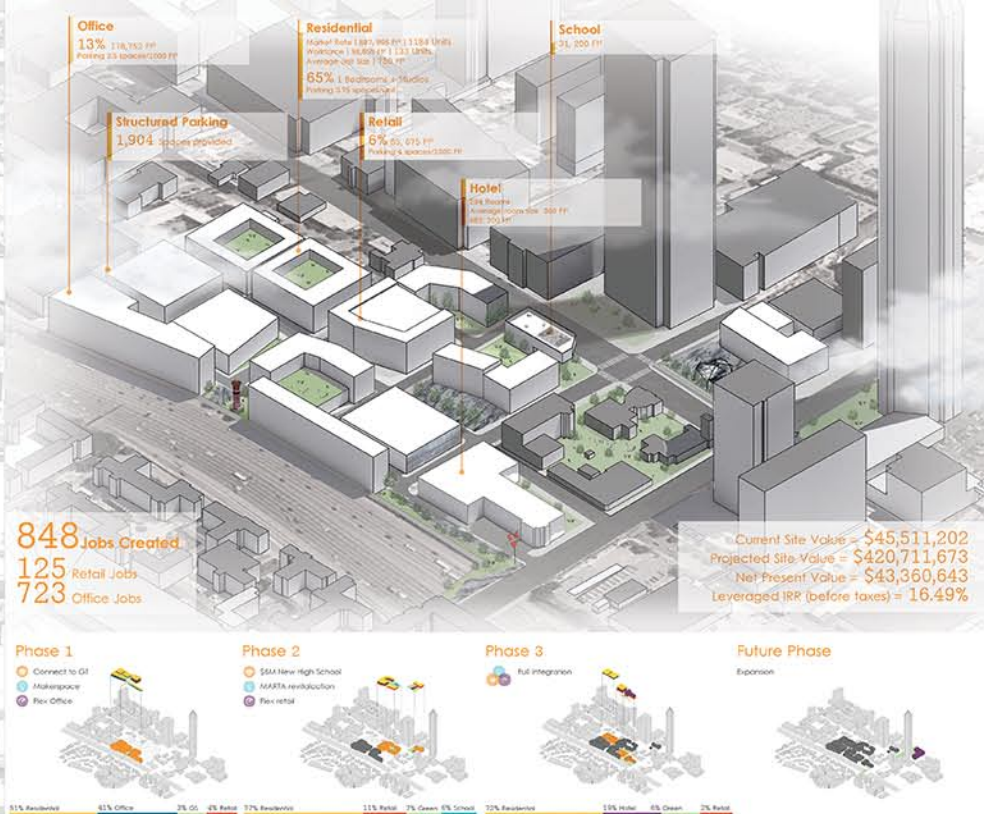
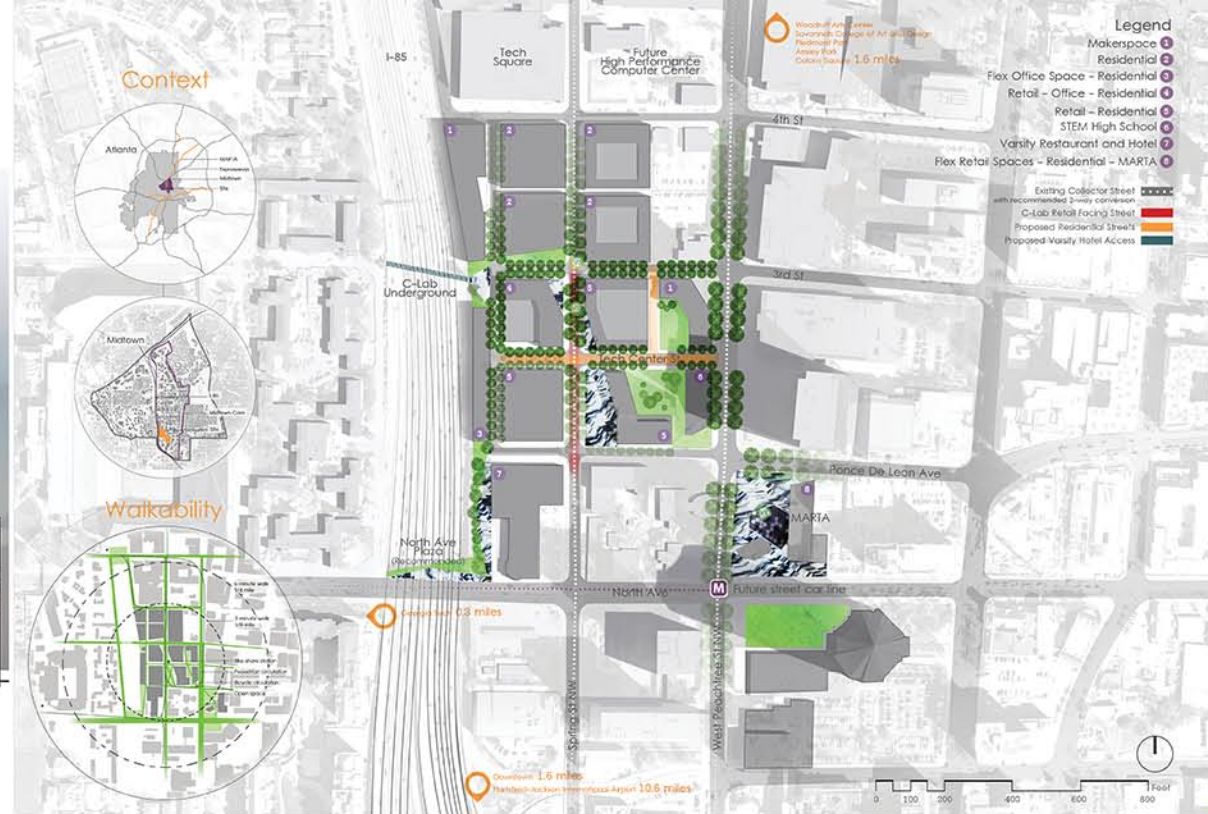


