

# EXHIBIT B

## Oak Park Mixed-Use and Mixed-Income Project

Investment Expenditure		Eligible Investment Expenditures (Min. Investment Requirement)	
<b>Private Costs</b>		<b>Private Costs</b>	
<b>LAND COSTS</b>	\$12,209,610	<b>LAND COSTS</b>	\$12,209,610
<b>HARD COSTS</b>		<b>HARD COSTS</b>	
<del>CONSTRUCTION COSTS (INCL. FEES)</del>	<del>66,806,000</del>	<del>CONSTRUCTION COSTS (INCL. FEES)</del>	<del>66,806,000</del>
CONSTRUCTION COSTS (INCL. FEES) - ADD'L RETAIL	69,970,459	CONSTRUCTION COSTS (INCL. FEES) - ADD'L RETAIL	66,880,481
CONTINGENCY	4,441,320	CONTINGENCY	4,441,320
POWER UTILITY	50,000	POWER UTILITY	50,000
<b>HARD COSTS TOTAL</b>	<b>\$74,297,320</b>	<b>HARD COSTS TOTAL</b>	<b>\$74,297,320</b>
<b>HARD COSTS TOTAL</b>	<b>\$74,461,779</b>	<b>HARD COSTS TOTAL</b>	<b>\$71,371,801</b>
<b>SOFT COSTS</b>		<b>SOFT COSTS</b>	
CONSTRUCTION PERIOD INSURANCE	\$629,187	CONSTRUCTION PERIOD INSURANCE	\$629,187
DESIGN & ENGINEERING	\$1,257,480	DESIGN & ENGINEERING	\$1,257,480
LEGAL, TITLE & CLOSING COSTS	\$332,400	LEGAL, TITLE & CLOSING COSTS	\$332,400
TAXES/TAX SERVICES	\$2,154,181	TAXES/TAX SERVICES	\$2,094,181
FINANCING COSTS, APPRAISAL	\$7,451,564	APPRAISAL	\$7,600
MUNICIPAL AND FILING FEES	\$356,740	MUNICIPAL AND FILING FEES	\$356,740
MARKETING	\$108,000		
DEVELOPER FEE	\$3,421,397		
SOFTWARE LICENSES	\$5,000		
BANK FEES	\$2,000		
MISCELLANEOUS	25,000		
UTILITIES PRIOR TO DEMOLITION	6,000	UTILITIES PRIOR TO DEMOLITION	6,000
COMMON AREA FF&E	450,000	COMMON AREA FF&E	450,000
SOFT COST CONTINGENCY	500,000	SOFT COST CONTINGENCY	500,000
OPERATING DEFICIT	750,000		
<b>SOFT COSTS TOTAL</b>	<b>\$17,448,949</b>	<b>SOFT COSTS TOTAL</b>	<b>\$5,633,588</b>
<b>SOFT COSTS TOTAL - ADD'L RETAIL</b>	<b>\$17,872,312</b>	<b>SOFT COSTS TOTAL - ADD'L RETAIL</b>	<b>\$6,056,951</b>
<b>TOTAL PRIVATE COSTS</b>	<b>\$100,955,879</b>	<b>TOTAL PRIVATE COSTS</b>	<b>\$89,140,518</b>
<b>TOTAL PRIVATE COSTS</b>	<b>\$104,543,701</b>	<b>TOTAL PRIVATE COSTS</b>	<b>\$89,638,362</b>
<b>PUBLIC COSTS</b>		<b>PUBLIC COSTS</b>	
<b>TIF ELIGIBLE COSTS</b>		<b>TIF ELIGIBLE COSTS</b>	
DESIGN & ENGINEERING	\$139,720	DESIGN & ENGINEERING	\$139,720
UTILITY IMPROVEMENT/RELOCATION/BURIAL	\$6,682,000	UTILITY IMPROVEMENT/RELOCATION/BURIAL	\$6,682,000
STREETSCAPE	\$409,000	STREETSCAPE	\$409,000
ENVIRONMENTAL REMEDIATION AND DEMOLITION	\$175,000	ENVIRONMENTAL REMEDIATION AND DEMOLITION	\$175,000
<b>TOTAL TIF ELIGIBLE COSTS</b>	<b>\$7,405,720</b>	<b>TOTAL TIF ELIGIBLE COSTS</b>	<b>\$7,405,720</b>
<b>TOTAL PUBLIC COSTS</b>	<b>\$7,405,720</b>	<b>TOTAL PUBLIC COSTS</b>	<b>\$7,405,720</b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$108,361,599</b>	<b>TOTAL ELIGIBLE INVESTMENT EXPENDITURES</b>	<b>\$96,546,238</b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$111,949,421</b>	<b>TOTAL ELIGIBLE INVESTMENT EXPENDITURES</b>	<b>\$97,044,082</b>