

6 Structures	STRUCTURE / Finance Phase Group	Structure 1 / FP Group 1	Structure 2 / Structure 3 / FP Group 2 / FP Group 3		Structure 4 / FP Group 4		Structure 5 / FP Group 5		Structure 6 / FP Group 6												
20 Phases	PHASE	Retail 1	Residential	Res 3	Res 4	Land 1	Land 2	Res 2	Land 3	Retail 2	Retail 4	Land 4	Retail 3	Retail 5	Office 1	Office 2	Office 3	Office 4	Office 5	Office 6	Office 7
-	Developer Phase No.	3	4	6	7	8	9	5	10	12	14	11	13	15	16	17	18	19	20	21	22

**Data File Summary** 6 Structure, 20 Phase Project with 5 Equity and 5 Debt Sources plus Mortgages  
 C:\DA PROJECTS\ARGUS - FS Package\10 03 05 - 20 Phase - 6 Structure Multi-Use Sample Project.wcx  
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Cap Areas		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
# Records	20	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
# Units	12	1	0	0	0	0	0	0	0	1	1	0	1	1	1	1	1	1	1	1	1
GBA	1,300,000	120,000	0	0	0	0	0	0	0	120,000	120,000	0	120,000	120,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
NRA	1,300,000	120,000	0	0	0	0	0	0	0	120,000	120,000	0	120,000	120,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Avg Rent Rate	0	10.00	0	0	0	0	0	0	0	10	10	0	10	10	12	12	12	12	12	12	12
Avg Cap Rate %	0	8.00	0	0	0	0	0	0	0	8	8	0	8	8	8	8	8	8	8	8	8
Avg Sales Value / Unit	0	15,342,917	0	0	0	0	0	0	0	15,342,917	15,342,917	0	15,342,917	15,342,917	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Avg Sales Value / Net Area	0	128	0	0	0	0	0	0	0	128	128	0	128	128	150	150	150	150	150	150	150
Unit Areas																					
# Records	20	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
# Units	600	0	100	100	100	50	50	100	50	0	0	50	0	0	0	0	0	0	0	0	0
GBA	1,444,444	0	111,111	111,111	111,111	250,000	250,000	111,111	250,000	0	0	250,000	0	0	0	0	0	0	0	0	0
NRA	1,400,000	0	100,000	100,000	100,000	250,000	250,000	100,000	250,000	0	0	250,000	0	0	0	0	0	0	0	0	0
Const Rate avg	0	0	100	100	100	6	6	100	6	0	0	6	0	0	0	0	0	0	0	0	0
Avg Sale Rate/Net Area	0	0	200	200	200	36	36	200	36	0	0	36	0	0	0	0	0	0	0	0	0
Avg Unit Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals - all Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Records	40	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Units	612	1	100	100	100	50	50	100	50	1	1	50	1	1	1	1	1	1	1	1	1
GBA	2,744,444	120,000	111,111	111,111	111,111	250,000	250,000	111,111	250,000	120,000	120,000	250,000	120,000	120,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
NRA	2,700,000	120,000	100,000	100,000	100,000	250,000	250,000	100,000	250,000	120,000	120,000	250,000	120,000	120,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
NRA / GBA (Efficiency)	98.4%	100.0%	90.0%	90.0%	90.0%	100.0%	100.0%	90.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Timing & Other																					
Start Date	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10
End Date	May-13	Jul-12	Apr-12	Apr-12	Apr-12	Dec-12	Dec-12	Apr-12	Dec-12	Jul-12	Jul-12	Dec-12	Jul-12	Jul-12	May-13	May-13	May-13	May-13	May-13	May-13	May-13
Site Area	950,000	10,000	30,000	70,000	70,000	80,000	40,000	70,000	40,000	10,000	90,000	40,000	50,000	50,000	20,000	60,000	100,000	20,000	20,000	60,000	20,000
Net Site Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Floor Area Ratio	2.9	12.0	3.7	1.6	1.6	3.1	6.3	1.6	6.3	12.0	1.3	6.3	2.4	2.4	5.0	1.7	1.0	5.0	5.0	1.7	5.0