Profit Loss Analysis

Applicant: Newton St Development 3, LLC

Property: 1740 New Jersey Ave NW

	Alternative 1	Alternative 2	Proposed
	3-unit condominium	5-unit condominium	8-unit condominium
	No Addition	Addition	Addition
Gross Sales	**$2,325,000**	**$3,075,000**	**$3,500,000**
Purchase Price	$520,000	$520,000	$520,000
Closing Costs	$40,000	$40,000	$40,000
Hard Costs	$1,591,391	$1,849,429	$1,959,960
Soft Costs	$184,883	$216,308	$228,505
Transaction Costs (Commissions, Taxes, Closing, etc)	$232,500	$307,500	$350,000
Condominium Documents & Legal Fees	$23,250	$30,750	$35,000
Condominium Surveying Costs	$15,158	$17,610	$18,653
Warranty Bond	$106,103	$123,269	$130,574
Operating Warranty Costs	$23,250	$30,750	$35,000
Total Project Cost	**$2,736,534**	**$3,135,616**	**$3,317,693**
Profit	**-$411,534**	**-$60,616**	**$182,307**
ROI	**-15.04%**	**-1.93%**	**5.50%**

Construction Budget

Applicant: Newton St Development 3, LLC
Property: 1740 New Jersey Ave NW

	Alternative 1:	Alternative 2:	Proposed:
	3 Unit Condominium	5-Unit Condominium	8-Unit Condominium
	No Addition	Addition	Addition
Hard Costs:			
General Requirements	$30,734	$31,698	$32,598
Site Clean Up and Removal of Obsolete Non-Functioning Equipment	$15,337	$15,337	$15,337
Site Preparation, