

## Response Matrix to RFP (8/24/05)

	<b>AMJ Inc of Gainesville</b>	<b>Equite Ventures Realty Gainesville Greens</b>	<b>Florida Main Street City Square</b>	<b>Windsor/Aughtry Gainesville Grand Center</b>
<b>Land Sales \$</b>	\$514,000	\$514,000	\$514,000	\$514,000
<b>Private Development Costs</b>	\$43,668,468	\$36,521,392	\$38,197,419	\$15,683,000
<b>Residential Units #</b>	88	134 39% affordable	89	35 - 45
<b>Retail Space</b>	60,700 s.f.	43,430 s.f.	10,400 s.f.	6,000 s.f.
<b>Hotel Units</b>	0	0	110	120
<b>Equity</b>	\$6,500,000	\$7,800,000	\$8,990,000	\$3,200,000
<b>Public Assistance Parking</b>	Not stated (estimate) 3/1,000 retail = 1180 2 unit = 176	362 Spaces Leased @ \$130,236/year	165 spaces Purchase@\$9,000/sp \$1,485,000	150 spaces
<b>Development Schedule</b>	22-28 months	38 months	33 months	12 - 18 months
<b>Base YR Estimated Tax Increment</b>	\$395,000	\$386,000	\$417,000	\$190,152
<b>Projected 15 YR Increment Incentive %</b>	80% \$5,464,720	60% / \$4,005,155 NPV = \$1,950,000	44.8% / \$3,235,000 + upfront incentives	80% / \$2,630,702
<b>15 YR Trust Fund Receipts</b>	\$1,366,180	\$2,641,400	\$3,976,355	\$657,676