

- D. Education:
 - 68,000 sq ft including daycare and other schooling options.
- E. Hospitality:
 - Hotel with 132 rooms and suites.
- F. Parking of 1,800 stalls.

During my financial calculation, I considered multi-family housing, and hospitality (hotel) as (Residential). And I considered retail and entertainment, office, education as (Commercial). And parking facilities as parking with \$100 revenue per stalls.

Market Analysis

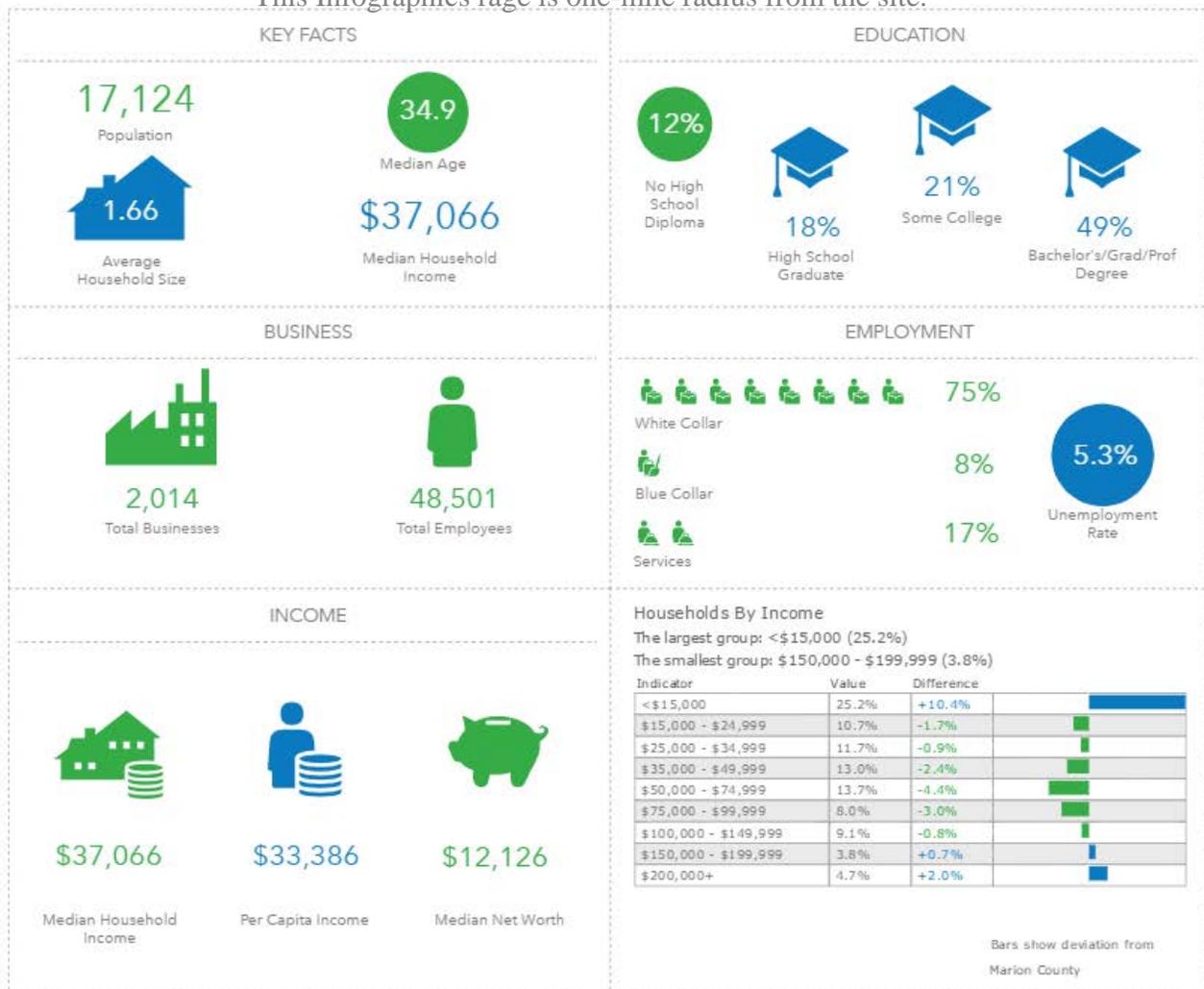
A project like this will bring economic vitality and will add undoubtedly cultural and social value to the surrounding area and specially the upper right corner of central Indianapolis.

