

PROFIT AND LOSS ANALYSIS

3112 13th Street, NW Washington DC 20010

PROPOSED PROJECT

4-Unit Condominium Building with Build Out

\$738,237	Purchase Price \$685,000 + \$5,500 Seller Subsidy + \$47,737 Closing Costs
\$677,568	Renovation Hard Cost Estimate for 4,560 sq ft
\$67,757	Condominium Warranty Bond
\$120,000	Third and Fourth Floor Structural Additions for 1,520 sq ft
\$202,460	Sales Costs (Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$133,940	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,939,962	TOTAL INVESTMENT

\$2,041,000	PROJECTED SALE PRICE (Unit 1: \$502,000; Unit 2-Unit 4: \$513,000/unit)
\$101,038	PROFIT

PROPOSED PROJECT

3-Unit Condominium Building in Existing Envelope

\$738,237	Purchase Price \$685,000 + \$5,500 Seller Subsidy + \$47,737 Closing Costs
\$574,563	Renovation Hard Cost Estimate for 4,560 sq ft
\$57,456	Condominium Warranty Bond
\$151,680	Sales Costs (Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$128,940	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,650,876	TOTAL INVESTMENT

\$1,528,000	PROJECTED SALE PRICE (Unit 1: \$502,000; Unit 2 and Unit 3: \$513,000/unit)
-\$122,876	PROFIT

COMPLIANT WITH ZONING CODE

2-Unit Condominium Building in Existing Envelope

\$738,237	Purchase Price \$685,000 + \$5,500 Seller Subsidy + \$47,737 Closing Costs
\$497,493	Renovation Hard Cost Estimate for 4,560 sq ft
\$49,749	Condominium Warranty Bond
\$100,240	Sales Costs (Agents Commission/DC Taxes, Condo Tax & Closing Help)
\$123,940	Soft Costs Estimate (Interest/Legal Fees/Architect Fees/Plans/Permits/Property Taxes/Insurance)
\$1,509,659	TOTAL INVESTMENT

\$1,015,000	PROJECTED SALE PRICE (Unit 1: \$502,000/unit; Unit 2: \$513,000)
-\$494,659	PROFIT

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18711

EXHIBIT NO. 9

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Board of Zoning Adjustment
District of Columbia
CASE NO.18711
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Construction Costs

Description of Work		2-Units In Existing Building Envelope	3-Units In Existing Building Envelope	4-Units In Building with Build Out
Demolition		\$20,000	\$20,000	\$20,000
Exterior Staircase Removal		\$15,350	\$15,350	\$15,350
Interior Special Demo (Staircase, Sprinklers, Alarms, Emergency Doors)		\$15,000	\$15,000	\$15,000
Site Work & Utilities		\$16,000	\$20,000	\$30,000
Concrete and Foundations		\$15,000	\$15,000	\$25,000
Basement Underpinning & Structural Support		\$30,000	\$30,000	\$30,000
Sound & Water Proofing		\$25,000	\$30,000	\$35,000
Framing, Masonry, & Drywall		\$25,000	\$25,000	\$32,500
Rear Decks and Metal Work		\$15,000	\$15,000	\$15,000
Carpentry		\$12,500	\$15,000	\$22,000
Kitchen Cabinets		\$15,000	\$23,500	\$30,000
Thermal and Moisture Protection		\$5,500	\$6,900	\$8,500
Doors and Windows		\$30,000	\$40,000	\$50,000
Flooring, Molding, Paint, Tile, Finishes		\$40,000	\$50,000	\$60,000
Environmental Abatement & Protection		\$20,000	\$20,000	\$20,000
Lead Paint Abatement		\$15,000	\$15,000	\$15,000
Appliances, Vanities, Sinks		\$12,000	\$20,000	\$25,000
Special Construction: Sprinkler Systems, Call System		\$10,000	\$10,000	\$15,000
General Labor		\$25,000	\$30,000	\$35,000
Roof Top Deck		\$20,000	\$20,000	\$20,000
Solar & Energy Efficiency		\$15,000	\$15,000	\$15,000
Mechanical & Plumbing		\$24,000	\$36,000	\$46,000
Electrical (Removal & Replacement of Existing not to Code)		\$22,500	\$29,500	\$35,000
Parking Mechanical System & Landscaping		\$50,000	\$50,000	\$50,000
Hard Cost Contingency (5%)		\$24,643	\$28,313	\$33,218
TOTAL HARD CONSTRUCTION		\$497,493	\$574,563	\$677,568

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