Exhibit G

Exhibit G

8 West 70th Street - 30M debt, 20M mezzanine
Project Budget 7.9.15

Square Feet 56,000

PROPOSED COSTS

		$/SF	Total	Prior
Demolition & Abatement		10.71	600,000	600,000
Hard Costs		410.44	22,984,461	
Owner's GC (Temp Utilities, Punchlist, Final Cleaning)		4.00	224,000	
Owner's Contingency		10%	2,380,846	
Total Hard Costs		467.67	26,189,307	600,000
Soft Costs				
A & E (In complete)		24.91	1,395,000	
	Architect - Exterior		500,000	
	Architect - Interiors - Residential		230,000	
	Architect - Interiors - CSI		290,000	
	MEP Engineer		154,000	
	Structural Engineer		30,000	
	Acoustic Consultant		10,000	
	Surveyor		10,000	
	Geotechnical Engineer		[illegible]	
	Support of Excavation		15,000	
	Elevator Consultant		15,000	
	Landscape		20,000	
	Lighting		30,000	
	Misc		10,000	
Appraisals, Surveys		0.45	25,000	12,500
Blueprinting		0.45	25,000	
Developer Salaries and Overhead		16.39	918,000	
	Project Executive		352,000	
	Project Manager		458,000	
	Project Accounting		72,000	
	Project Reimbursements		36,000	
Development Fee		12.18	682,000	
Development Fee (Completion Gty)		14.29	800,000	
Controlled Inspections		3.50	196,000	
Construction Consultant (Lender)		0.54	30,000	
Entitlement, Predevelopment (CSI Sunk Costs)		57.50	3,220,000	3,220,000
FF&E		3.57	200,000	
Insurance (Dams)		0.54	30,000	30,000
IT		3.00	168,000	
Landmark Protection Plan and Protection		13.13	735,000	120,000
	LPP		100,000	
	LPP (Updated Study)		35,000	
	LPP Construction Admin		200,000	
	Vibration Monitoring		190,000	
	Displacement Monitoring		100,000	
	Crack Monitors		23,400	
	Surveying Points		35,000	
	Misc Adjacent Property Protection		25,000	
	LPP Modifications and Refiling		15,000	
Legal		13.66	765,000	285,000
	Adjacent Property Access		50,000	
	Construction & A&E Contracts		25,000	
	Financing (CSI)		300,000	
	Condo Sales (Hotel)		30,000	
	AG		50,000	
	Offering Plan		50,000	
	Unit Closings		25,000	
	Landmarks		25,000	
	Misc Legal		100,000	
Leasing Cost		10.71	600,000	
Marketing		8.93	500,000	
Owner's Rep		-		
Permits & Permitting Fees		3.04	170,000	20,000
	DOB		-	
	DOT		10,000	
	FDNY		10,000	
	AG		15,000	
	Con Edison		20,000	
	NYCECC		5,000	
	Expeditor		100,000	
Real Estate Taxes			-	
		186.77	10,459,000	3,667,500
Soft Cost Contingency		4.3%	431,893	
Financing Fees			2,340,000	50,000
	Mortgage Recording Tax		1,173,500	
	Bank Fees		104,000	
	Mortgage Broker Fees		300,000	
	Title & Closing Costs		200,000	
	Bridge Fee		20,000	
	2nd Bridge Broker Fee		200,000	
	2nd Bridge Fee		100,000	
	Lender Legal		100,000	
Interest Reserve			3,800,000	
TOTAL SOFT COSTS		304.32	17,030,693	3,717,500
TOTAL COSTS		771.73	43,220,000	4,317,500

