

**Exhibit B**  
**Legacy of Hope DFW**  
**Estimated Investment Expenditures**

USES	AMOUNT	PERCENT	INVESTMENT EXPENDITURE (Eligible towards minimum investment requirement)
Acquisition	\$200,000	4%	\$200,000
Demolition	\$84,488	2%	\$84,488
On-Site Improvements	\$210,925	4%	\$210,925
Off-Site Infrastructure	\$0	0%	
Building (Hard) Construction Costs	\$2,420,236	51%	\$2,709,724
Tenant Improvements	\$854,511	18%	\$854,511
Contingency (3%)	\$268,750	6%	
Professional Fees	\$174,456	4%	\$174,456
Construction Finance	\$89,980	2%	
Permanent Finance	\$61,972	1%	
Soft Costs	\$130,000	3%	
Reserves	\$0	0%	
Developer Fee	\$233,996	5%	
<b>Total Uses</b>	<b>\$4,729,314</b>	<b>100%</b>	<b>\$4,234,104</b>

Developer shall incur (or cause to be incurred) and provide documentation evidencing a minimum of \$3,000,000 in Investment Expenditures for construction of the Project, including the sum of all costs for site acquisition, environmental remediation, demolition, off-site infrastructure, on-site preparation, building construction/finish-out/furnishings, and professional fees (e.g. architecture, engineering, landscape architecture, interior design, surveying, environmental remediation). Construction management costs may be considered an Investment Expenditure if services are directly related to ensuring the quality of the construction of the Project and are performed by an independent and unaffiliated third-party. Construction management costs must be evidenced by invoices with detailed descriptions of services performed. Developer fees, legal fees, marketing fees, financing fees, leasing commissions, carrying costs, reserves, operating deficits through stabilization and other similar costs shall not be considered an Investment Expenditure. With the exception of site acquisition, professional fees, environmental assessments and other eligible due diligence costs, no expenditures made prior to City Council approval of this resolution shall count towards the required minimum investment.