

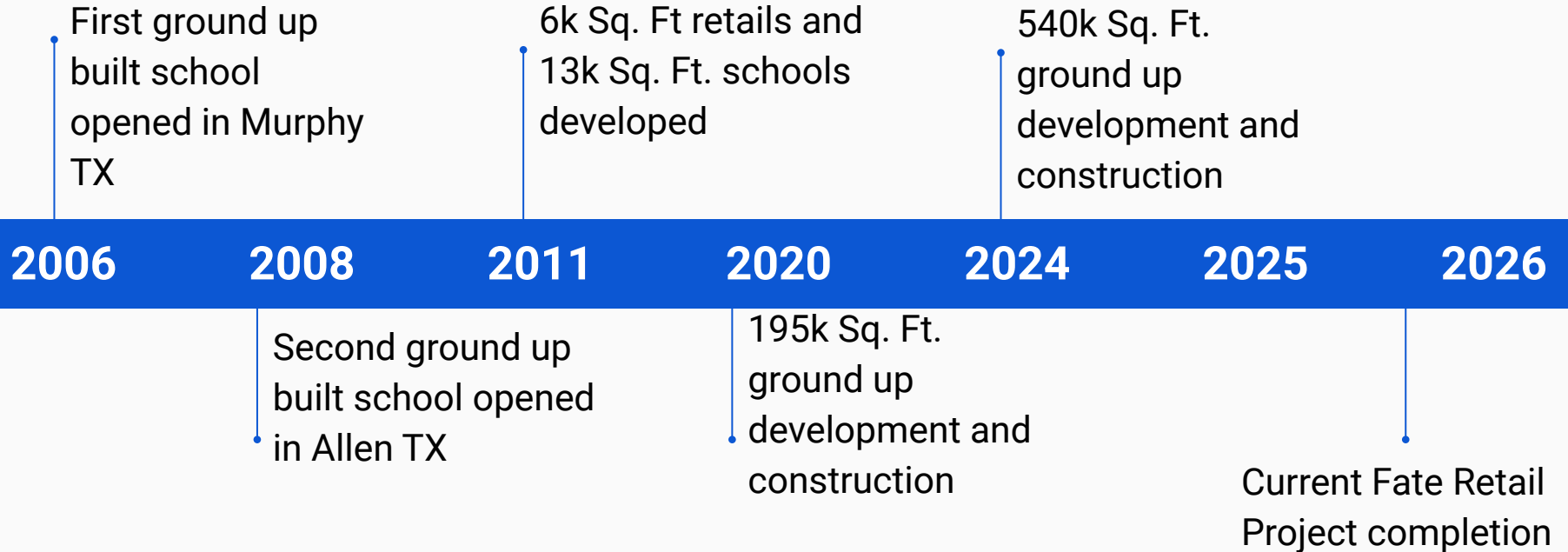
Commercial Retail Projects



NORTHWAY FINANCING
Financial Solutions



Our Real Estate History



Fate Project Overview



Project Details - Fate

\$4M

Building Cost

22,200 Sq Ft

\$1.2M

Land Cost

2.86 Ac

\$5.2M

Total Construction Cost

\$880K

Tenant Finish Out Cost

\$40 psf

\$400K

Contingencies

10%

\$6.5M

Total Hard Cost

\$350K

Engineering, City

\$200K

Financing

\$260K

Agent Commissions

\$7.3M

Total Project Cost

Major Expenses



**Yearly
Expenses**

Bank - Mortgage, **9%**
County - Property Taxes, **3%**
SRC - Maintenance, **3%**
Northway - Bookkeeping
SRC - Retail Management, **6%**



**One Time
Expenses**

Northway - Financing, **1.5%**
Bank - Costs, **\$100K**
SRC - Engineering, **\$250K**
SRC - Construction, **\$4M**
City - Construction, **\$200K**
Real Estate Agents - Commissions, **6%**
Tenant Finish Out - **\$40 psf**

The Team



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