52	$ 1,140,754.25	$ 1,163,569.34	$ 1,186,840.72	$ 1,210,577.54	$ 1,234,789.09	$ 1,259,484.87	$ 1,284,674.57	$ 1,310,368.06	$ 1,336,575.42
CAM* Reimbursement	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 33,481.54	$ 37,201.71	$ 37,201.71	$ 37,201.71
Gross Operating Income	$ 1,310,030.28	$ 1,335,561.25	$ 1,361,602.85	$ 1,388,165.27	$ 1,415,258.95	$ 1,442,894.50	$ 1,471,082.76	$ 1,499,834.78	$ 1,556,327.10	$ 1,586,709.61	$ 1,617,699.76
Loan balance	$ 8,247,544.02	$ 7,765,153.45	$ 7,248,995.55	$ 6,696,706.60	$ 6,105,757.42	$ 5,473,441.80	$ 4,796,864.08	$ 4,072,925.92	$ 3,298,312.09	$ 2,469,475.30	$ 1,582,619.93
Debt Service	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64	$ 1,059,718.64
Interest	$ 577,328.08	$ 543,560.74	$ 507,429.69	$ 468,769.46	$ 427,403.02	$ 383,140.93	$ 335,780.49	$ 285,104.81	$ 230,881.85	$ 172,863.27	$ 110,783.39
Principal	$ 482,390.56	$ 516,157.90	$ 552,288.95	$ 590,949.18	$ 632,315.62	$ 676,577.72	$ 723,938.16	$ 774,613.83	$ 828,836.80	$ 886,855.37	$ 948,935.25
Expenses, growth rate 2%											
Interest expenses	$ 577,328.08	$ 543,560.74	$ 507,429.69	$ 468,769.46	$ 427,403.02	$ 383,140.93	$ 335,780.49	$ 285,104.81	$ 230,881.85	$ 172,863.27	$ 110,783.39
Real Estate Tax Escrow	$ -	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61	$ 204,600.61
Insurance	$ 31,143.87	$ 31,455.30	$ 31,769.86	$ 32,087.56	$ 32,408.43	$ 32,732.52	$ 33,059.84	$ 33,390.44	$ 33,724.34	$ 34,061.59	$ 34,402.20
Lawn Maintenance	$ 7,170.56	$ 7,313.97	$ 7,460.25	$ 7,609.45	$ 7,761.64	$ 7,916.87	$ 8,075.21	$ 8,236.71	$ 8,401.45	$ 8,569.48	$ 8,740.87
Snow Removal	$ 3,585.28	$ 3,656.98	$ 3,730.12	$ 3,804.73	$ 3,880.82	$ 3,958.44	$ 4,037.61	$ 4,118.36	$ 4,200.72	$ 4,284.74	$ 4,370.43
Maintenance & Cleaning	$ 9,321.72	$ 9,508.16	$ 9,698.32	$ 9,892.29	$ 10,090.13	$ 10,291.93	$ 10,497.77	$ 10,707.73	$ 10,921.88	$ 11,140.32	$ 11,363.13
Management Fee	$ 35,852.78	$ 36,569.83	$ 37,301.23	$ 38,047.25	$ 38,808.20	$ 39,584.36	$ 40,376.05	$ 41,183.57	$ 42,007.24	$ 42,847.39	$ 43,704.34
Accounting Expenses	$ 1,434.11	$ 1,462.79	$ 1,492.05	$ 1,521.89	$ 1,552.33	$ 1,583.37	$ 1,615.04	$ 1,647.34	$ 1,680.29	$ 1,713.90	$ 1,748.17
Legal Expenses	$ 717.06	$ 731.40	$ 746.02	$ 760.95	$ 776.16	$ 791.69	$ 807.52	$ 823.67	$ 840.14	$ 856.95	$ 874.09
Leasing Expenses	$ 4,780.37	$ 4,875.98	$ 4,973.50	$ 5,072.97	$ 5,174.43	$ 5,277.92	$ 5,383.47	$ 5,491.14	$ 5,600.97	$ 5,712.98	$ 5,827.24
Depreciation	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90	$ 365,077.90
Total Expenses	$ 1,036,411.72	$ 1,208,813.66	$ 1,174,279.55	$ 1,137,245.05	$ 1,097,533.67	$ 1,054,956.54	$ 1,009,311.51	$ 960,382.29	$ 907,937.40	$ 851,729.12	$ 791,492.38
Operating Income/Loss	$ 273,618.56	$ 126,747.59	$ 187,323.30	$ 250,920.23	$ 317,725.28	$ 387,937.96	$ 461,771.24	$ 539,452.49	$ 648,389.70	$ 734,980.49	$ 826,207.39
Year	10	11	12	13	14	15	16	17	18	19	20
CF=NetINcome + Dep-Principal	$ 156,305.90	$ (24,332.41)	$ 112.25	$ 25,048.95	$ 50,487.56	$ 76,438.15	$ 102,910.99	$ 129,916.56	$ 184,630.81	$ 213,203.02	$ 14,480,388.24
Accum. Equity	$ 6,472,884.74	$ 6,989,042.64	$ 7,541,331.60	$ 8,132,280.78	$ 8,764,596.40	$ 9,441,174.12	$ 10,165,112.28	$ 10,939,726.10	$ 11,768,562.90	$ 12,655,418.27	$ 13,604,353.52
Accum. Equity + Accum. Income	$ 6,746,503.30	$ 7,115,790.23	$ 7,728,654.90	$ 8,383,201.01	$ 9,082,321.68	$ 9,829,112.08	$ 10,626,883.52	$ 11,479,178.59	$ 12,416,952.60	$ 13,390,398.76	$ 14,430,560.91

