

## PROJECT ASSUMPTIONS

As previously outlined in the Description of Improvements, both options presented propose a mixed use facility of ground floor retail, public plaza, residential condominium residences, and public parking. Although both options differ, it is important to note that our TIF analysis, and ensuing Pro Forma Sources and Uses Analysis assume that the public garage parking area's ownership would revert back to the City at the conclusion and termination of the proposed developments. Therefore, any form of income, or allocation of income has been purposely omitted in our analysis. DRP assumes that a professional management agreement with any of our parking consultants, shall be arranged at the conclusion of this project, allowing for and providing additional income to City Operations.

### Affordable Housing

DRP's partners are fully committed to provide much needed affordable housing in all of their projects. As part of DRP's commitment, 20% of all developed residential units shall be allocated and sold at affordable levels as outlined and defined by the City of Chicago, or approximately \$155,000 for a two bedroom residence.