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 + $600K)**
$28,592	**NET PROFIT**

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**