

**Bystrom Brothers Site  
Sources and Uses**

**Uses**

<u>Land Acquisition</u>		<u>Subtotals</u>
Purchase Price	5,050,000	
Option Fees	40,000	
Other	5,000	5,095,000
<u>Closing Costs</u>		
Appraisal	20,000	
Environmental	26,000	
Legal	67,000	
Title, Recording	30,000	
Insurance, Operating	80,000	
Project Management	90,000	313,000
<u>Predevelopment costs</u>		
Design	47,000	
Finance	33,000	80,000
<b>Total Acquisition Cost:</b>		<b>5,488,000</b>

**Sources**

**Committed Sources:**

Met Council HLAf grant	800,000	
Hennepin County TOD grant	950,000	
Hennepin County ERF grant	26,000	
CPED Great Streets	5,000	
MN Housing LAAND loan	1,000,000	
Met Council LAAND loan*	500,000	3,281,000

*\*requires City acquisition*

**Pending Applications:**

Minneapolis TOD	600,000	600,000
First Mortgage	1,500,000	1,500,000
Gap/Equity	107,000	107,000

**Total Funding Sources: 5,488,000**