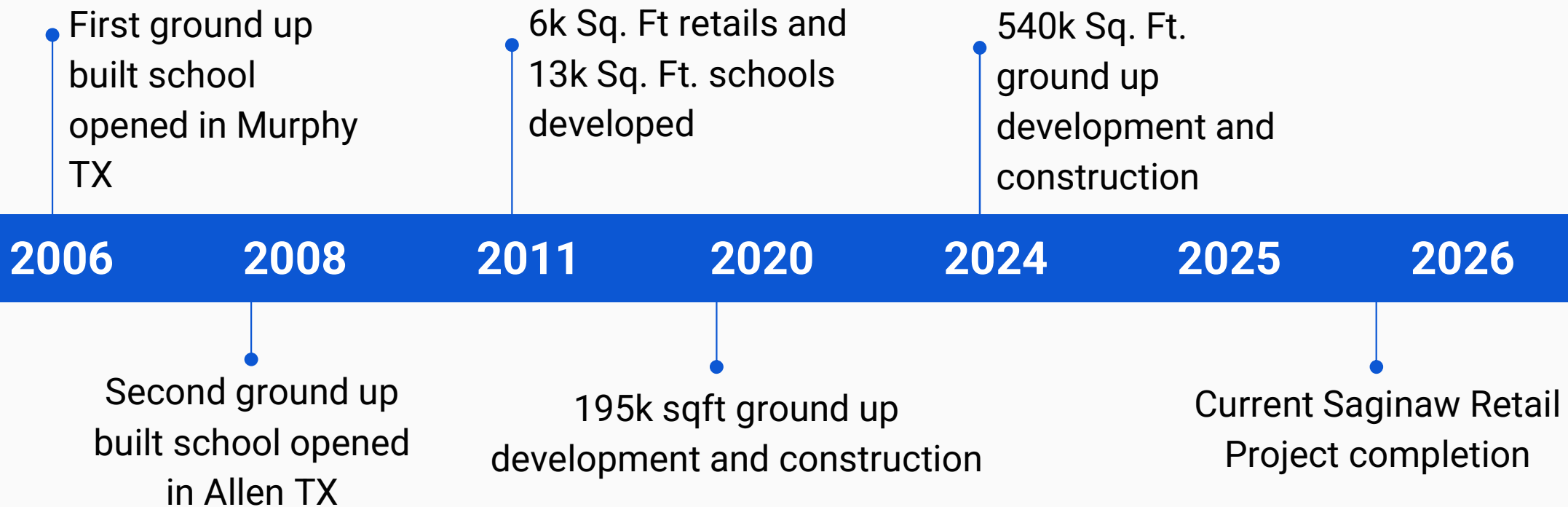


Commercial Retail Project



Our Real Estate History



Saginaw Project Overview



Project Details - Saginaw

\$4.4M

Building Cost

22,200 Sq Ft

\$355K

Engineering, City

\$1.5M

Land Cost

2.86 Ac

\$200K

Financing

\$5.9M

Total Construction Cost

\$150K

Agent Commissions

\$684K

Tenant Finish Out Cost

\$24 psf

\$440K

Contingencies

10%

\$7.02M

Total Hard Cost

\$7.73M

Total Project Cost

Major Expenses



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



Northway - Financing, **1.5%**
Bank - Costs, **\$200K**
SRC - Engineering, **\$250K**
SRC - Construction, **\$4.4M**
City - Construction, **\$105K**
Real Estate Agents - Commissions, **3%**
Tenant Finish Out - **\$24 psf**

The Team



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Management, Operations



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