

**Project:
11th and
Republican**



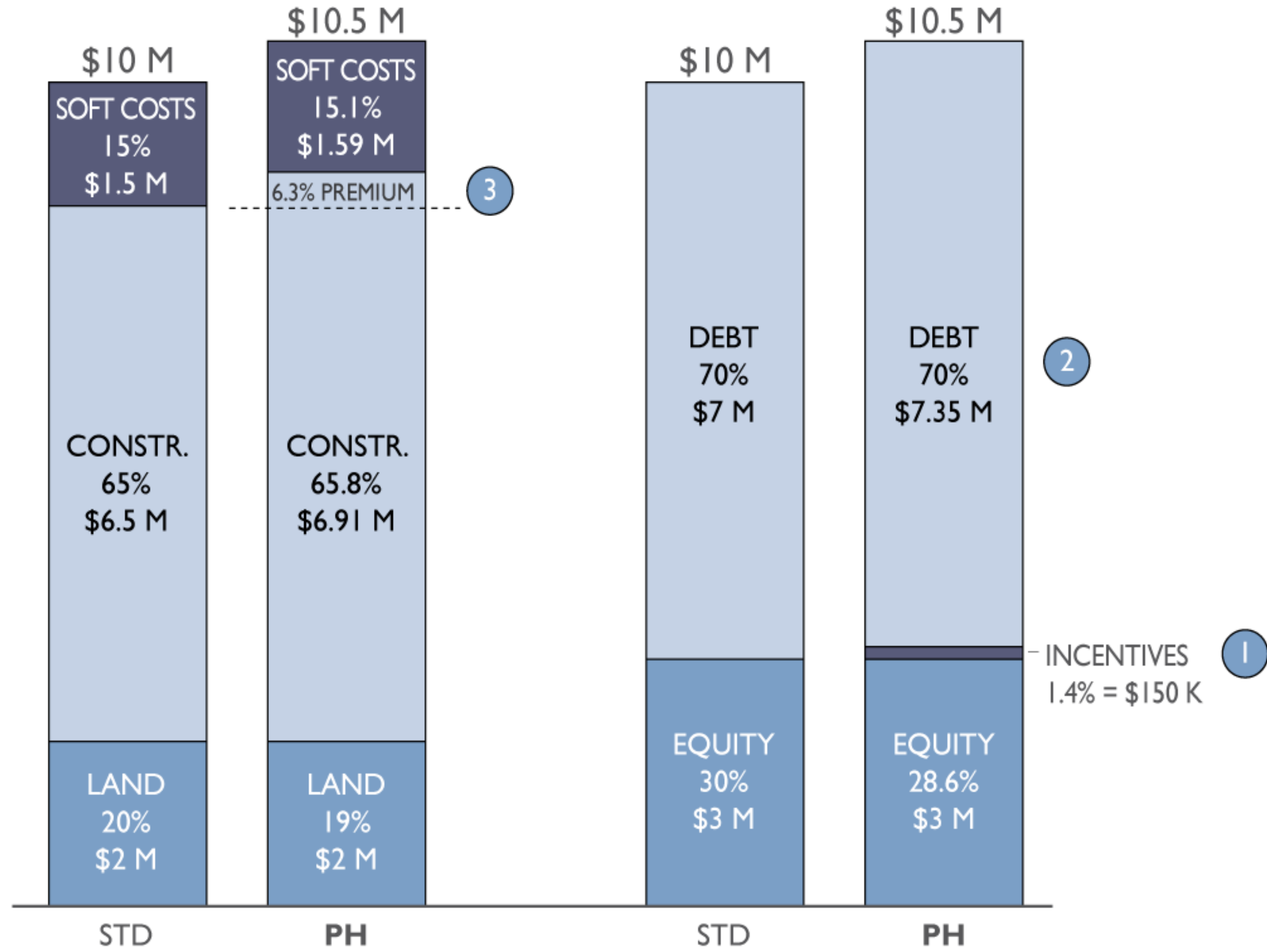
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ENLIGHTENED APPROACH “NEW RULES”

DEVELOPMENT COSTS

CAPITAL SOURCES



EcoProforma STEPS

- 1 IDENTIFY LOCAL INCENTIVES.
- 2 DETERMINE MAXIMUM LTV RATIO.
- 3 MINIMIZE CONSTRUCTION COST PREMIUM.
- 4 CALCULATE UTILITY SAVINGS.
- 5 ESTIMATE RENT & VACANCY PREMIUMS.
- 6 EXPLORE GREEN LOAN RATE REDUCTION.
- 7 CALCULATE NEW RETURN ON EQUITY (ROE).

REVENUE ALLOCATION

