

PROFIT AND LOSS ANALYSIS

3545 13th Street NW

MATTER OF RIGHT PROJECT

3-Unit Apartment Building

\$630,000	Purchase Price
\$521,280	Renovation Hard Cost Estimate (3258 sq ft at \$160 per sq ft)
\$0	No New Structure
\$40,000	Fire Sprinkler
\$56,128	Condominium Warranty Bond (10% of Construction)
\$189,000	Sales Costs (12%: Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$110,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,546,408	TOTAL INVESTMENT

\$1,575,000	PROJECTED SALE PRICE (\$425K + \$500K + \$650K)
\$28,592	NET PROFIT

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18560

EXHIBIT NO. 40

PROPOSED PROJECT

4-UNIT APARTMENT BUILDING

\$630,000	Purchase Price
\$645,120	Renovation Hard Cost Estimate (4,032 sq. ft. at \$160 per sq. ft.)
\$38,700	New Construction (774 sq. ft. at additional \$50 per sq. ft.)
\$40,000	Fire Sprinkler
\$72,382	Condominium Warranty Bond (10% of Construction)
\$234,000	Sales Costs (12%: Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$110,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,770,202	TOTAL INVESTMENT

\$1,950,000	PROJECTED SALE PRICE (\$425k, \$475k, \$500k, \$550k)
\$179,798	NET PROFIT

PROPOSED PROJECT

4-UNIT APARTMENT BUILDING (with Alternative Parking Plan)

\$630,000	Purchase Price
\$645,120	Renovation Hard Cost Estimate (4,032 sq. ft. at \$160 per sq. ft.)
\$38,700	New Construction (774 sq. ft. at additional \$50 per sq. ft.)
\$40,000	Fire Sprinkler
\$72,382	Condominium Warranty Bond (10% of Construction)
\$30,000	Excavation and Permeable Paver
\$237,000	Sales Costs (12%: Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$110,000	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,803,202	TOTAL INVESTMENT

\$1,975,000	PROJECTED SALE PRICE (\$425k, \$500k, \$500k, \$550k)
\$171,798	NET PROFIT

Board of Zoning Adjustment
District of Columbia
CASE NO. 18560
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