



MADISON
AREA | TECHNICAL
COLLEGE



PROPOSED PROJECT FINANCIALS FOR:

MADISON COLLEGE

DOWNTOWN EDUCATION CENTER SITE

PROPRIETARY

MARCH 15, 2017

ELECTRONIC
COPY

PREPARED FOR:

Key Commercial Real Estate LLC
Jenny Lisak, Principal
211 S. Paterson Street, Suite 320
Madison, WI 53703



PROPRIETARY

CDS/HKS RFP Response Madison College			
Sources and Uses			
Uses		Sources	
Acquisition Costs	\$ -	First Mortgage	\$ 71,159,196
Construction Hard Costs	\$ 78,221,955	Developer Equity	\$ 37,316,490
Soft Costs	\$ 26,874,703	Key Money	\$ 1,000,000
Owner's Contingency	\$ 4,379,027		
Total Uses	\$ 109,475,686	Total Sources	\$ 109,475,686

PROPRIETARY

CDS/HKS RFP Response Madison College			
Sources and Uses			
Uses		Sources	
Acquisition Costs	\$ -	First Mortgage	\$ 83,900,645
Construction Hard Costs	\$ 94,016,450	Developer Equity	\$ 44,177,270
Soft Costs	\$ 29,898,349	Key Money	\$ 1,000,000
Owner's Contingency	\$ 5,163,117		
Total Uses	\$ 129,077,915	Total Sources	\$ 129,077,915



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