Centro Development
Pro Forma Executive Summary/Feasibility Analysis

EXECUTIVE SUMMARY — **Northgate Mixed-Use**

Total Number of Units:	123
Avg. NRSF / Unit	797
Total NRSF Apartments	99,500
Total NRSF Retail	60,000
Total GSF:	181,500
Efficiency Ratio	87.6%

Market Residential Rents	$0.98	per foot
With Affordable Units	N/A	per foot
Retail/Flex	$1.25	per foot

Capital Budget		Per Unit	Per NRSF	Per GSF
Land Cost	$ 926,250	$ 7,530	$ 9.31	$ 5.10
Soft Costs	$ 1,134,407	$ 9,223	$ 11.40	$ 6.25
Hard Cost	$ 10,219,500	$ 83,085	$ 102.71	$ 56.31
Public Infrastructure	$ 282,900	$ 2,300	$ 2.84	$ 1.56
Public Infrastructure Reimb	$ (282,900)	$ (2,300)	$ (2.84)	$ (1.56)
Development Fee	$ 428,019	$ 3,480	$ 4.30	$ 2.36
Interest Carry	$ 302,743	$ 2,461	$ 3.04	$ 1.67
Owners & Soft Cost Contingen	$ 480,975	$ 3,910	$ 4.83	$ 2.65
	N/A	$0	$0	$0
Total Project Cost	$ 13,491,895	$ 109,690	$ 135.60	$ 74.34

Stabilized Operating Budget	2005-2006	Per Unit	Per RSF
INCOME APT (5% Vacancy)	$ 1,354,705	$ 11,014	$13.62
INCOME RETAIL	$ 906,000	$ 7,366	$15.10
TOTAL INCOME	$ 2,260,705	$ 18,380	$22.72
MGMT FEES @ 3%	$ (67,821)	$ (551)	($0.68)
PERSONNEL	$ (94,950)	$ (772)	($0.95)
PROMOTION	$ (26,375)	$ (214)	($0.27)
UTILITIES	$ (31,650)	$ (257)	($0.32)
BLDG, GROUND MAINT& CAI	$ (68,575)	$ (558)	($0.69)
PROPERTY TAXES	$ (280,256)	$ (2,279)	($2.82)
INSURANCE	$ (31,650)	$ (257)	($0.32)
GENERAL EXPENSES	$ (14,770)	$ (120)	($0.15)
CAPITAL RESERVE ($250/uni	$ -	$ -	$0.00
RETAIL EXPENSES	$ (240,000)	$ (1,951)	($2.41)
TOTAL EXPENSES	$ (856,047)	$ (6,960)	($8.60)
NOI	$ 1,404,658	$ 11,420	$14.12
NOI BEFORE CAPITAL RESE	$ 1,404,658		

Schedule			Absorption	
			Mar-05	10
			Apr-05	20
Project Start Date:	MARCH 2004		May-05	20
First Unit Delivery:	MARCH 2005	(11 Months)	Jun-05	20
End of Construction:	AUGUST 2005		Jul-05	20
Stabilization:	AUGUST 2005		Aug-05	20
			Sep-05	13
			Total Units	123

1st Stabilized Year	Nov 2004 - Oct 2005
Real Estate Yield	10.41%
Return on Equity	20.64%

Return Sensitivity for Cost Only	Reduction in Cost Value Creation	10 Yr IRR
Both Contributions:		