

Profit and Loss Analysis

BZA Case No. 18448
Applicant: 3579 Warder Street LLC
Property: 1221 Otis Place, NW

PROPOSED PROJECT
Four-Unit Condominium

\$478,000	Purchase Price on July 20, 2012
\$620,800	Renovation Hard Cost Estimate (3880 sq ft at \$160.00 per sq ft)
\$55,000	3rd Floor Structural Addition
\$30,000	Fire Sprinkler and Heavy up Water Line
\$50,000	Roof, 3 decks, Basement outside porch/spiral staircase
\$75,580	Condominium Warranty Bond (10% of Construction Costs)
\$292,500	Sales Costs (15%: Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$165,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,766,880	TOTAL INVESTMENT
\$1,950,000	PROJECTED SALE PRICE (Cellar \$425K; 1st Floor \$475K; 2nd Floor \$500K; 3rd Floor \$550K)
\$1,766,880	TOTAL INVESTMENT
\$183,120	PROFIT

ALTERNATIVE 1
Three- Unit Condominium

\$478,000	Purchase Price on July 20, 2012
\$620,800	Renovation Hard Cost Estimate (3880 sq ft at \$160.00 per sq ft)
\$55,000	3rd Floor Structural Addition
\$30,000	Fire Sprinkler and Heavy up Water Line
\$50,000	Roof, 3 decks, Basement outside porch/spiral staircase
\$75,580	Condominium Warranty Bond (10% of Construction Costs)
\$240,000	Sales Costs (15%: Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$165,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,714,380	TOTAL INVESTMENT
\$1,600,000	PROJECTED SALE PRICE (Cellar + 1st Floor \$550K; 2nd Floor \$500K; 3rd Floor \$550K)
\$1,714,380	TOTAL INVESTMENT
-\$114,380	LOSS

ALTERNATIVE 2
Three-Unit Condominium (Existing Structure - No Additional Floor)

\$478,000	Purchase Price on July 20, 2012
\$465,600	Renovation Hard Cost Estimate (2910 sq ft at \$160.00 per sq ft)
\$40,000	Roof, 2 decks, Basement outside porch/spiral staircase
\$50,560	Condominium Warranty Bond (10% of Construction Costs)
\$221,250	Sales Costs (15%: Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$155,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,410,410	TOTAL INVESTMENT
\$1,475,000	PROJECTED SALE PRICE (Cellar \$425K; 1st Floor \$500K; 2nd Floor \$550K)
\$1,410,410	TOTAL INVESTMENT
\$64,590	PROFIT

ALTERNATIVE 3
Two-Unit Condominium (Existing Structure - No Additional Floor)

\$478,000	Purchase Price on July 20, 2012
\$465,600	Renovation Hard Cost Estimate (2910 sq ft at \$160.00 per sq ft)
\$0	Roof, 2 decks, Basement outside porch/spiral staircase (Omitted in Alternative 3)
\$165,000	Sales Costs (15%: Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$125,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,233,600	TOTAL INVESTMENT
\$1,100,000	PROJECTED SALE PRICE (Cellar + 1st Floor \$550K; 2nd Floor \$550K)
\$1,233,600	TOTAL INVESTMENT
-\$133,600	LOSS