

EXHIBIT 1
EAST ST. JOSEPH STUDENT HOUSING
ESTIMATED PROBABLE TIF COSTS

ITEM	COST
PROPERTY ACQUISITION	1,350,000
ENVIRONMENTAL CLEAN UP & DEMOLITION	150,000
ALLEY RECONSTRUCTION	126,000
ENGINEERING	12,000
CONTINGENCIES	10,000
NECESSARY CONVENIENCE	2,000
TOTAL TIF PROJECT COSTS	\$ 1,650,000