Key Facts

901 Carrollton Ave, Indianapolis, Indiana, 46204
Rings: 1 mile radii

Prepared by Esri
Latitude: 39.77982
Longitude: -86.14353

This Infographics rage is one-mile radius from the site.

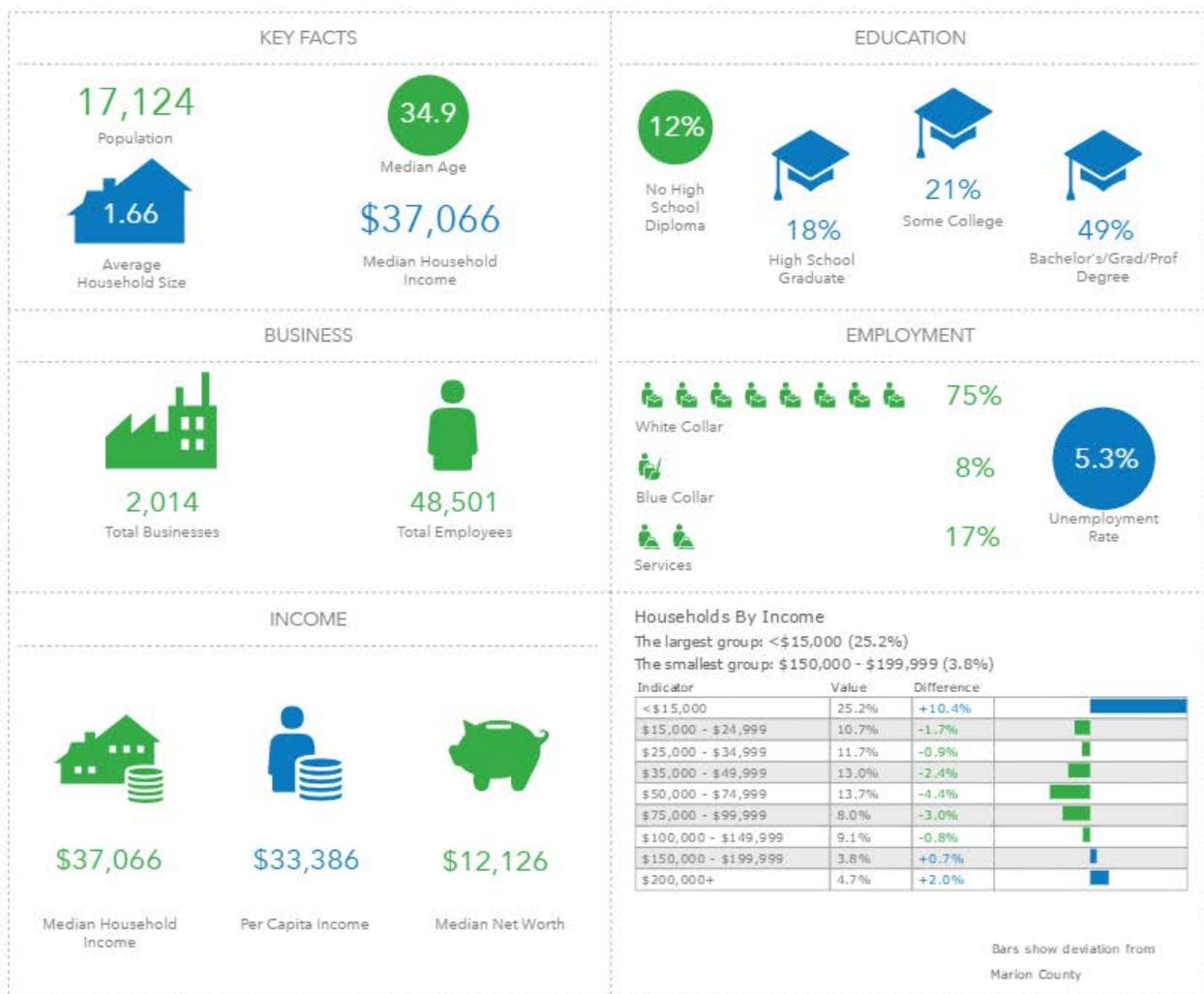


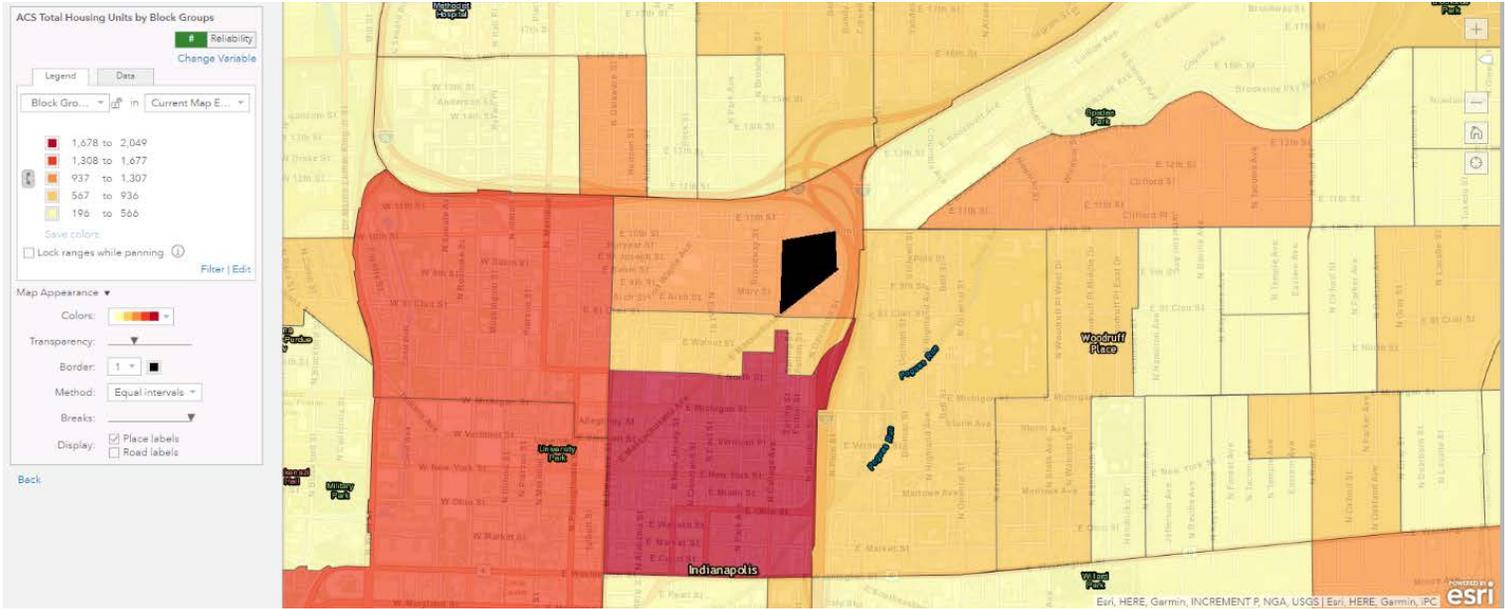
And in the following chart shows the same type of demographic and facts for the area inside the loop as the central district of the city. Then the following map shows us the total of housing units by block groups and the block that the selected site in have roughly 567 to 936 units. This an opportunity to increase housing units to about 1300 units to meet the needs and demands of the area.

Key Facts

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Site Selection

On page one we have a map of the region and here a map of the site itself with the three blocks.



The site was zoned industrial until Hendericks was able to get a variance to change it to the block stated the specific use. In general, the main use going to be mixed use. The total size of the site is about 1,000,000 sq ft. That will make plenty of room for the proposed project. Hendericks now are conduction land investigation to determine if there is a possibility of contamination to be taken care of first. The city of Indianapolis is very supportive of this project.

Costs and Financing

The total development cost is \$262,000,000. And the sources of funds as follows.

Owner’s Equity (OE) is \$79,600,000 and Conventional Debt Financing (CDF) is \$180,000,000 and Site Remediation Subsidies (SRS) is \$2,400,000 once again to make a total cost of \$262,000,000. Hendericks offered \$12,000,000 to pay of the property and also be guided with IPS needs for the redevelopment. Once again the city is very supportive of this development and the city is being very collaborative with Hendericks to make this happen. The rest of the financial concerns will be clearly state at the feasibility report. Here are some of program shot that elaborate more on cost and financing.

