

Exhibit 4A

USES	Total Project Costs	Owner's Equity	PIAC Grant	Central City EDI	PACE Reimbursable	TIF Reimbursable	Super TIF Reimbursable
Existing Mortgage Payoff	\$ 1,044,230	\$ -	\$ -	\$ -	\$ -	1,044,230	
Hard Construction/General Contractor/Remodel	5,002,837	39,813	502,000	2,139,970	490,527	1,830,527	
Future Development	1,093,207		-	-	-		1,093,207
Tenant Improvements/TI Allowance	205,000	-	-	27,432		177,568	
Pre-Development Improvements	300,000	300,000					
Signage and Security	2,500	-	-	-		2,500	
Permanent Interest Costs	2,476,025	-	-	-		2,476,025	
Construction Interest Costs	110,000	-	-	-		110,000	
Construction Loan Escrow	116,754					116,754	
Legal Fees (including bank)	211,242	-	-			211,242	
Private Financing Costs	244,495	116,754	-	-		127,741	
Project Management/Owner's Rep	55,058	-	-	19,024		36,034	
Development Fee	238,806			62,485		176,321	
Architrectural/Design/MEP	263,715	-	-	92,589		171,126	
FF&E	2,500	-	-	-		2,500	
TIF Commission Administrative Costs	333,000			11,181		321,819	
Contingency	424,907	-	-	36,464		388,443	
Total	\$ 12,124,277	\$ 456,567	\$ 502,000	\$ 2,389,146	\$ 490,527	\$ 7,192,830	1,093,207