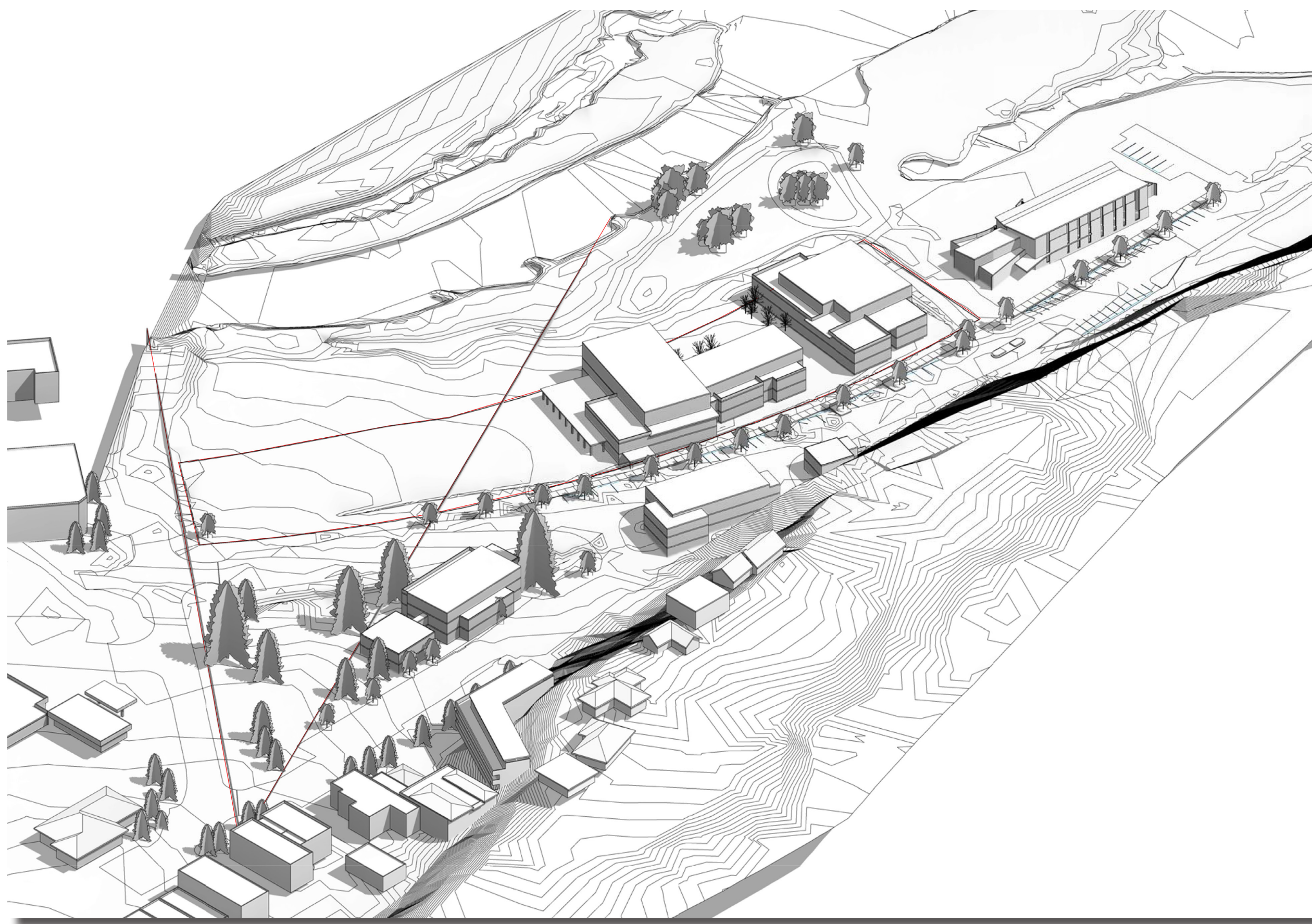
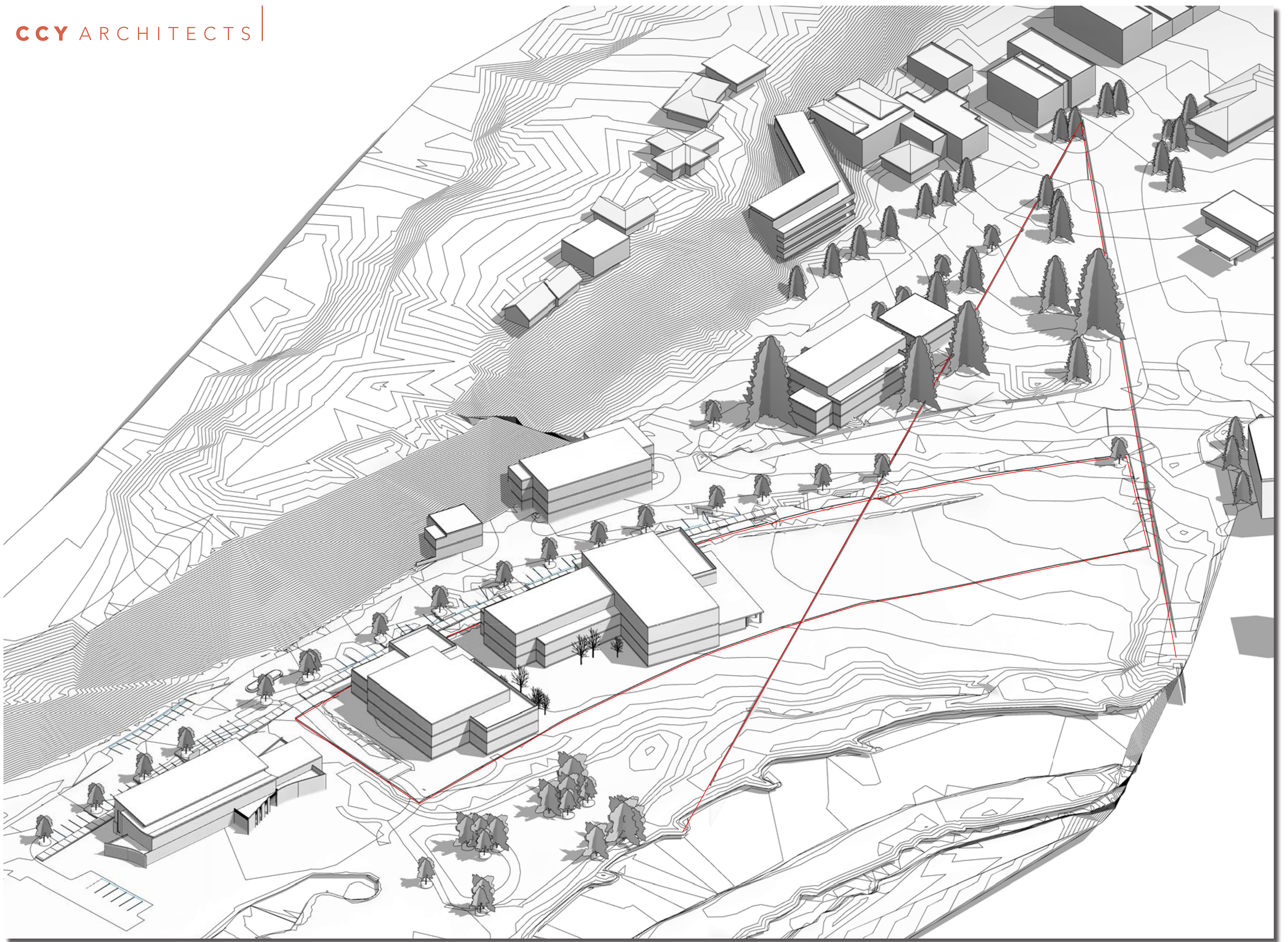
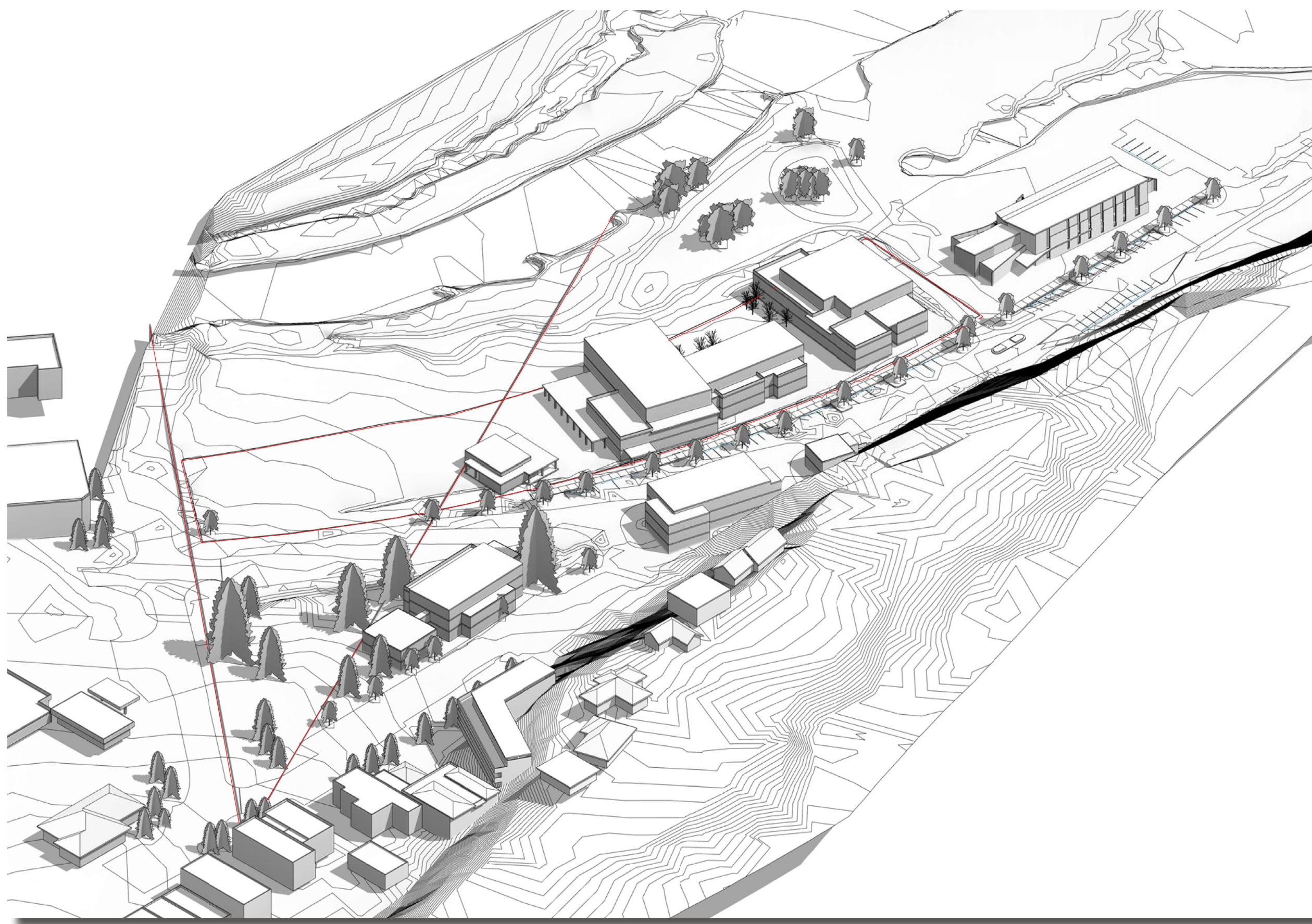
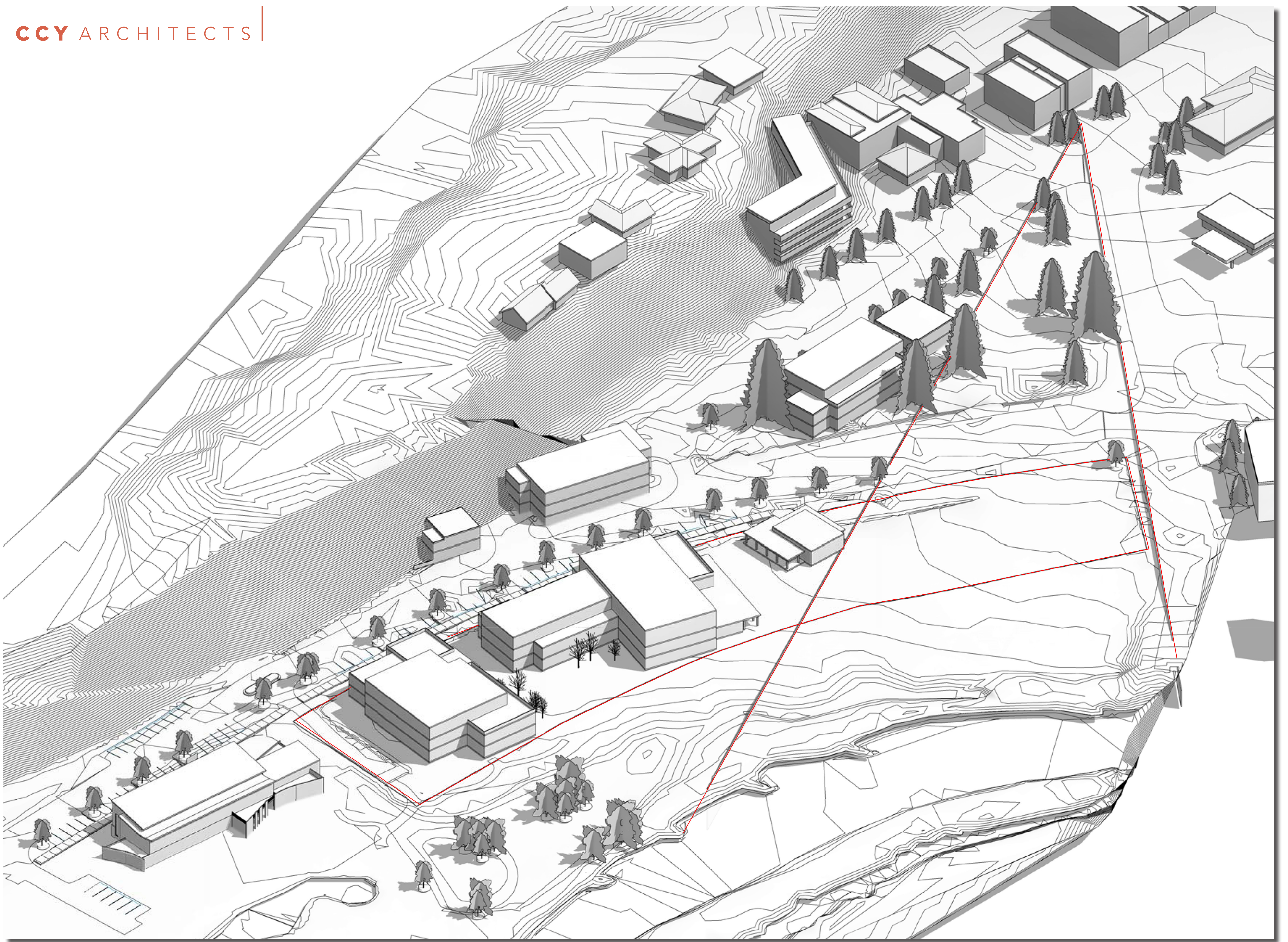


Option	CDC Parcel	Merino Park (Former Recycle Center)	Lion's Park	Total
3E	Gross Building Area = 75,000 sf Hotel + Flats (Approx. 40% Hotel - 60% Residential) Underground Parking	Gross Building Area = 19,500 sf Townhomes or Flats Tuck-Under Parking	Gross Building Area = 24,000 sf Mixed-Use: Non-Profit, Government, and Flats Underground Parking	118,500 gsf



