

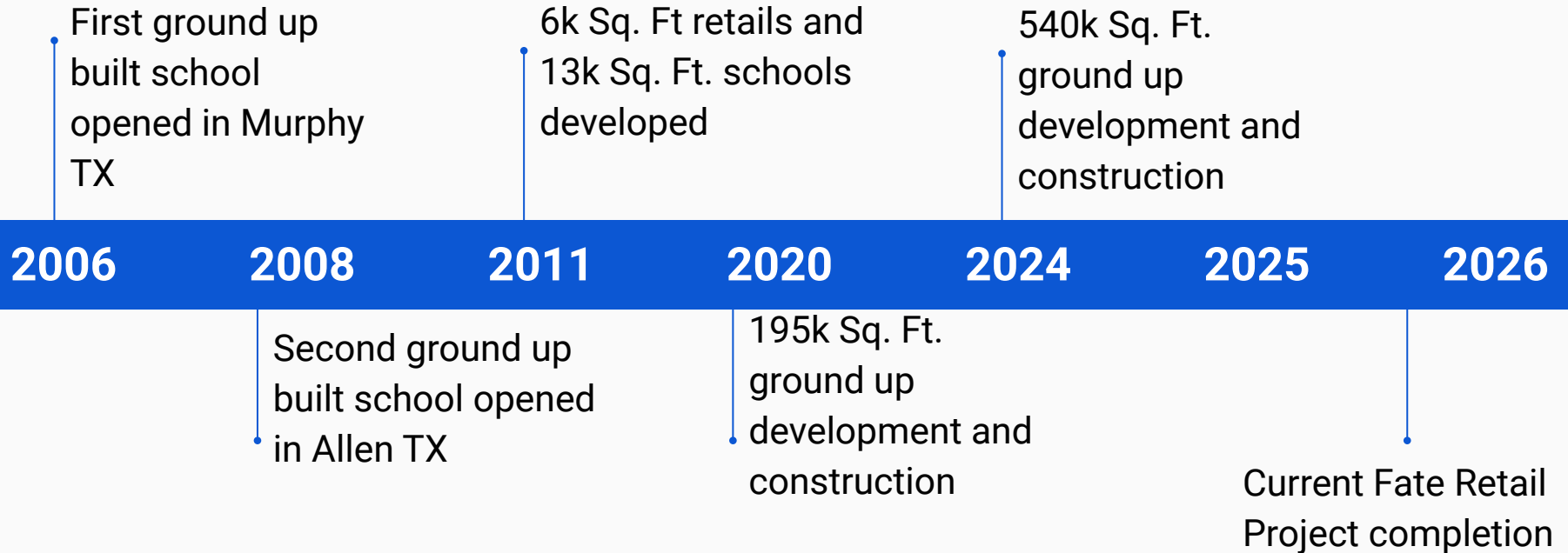
# Commercial Retail Projects



**NORTHWAY FINANCING**  
Financial Solutions



# Our Real Estate History



# Georgetown Project Overview



# Project Details - Georgetown

**\$3.366M**

**Building Cost**

19,500 Sq Ft

**\$355K**

**Engineering, City**

**\$1.5M**

**Land Cost**

2.424 Ac

**\$200K**

**Financing**

**\$4.86M**

**Total Construction Cost**

**\$222K**

