

## Exhibit E

Parking Garage Analysis – 358 Spaces

Parking Garage Analysis – 479 Spaces



**NBTC - LAND SWAP AND RETAIL CONDO VALUES**

January 3, 2019 PROPOSAL

Parcel	1 Subtotal	Difference
Concluded Values:		\$800,000
Plus Retail Condo on Parcel 3 (increased footprint)	13,469	\$80 1,077,520
Plus Loading Area and Mechanical on Parcel 3	6,164	\$80 493,120
Plus Retail Condo Level 2	14,065	\$65 914,225
Developer Contribution to City Level 3 Parking	25,038	\$40 1,001,520
City Contribution to Developer Level 4 Parking	26,508	\$40 (1,060,320)
City Contribution to Developer Level 5 Parking/Roof	26,508	\$40 (1,060,320)
<b>Total Developer contribution</b>		<b>\$2,165,745</b>

**Parking Space Evaluation**

City Parking Garage	DEVELOPER PKG
LEVEL 1	
LEVEL 2	
LEVEL 3	0 111
LEVEL 4	121
LEVEL 5	
LEVEL 6	
LEVEL 7	
LEVEL 8	
ROOF	126
	247
<b>TOTAL PARKING</b>	<b>358</b>

Total PARKING GARAGE Cost	34,000	8,398,000
Developer Payment		2,165,745
<b>Total City Cost for entire parking garage</b>	<b>25,232</b>	<b>6,232,255</b>

	Ground Floor
Grocer	30,151
Retail B	9,143
<b>Level 2</b>	
Retail C	8,295
Retail D	32,789
<b>Total SF</b>	<b>80,378</b>
<b>Parking/1000 SF</b>	<b>4.45</b>

	103
	144
Developer Payment for 111 Stalls	3,774,000
<b>Total Developer contribution to parking</b>	<b>5,939,745</b>
<b>DEVELOPER LOSS OF FAR</b>	<b>31,430</b>

**APPROVED TERM SHEET FINANCE COM 3/26/18**

\$800,000
\$592,080
\$354,240
<b>\$1,746,320</b>

**City Parking Developer Pkg**

	22		
	33	100	21.8%
	49		
	49		
	48		
	49		
	50		
	59		
<b>TOTAL PARKING</b>	<b>359</b>	<b>100</b>	<b>459</b>

	12,206,000
	\$1,746,320
<b>TOTAL</b>	<b>10,459,680</b>

	Ground Floor
Grocer	25,806
Retail B	4,712
Retail C	4,934
<b>Level 3</b>	<b>31,045</b>
<b>Level 4</b>	<b>30,941</b>
<b>Level 5</b>	<b>28,307</b>
<b>Total SF</b>	<b>125,745</b>
<b>Parking/1000 SF</b>	<b>3.65</b>

Developer parking at 3/1000, Minus 111	377
<b>Excess Parking for Public</b>	<b>82</b>