Life: 39 years

CAM: Common Area Maintenance

PROFESSIONAL TEAM, MBE & WBE PARTICIPATION

PROFESSIONAL SERVICE FEES			
Service	Professional Company	Contract Amount	Percentage
Architectural	B+A Architecture	$ 180,000.00	41.19%
Structural	TBD(WBE) *	$ 82,000.00	18.76%
MEP	TBD (MBE) **	$ 85,000.00	19.45%
Civil	Renaissance Infrastructure Consulting	$ 50,000.00	11.44%
Survey	Renaissance Infrastructure Consulting	$ 5,500.00	1.26%
Geotechnical Report	Alpha-Omega Geotech	$ 4,500.00	1.03%
Special Inspection	Alpha-Omega Geotech	$ 30,000.00	6.86%
Total Professional service fees		**$ 437,000.00**	100.00%

* The WBE participation percentage meets 10% requirements of the Human Relations Department and reaches the City-wide goals of 14.4% per section 3-427, Kansas City Ordinance #180535

** The MBE participation percentage meets 14% requirements of the Human Relations Department and reaches the City-wide goals of 14.7% per section 3-427, Kansas City Ordinance #180535

CONSTRUCTION COST ESTIMATE

AIA DOCUMENT G703

APPLICATION NO: 1
APPLICATION DATE: 5/23/2023
PERIOD TO: N/A
ARCHITECT'S PROJECT NO: BA202250

PROJECT NAME: CITIHOME KC MIXED USE
625-637 Prospect Ave.
Kansas City, MO 64124

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
1	GENERAL CONDITIONS	$1,006,546.00							
2	DEMOLITION	$140,000.00							
3	EXCAVATION	$210,000.00							
4	SITE UTILITIES	$280,000.00							
5	ASPHALT PAVEMENT	$216,000.00							
6	LANDSCAPE	$75,733.00							
7	CONCRETE	$217,178.00							
8	GYPCRETE	$228,000.00							
9	MASONRY	$518,000.00							
10	STRUCTURAL WOOD	$1,120,000.00							
11	ROUGH CARPENTRY	$616,000.00							
12	INTERIOR CARPENTRY	$526,000.00							
13	CABINETS/COUNTERS	$380,000.00							
14	ROOFING	$120,654.00							
15	MOISTURE/INSULATION	$116,000.00							
16	STUCCO	$128,000.00							
17	DOORS & HARDWARE	$260,000.00							
18	WINDOWS	$209,000.00							
19	GLASS & GLAZING	$189,000.00							
20	DRYWALL	$238,000.00							
21	FLOORCOVERING/TILE	$210,000.00							
22	PAINT	$101,000.00							
23	FINAL CLEANING	$55,732.00							
24	SPECIALTIES	$120,000.00							
25	FIRE SUPPRESSION	$374,000.00							
26	PLUMBING	$1,122,112.00							
27	HVAC	$1,368,510.00							
28	ELECTRICAL	$1,360,000.00							
29	GC FEE	$560,000.00							
	GRAND TOTALS	$12,065,465.00	$0.00	$0.00	$0.00	$0.00	0%	$0.00	$0.00

DEVELOPMENT SCHEDULE

No.	Task	Date/Period
1	EDC Universal Application Materials Submittal	Wednesday, May 24th 2023
2	Urban Redevelopment Plan Submittal	Monday, June 26th 2023
3	Neighborhood Public presentation/meeting	Thursday, March 9th 2023
4	Development Review Committee	Wednesday, July 26th 2023
5	LCRA Approval Meeting	Tuesday, June 27th 2023
6	City Plan Commission Public Hearing Meeting	Tuesday, August 15th, 2023
7	Building Permit Submittal	Friday, March 01st 2024
8	Building Permit Approval	May 2024 (estimate)
9	Construction Commencement	June 2024
10	Construction Completion	June 2026 (24 months)