**Agent Commissions**

**\$780K**

**Tenant Finish Out Cost**

\$40 psf

**\$336K**

**Contingencies**

10%

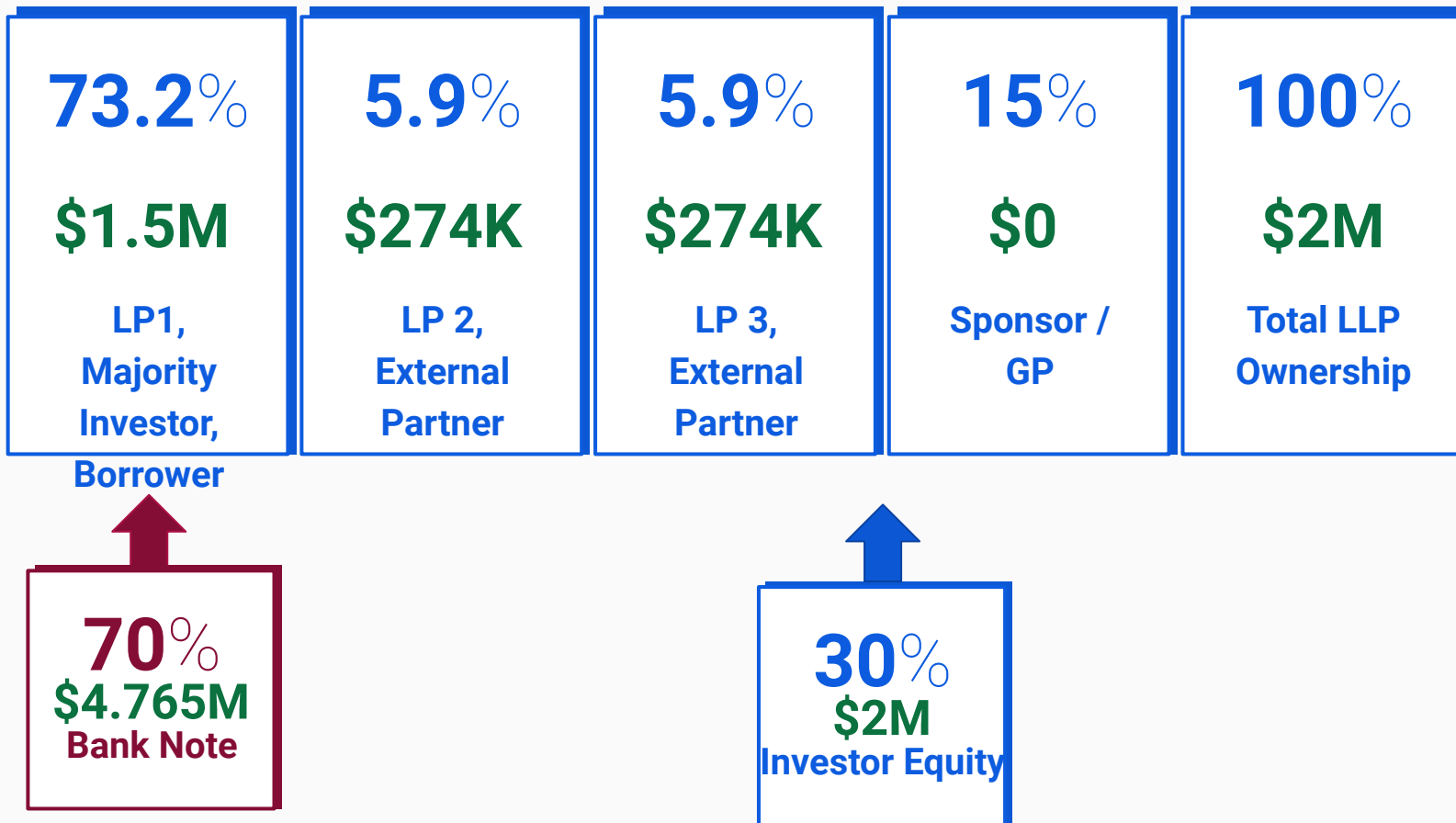
**\$6M**

**Total Hard Cost**

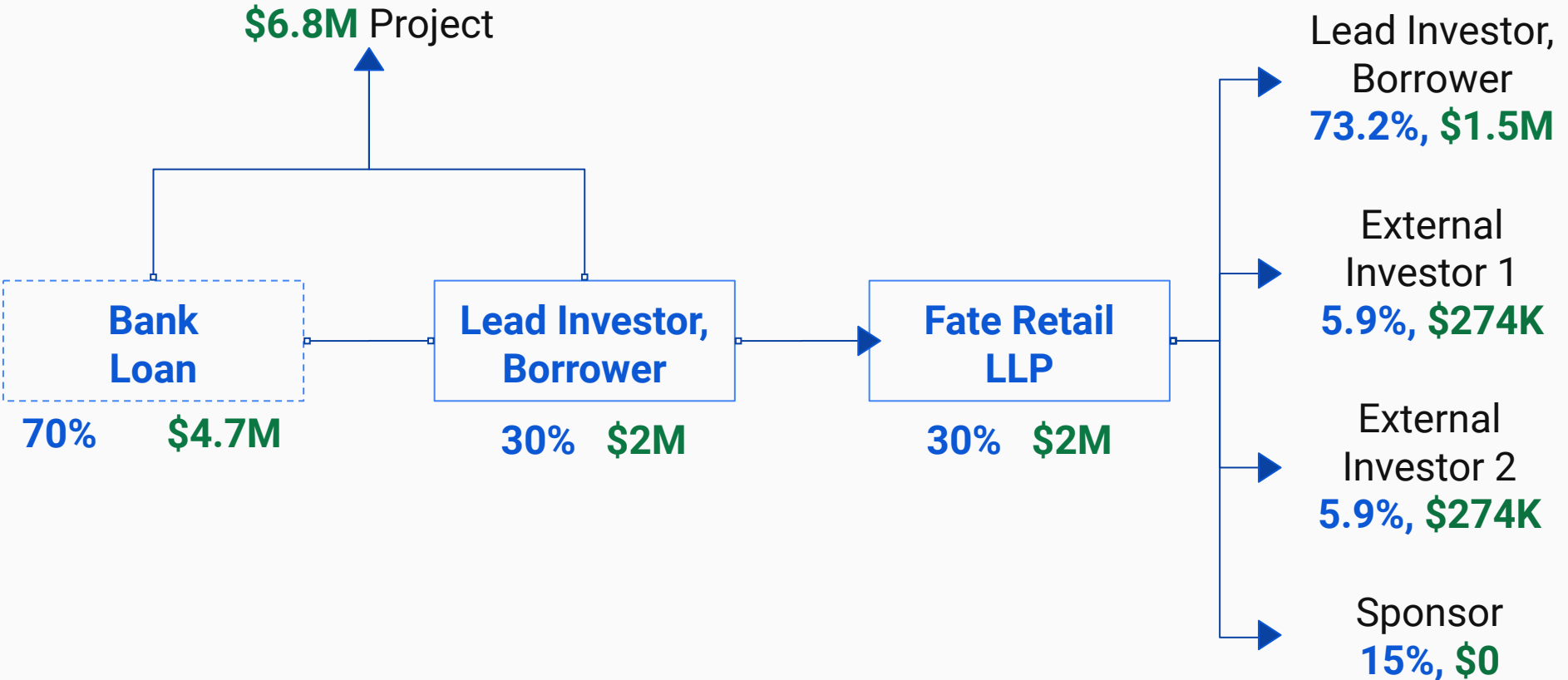
**\$6.8M**

**Total Project Cost**

# Equity Breakdown



# Investment Structure



# 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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