# THE COLLABORATIVE

EDUCATION INNOVATION ACCELERATION







## Columbus Local Competition

### Project Financial Summary

Project Number:	160126
Project Name:	The Collaborative
Land Cost (Year 0):	\$45,511,202
Total Cost to Construct:	\$248,453,754
Projected Value (Year 10):	\$420,711,674
Unleveraged Return:	8.44%
Leveraged Return:	16.49%
Total Public Investment:	\$23,932,022
Sources of Public Investment:	
Total Equity Investment:	\$110,164,060
Total Financed:	\$382,549,836

### Project Breakdown

Use	Cost	Gross Area (SF)	% of Development	Leasable Area		Rental Rate	Vacancy Rates
	Assumptions/SF			(SF)	Area (Units)		
Affordable Apartments	\$142	107,235	8%	84,788	133	\$1.50	3.00%
Market Apartments	\$157	879,315	66%	754,800	1184	\$2.00	5.00%
Retail	\$150	85,675	6%	77,108		\$20.54	10.00%
Restaurant	\$0	0	0%	0			
Office	\$131	178,752	13%	160,877		\$22.54	10%
Hotel	\$138	88,200	7%	74,970	294	\$155.00	30.00%
Parking Structure	\$53	1,904	0%	1,809	-	\$125.00	5.00%
Total		1,341,081		1,154,351			

Comments:



Design:

	strongly agree	agree	neutral	disagree	strongly disagree
1. Overall board is clear & easy to understand.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Drawings are engaging & helpful.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Environmentally sustainable / mindful of impact.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Engages / Integrates surroundings.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Well suited for surrounding community.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Created a distinct vision / brand.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. Effectively & conceptually addresses problem.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Practical / Realistic.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. Innovative / Inspiring.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Notes:

Financial:

	strongly agree	agree	neutral	disagree	strongly disagree
10. Format is clear.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Development cost & sales/rental income assumptions are appropriate (market-aligned).....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. Feasible debt-to-equity ratio & cost of the debt.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. IRR is achievable.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. Presents a compelling value proposition.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
15. Demonstrates strong financial modeling w/ market supported assumptions.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
16. Feasible development plan (timeline).....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Notes:

Live Presentation:

	strongly agree	agree	neutral	disagree	strongly disagree
17. Well articulated.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
18. Pitch was convincing.....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Notes: