



CINCINNATI  
CENTER CITY  
DEVELOPMENT  
CORPORATION

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## Fountain Square District

Fountain Square Plaza and  
Garage Improvements

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## Financing Plan

### Uses and Sources

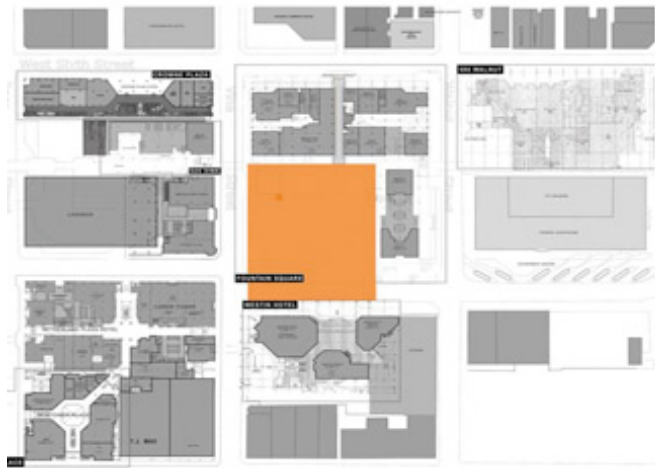
<b>USES</b>	
<b>Hard Construction Costs</b>	<b>\$26,304, 500</b>
<b>Soft Costs</b>	<b>\$8,851,112</b>
<b>TOTAL USES</b>	<b>\$42,655,612</b>
<b>SOURCES</b>	
<i>Private</i>	
<b>Conventional 1st Mortgage</b>	<b>\$15,000,000</b>
<b>New Market Tax Credits</b>	<b>\$10,750,000</b>
<b>Cincinnati Equity Fund</b>	<b>\$4,000,000</b>
<b>Corporate/Philanthropic Contribution</b>	<b>\$4,905,621</b>
<b>Urban Redevelopment Loan</b>	<b>\$4,000,000</b>
<i>Public</i>	
<b>City of Cincinnati</b>	<b>\$4,000,000</b>
<b>TOTAL SOURCES</b>	<b>\$42,655,612</b>

### Public Investment

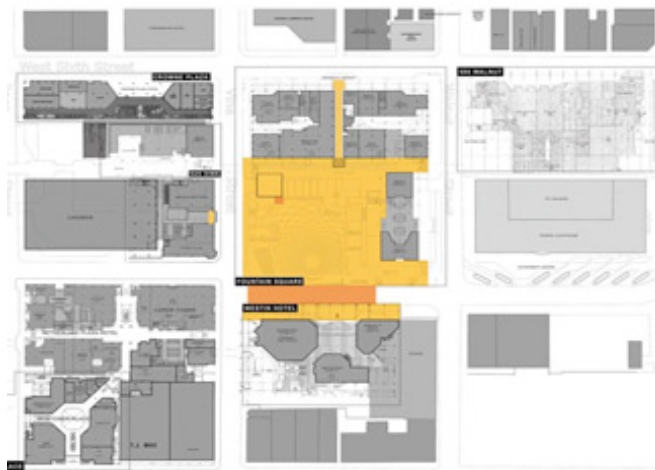
- 3CDC will pay the City \$7.5 Million for 40 a year leasehold interest (or the length of the outstanding debt term, whichever is less) in the garage.
- Income from garage will support the private capital structure necessary to fund improvements for both garage and plaza.
- City maintains ownership of and ultimate control over both plaza and garage.
- 3CDC will operate the garage and will agree to covenants that will ensure below-market parking rates and short-term parking for retailers.
- City will contribute \$4 Million (budgeted for garage improvements in 2006) towards plaza improvements in the form of a grant.
- \$4 million City investment will leverage into an additional \$38 million in private investment into Fountain Square Plaza and garage.

### Leveraging of City Funds

The Project will use the initial \$4 million City investment to act as a catalyst for over \$72 million in overall investment in the Fountain Square District.



\$14.2 Million Garage Renovation



\$28.5 Million Plaza Renovation



\$30 Million - Surrounding Building Renovation

## Total Investment = \$72.7 Million

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