PRO FORMA (page 1 of 5)				IPS Coca-Cola Site_Indy		white space indicates data entry	
RENT AND EXPENSE ASSUMPTIONS							
RESIDENTIAL RENTS							
Unit Type	# Units	Mo. Rent	Ann. Rent				
Multi-Family Housnig	337	1,400.00	5,661,600				
Hotel	132	1,200.00	1,900,800				
	0	0.00	0				
	0	0.00	0				
	0	0.00	0				
	0	0.00	0				
	0	0.00	0				
	0	0.00	0				
TOTAL	469		7,562,400				
COMMERCIAL RENTS							
Description	Leaseable SF	\$/SF/Year	Annual Rent				
Retail and Entertainment	108,000	16.00	1,728,000				
Offices	339,000	16.00	5,424,000				
Education	68,000	8.00	544,000				
Total Commercial	515,000		7,696,000				
	Leaseable SF	\$/SF/Year	Ten. Cont.				
Tenant Contributions	0	0.00	0				
Tenant Contributions	0	0.00	0				
Tenant Contributions	0	0.00	0				
TOTAL TENANT CONTRIBUTIONS	0		0				
RESIDENTIAL ASSUMPTIONS							
					Percent		
Rent Inc./Year					0.00%		
Op Cost Inc./Year					0.00%		
Reserves Inc./Year					0.00%		
Vac. Year 1					7%		
Vac. Year 2					5%		
Vac. Year 3 & Future					4%		
COMMERCIAL ASSUMPTIONS							
					Percent		
Rent Inc./Year					0.00%		
Op. Cost Inc./Year					0.00%		
Reserves Inc./Year					0.00%		
Vac. Year 1					4%		
Vac. Year 2					3%		
Vac. Year 3 & Future					1%		
Other Income Increase					3%		
Weighted Op. Exp.					0%		
TOTAL INCOME							
Residential Income	7,562,400						
Commercial Income	7,696,000						
Tenant Contributions	0						
Other Income	2,160,000	Parking \$100/month					
TOTAL INCOME	17,418,400						

OPERATING EXPENSES	TOTAL	Per Unit	
Management Fee	0	0	0.0% Percent of EGI
Advertise/Market	0	0	
Legal	0	0	
Administrative	0	0	
Utilities	0	0	
Trash	0	0	
Maintenance/Repairs	0	0	
Grounds	0	0	
Real Estate Property Tax	0	0	
Insurance	0	0	
Other	2,140,700	4,564	
Total Operating Expenses		0	0.00% Percent of Revenue
Replacement Reserves	0	0	
Other	0	0	
Total Operating Exp. and Reserves	0	0	0.00% Percent of Revenue

Revenues and Miscellaneous

As the pro forma states that there is 337 Multi-Family Housing with an average of three bedrooms with a rent of \$1,400 per month. And the calculation continues to cover commercial rent considering vacancy rate and parking stalls revenues. The effective gross Income is \$16,429,992 for the first year, and operating income is \$14,289,292 with operating expenses of \$2,140,700. With IRR of 17.06%. And loan to be paid in 15 yrs.

PROPOSED PERMANENT FINANCING

	Amount
BANK	180,000,000
Amortizing Loan	0
Amortizing Loan	0
Interest Only Loan	0
Interest Only Loan	0
Deferred Loan	0
Deferred Loan	0
Developer Loan	0
Cash Flow Loan	0
TOTAL LOANS	180,000,000
Grant - Non Basis	0
Grant - Other	2,400,000
TOTAL GRANTS	2,400,000
EQUITY	79,600,000
TOTAL SOURCES	262,000,000

		1	2	3	4	5	6	7	8	9	10
Net Cash Flow After-tax		14,289,292	14,622,260	14,938,126	15,004,123	15,072,099	15,142,115	15,214,231	15,288,510	15,365,018	15,443,822
Ltd. Partners	79,600,000	14,287,863	14,620,798	14,936,632	15,002,622	15,070,592	15,140,601	15,212,709	15,286,982	15,363,482	15,442,277
IRR Equity		92,315,478									
Desired IRR		14.00%									
Actual IRR		17.06%									

Feasibility Report

Based on my feasibility report, I reach to the conclusion that this project is feasible that IRR is 17.06% which makes it greater than 10%. Within a following document the pro forma is lead out clearly that shows the potential benefit behind this project.