	1 Feb-16	2 Mar-16	3 Apr-16	4 May-16	5 Jun-16	6 Jul-16	7 Aug-16	8 Sep-16	9 Oct-16	10 Nov-16	11 Dec-16	12 Jan-17
Hard Costs	478,843	478,843	478,843	478,843	478,843	478,843	478,843	478,843	478,843	957,685.87	957,685.87	957,685.87
Owner's GC	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333
Total Hard Costs	488,176	488,176	488,176	488,176	488,176	488,176	488,176	488,176	488,176	967,019	967,019	967,019
A & E	116,250	116,250	116,250	116,250	116,250	116,250	58,125	58,125	58,125	58,125	58,125	58,125
Appraisals, Surveys								12,500				
Blueprinting	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042
Developer Salaries and Overhead	200,000	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217
Development Fee	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417
Development Fee (Completion Gty)									66,667	66,667	66,667	66,667
Controlled Inspections	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167
Construction Consultant (Lender)								6,000	1,500	1,500	1,500	1,500
FF&E												16,667
IT												14,000
Landmark Protection Plan and Protection	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Legal	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833
Marketing							27,778	27,778	27,778	27,778	27,778	27,778
Permits & Permitting Fees	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250
(subtotal)	420,958	252,176	252,176	252,176	252,176	252,176	223,024	240,028	289,895	289,995	289,995	328,662
Soft Cost Contingency	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987
Financing Fees	400,000								1,890,000			
Interest Reserve	2,300,000								1,400,000			
TOTAL SOFT COSTS	3,238,946	270,163	270,163	270,163	270,163	270,163	239,816	258,316	3,597,902	307,982	307,982	338,649
TOTAL COSTS	3,727,122	758,339	758,339	758,339	758,339	758,339	727,992	746,492	4,086,139	1,275,001	1,275,002	1,305,668

	13 Feb-17	14 Mar-17	15 Apr-17	16 May-17	17 Jun-17	18 Jul-17	19 Aug-17	20 Sep-17	21 Oct-17	22 Nov-17	23 Dec-17	24 Jan-18	Total
Demolition & Abatement													600,000
Hard Costs	1,915,372	1,915,372	1,915,372	1,915,372	1,915,372	1,915,372	957,685.87	957,685.87	957,685.87	478,843	478,843	478,843	22,984,461
Owner's GC	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	9,333	224,000
Owner's Contingency	198,404	198,404	198,404	198,404	198,404	198,404	198,404	198,404	198,404	198,404	198,404	198,404	2,380,846
Total Hard Costs	2,123,109	2,123,109	2,123,109	2,123,109	2,123,109	2,123,109	1,165,423	1,165,423	1,165,423	686,580	686,580	686,580	26,189,307
A & E	29,063	29,063	29,063	29,063	29,063	29,063	29,063	29,063	29,063	29,063	29,063	29,063	1,395,000
Appraisals, Surveys													25,000
Blueprinting	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	25,000
Developer Salaries and Overhead	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217	31,217	918,000
Development Fee	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	28,417	682,000
Development Fee (Completion Gty)	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667					800,000
Controlled Inspections	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	8,167	196,000
Construction Consultant (Lender)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	30,000
Entitlement, Predevelopment													3,220,000
FF&E	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667		200,000
Insurance (Dams)													30,000
IT	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000		168,000
Landmark Protection Plan and Protection	20,000	20,000	20,000	20,000	20,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	735,000
Legal	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	765,000
Leasing Cost						300,000						300,000	600,000
Marketing	27,778	27,778	27,778	27,778	27,778	27,778	27,778	27,778	27,778	27,778	27,778	27,778	500,000
Owner's Rep													-
Permits & Permitting Fees	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	170,000
(subtotal)	271,599	271,599	271,599	271,599	271,599	556,599	256,599	256,599	189,933	189,933	189,933	459,266	10,459,000
Soft Cost Contingency	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	17,987	431,893
Financing Fees													2,340,000
Interest Reserve													3,800,000
TOTAL SOFT COSTS	289,587	289,587	289,587	289,587	289,587	574,587	274,587	274,587	207,920	207,920	207,920	477,253	17,030,693
TOTAL COSTS	2,412,695	2,412,695	2,412,695	2,412,695	2,412,695	2,697,695	1,440,010	1,440,010	1,373,343	894,500	894,500	1,163,833	43,220,000

Sources

	%	Total	Prior
CSI Prior Equity	7.5%	3,220,000	3,220,000
Additional Capital Required	92.5%	40,000,001	1,097,500
		43,220,000	

	1	2	3	4	5	6	7	8	9	10	11	12
Additional Capital Required	4,824,622	5,582,961	6,341,300	7,099,639	7,857,979	8,616,318	9,344,310	10,090,802	14,176,960	15,451,962	16,726,964	18,032,632

	13	14	15	16	17	18	19	20	21	22	23	24
Additional Capital Required	20,445,327	22,858,023	25,270,718	27,683,414	30,096,109	32,793,804	34,233,814	35,673,824	37,047,166	37,941,666	38,836,166	40,000,000