Option	CDC Parcel	Merino Park (Former Recycle Center)	Lion's Park	Total
3E	Gross Building Area = 75,000 sf \$17,475,000 Hotel with Restaurant & Bar +/- 47 Keys at 350 sf/ea. +/- 30 Flats at 1,200 sf/ea. (Approx. 40% Hotel - 60% Residential) Underground Parking 40,500 sf / 94 Spaces \$4,050,000	Gross Building Area = 13,650 sf \$2,525,000 +/- 6 Townhomes at 1,800 sf/ea. OR +/- 9 Flats at 1,200 sf/ea. Tuck-Under Parking 4,500 sf / 12 Spaces \$112,500	Gross Building Area = 21,150 sf \$3,912,750 +/- 15 Flats at 850 sf/ea. Underground Parking 7,200 sf / 22 Spaces \$720,000	109,800 gsf \$23,912,750 \$4,882,500
	\$21,525,000	\$2,637,500	\$4,632,750	\$28,795,250

Note: Probable construction costs shown for Ehlers' reference; does not include land costs, impact fees, reimbursements, or soft costs.



Option	CDC Parcel	Merino Park (Former Recycle Center)	Lion's Park	Total
3E.2	Gross Building Area = 77,500 sf \$17,975,000	Gross Building Area = 13,650 sf \$2,525,000	Gross Building Area = 21,150 sf \$3,912,750	112,300 gsf \$24,412,750
	Hotel with Restaurant & Bar +/- 47 Keys at 350 sf/ea. +/- 30 Flats at 1,200 sf/ea. (Approx. 40% Hotel - 60% Residential)	+/- 6 Townhomes at 1,800 sf/ea. OR +/- 9 Flats at 1,200 sf/ea.	Mixed-Use: Non-Profit, Government, and Flats +/- 15 Flats at 850 sf/ea.	
	Underground Parking 40,500 sf / 94 Spaces \$4,050,000	Tuck-Under Parking 4,500 sf / 12 Spaces \$112,500	Underground Parking 7,200 sf / 22 Spaces \$720,000	\$4,882,500
	Polygon Park Pavillion at 2,500 sf Vitality Use: Restaurant or Non-Profit \$22,025,000	\$2,637,500	\$4,632,750	\$29,295,250

Note: Probable construction costs shown for Ehlers' reference; does not include land costs, impact fees, reimbursements, or soft costs.