Profit and Loss Analysis

BZA Case No. 18421
Property. 3602 16th Street, NW
Applicant 3579 Warder Street, LLC

Proposed				
	Sq. Ft.	**Price/Sq. Ft.**	**Price**	
Basement	1145	371	$425,000	
1st Floor	1069	421	$450,000	
2nd Floor	1069	468	$500,000	
3rd Floor + Penthouse	1510	430	$650,000	
Total:	4793		$2,025,000	Projected Sale Price
			$1,819,380	Total Investment
			$205,620	**Profit**

Compliance with Rear Yard				
	Sq. Ft.	**Price/Sq. Ft.**	**Price**	
Basement	870	368	$320,000	
1st Floor	790	418	$330,000	
2nd Floor	790	468	$370,000	
3rd Floor + Penthouse	1231	426	$525,000	
Total	3681		$1,545,000	Projected Sale Price
			$1,593,460	Total Investment
			($48,460)	**Loss**

Compliance with Lot Occupancy				
	Sq. Ft.	**Price/Sq. Ft.**	**Price**	
Basement	927	367	$340,000	
1st Floor	847	413	$350,000	
2nd Floor	847	466	$395,000	
3rd Floor + Penthouse	1288	427	$550,000	
Total	3909		$1,635,000	Projected Sale Price
			$1,638,940	Total Investment
			($3,940)	**Loss**

Compliance with FAR				
	Sq. Ft.	**Price/Sq. Ft.**	**Price**	
Basement	865	370	$320,000	
1st Floor	785	420	$330,000	
2nd Floor	785	465	$365,000	
3rd Floor	785	465	$365,000	
4th Floor	785	470	$369,000	
Total	4005		$1,749,000	Project Sale Price
			$1,665,700	Total Investment
			$83,300	**Profit**

Total Investment

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Proposed	
$720,000	Purchase Price
$766,880	Renovation Hard Cost Estimate for 4793 sq. ft at $160/sq ft.
$202,500	Sales Costs (Agents Commission 5%, DC Transfer Taxes 2% & Closing Help 3%)
$130,000	Soft Costs (Interest, Legal Fees, Architecture Fees, Plans, Permits, Property Taxes, Insurance)
$1,819,380	**Total Investment**

Complaince with Rear Yard	
$720,000	Purchase Price
$588,960	Renovation Hard Cost Estimate for 3681 sq ft. at $160/sq ft
$154,500	Sales Costs (Agents Commission 5%, DC Transfer Taxes 2% & Closing Help 3%)
$130,000	Soft Costs (Interest, Legal Fees, Architecture Fees, Plans, Permits, Property Taxes, Insurance)
$1,593,460	**Total Investment**

Compliance with Lot Occupancy	
$720,000	Purchase Price
$625,440	Renovation Hard Cost Estimate for 3909 sq ft. at $160/sq ft
$163,500	Sales Costs (Agents Commission 5%, DC Transfer Taxes 2% & Closing Help 3%)
$130,000	Soft Costs (Interest, Legal Fees, Architecture Fees, Plans, Permits, Property Taxes, Insurance)
$1,638,940	**Total Investment**

Compliance with FAR	
$720,000	Purchase Price
$640,800	Renovation Hard Cost Estimate for 4005 sq ft at $160/sq ft.
$176,000	Sales Costs (Agents Commission 5%, DC Transfer Taxes 2% & Closing Help 3%)
$130,000	Soft Costs (Interest, Legal Fees, Architecture Fees, Plans, Permits, Property Taxes, Insurance)
$1,666,800	**Total Investment**

CONSTRUCTION BUDGET

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	Costs:
Demolition	$16,938
Trash hauling	$16,938
Framing & Joyces	$71,752
Heating & Cooling Sys.	$52,318
Plumbing includes Fire Sprinkler System	$60,806
Electrical	$41,081
Insulation	$28,591
Drywall-Interior Walls & Ceilings	$41,504
Stairs & railing	$37,493
Carpet/Hardwood Flr	$44,909
Tile Work	$26,047
Paint int/ext	$36,745
Windows & Window Frames/Doors & Door Frames	$45,144
Cabinets	$35,852
Granite	$16,978
Appliances/Fixtures	$42,229
Finish carpentry	$31,733
Roof,Gutters & Sidings	$28,700
Landscaping	$20,256
Deck & fences	$29,910
Misc Labor/Supp	$42,076
TOTAL CONSTRUCTION BUDGET	**$768,000**