

**Symmes Hospital Reuse and Feasibility Plan
Redevelopment Scenarios**

Break-Even Analysis*

Scenario	Alternative 1: Anticipating the Market "The Employment Center"	Alternative 2: Responding to the Current Market "The Village"	Alternative 3A "Multi-Generational Housing"	Alternative 3B "Multi-Generational Housing II"
Total Square Feet	625,000 sq. ft.	550,000 sq. ft.	425,000 sq. ft.	475,000 sq. ft.
Assumptions	<ul style="list-style-type: none"> ➤ Retains Nurses Building (Office) ➤ Building Heights Range from 2 to 6 stories 	<ul style="list-style-type: none"> ➤ Retains Nurses Building (Medical) ➤ Building Heights Range from 2 to 6 stories 	<ul style="list-style-type: none"> ➤ Retains Nurses Building ➤ Can Retain North Building ➤ Building Heights Range from 2 to 10 stories 	<ul style="list-style-type: none"> ➤ Retains Nurses Building (Adm. office for community center) ➤ Building Heights Range from 2 to 6 stories
Total Program	<ul style="list-style-type: none"> ➤ 30% Residential- 187,500 sq. ft. (84 units) ➤ 30% Medical- 187,500 sq. ft. ➤ 30% Office- 187,500 sq. ft. ➤ 10% Public- 62,500 sq. ft. 	<ul style="list-style-type: none"> ➤ 75% Residential- 412,500 sq. ft. (178 units) ➤ 5% Medical- 27,500 sq. ft. ➤ 10% Office- 55,000 sq. ft. ➤ 10% Public- 55,000 sq. ft. 	<ul style="list-style-type: none"> ➤ 10% Medical/Public- 42,500 sq. ft. ➤ 90% Residential- 382,500 sq. ft. (278 Units) 	<ul style="list-style-type: none"> ➤ 87% Residential- 413,250 sq. ft. (301 units) ➤ 6% Medical- 28,500 sq. ft. ➤ 7% Public- 33,250 sq. ft.
Residential Breakdown	<ul style="list-style-type: none"> ➤ Luxury- 23 units ➤ Market Rate- 33 units ➤ Low/Moderate- 15 units ➤ <u>Low Income- 9 units</u> Total – 84 units 	<ul style="list-style-type: none"> ➤ Luxury- 52 units ➤ Market Rate- 72 units ➤ Low/Moderate- 33 units ➤ <u>Low Income- 21 units</u> Total – 178 units 	<ul style="list-style-type: none"> ➤ Luxury- 24 units ➤ Market Rate- 67 units ➤ Low/Moderate- 15 units ➤ Low Income- 19 units ➤ <u>Retirement- 153 units</u> Total – 278 units 	<ul style="list-style-type: none"> ➤ Luxury- 26 units ➤ Market Rate- 72 units ➤ Low/Moderate- 17 units ➤ Low Income- 21 units ➤ <u>Retirement- 165 units</u> Total – 301 units

* All four alternatives achieve revenue neutrality, based on current assumptions and methodology contained in RKG's financial model.