

EXHIBIT 4
100 Block St. Joseph Student Housing TIF
ESTIMATED PROBABLE COSTS

ITEM	TIF	NON TIF	FUNDING	DATE
CONSTRUCT 192 BEDROOMS W/ STUDENT SERVICES		9,870,000	Private	2014-2015
PROPERTY ACQUISITION	800,000		Private	2014
ENVIRONMENTAL CLEAN UP & DEMOLITION	100,000		Private	2014
ALLEY RECONSTRUCTION	100,000		Public	2015
ENGINEERING	30,000		Private	2014
CONTINGENCIES	30,000		Private	2014
NECESSARY & CONVENIENT COSTS	2,000		Private	2014
FINANCING EXPENSES	1,151,157	<i>EB SHOULD BE AT 9%</i>	Private	2015-2035
TOTAL COSTS	\$ 2,213,157	\$ 9,870,000	\$ 12,083,157	

RECEIVED

SEP 05 2014

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**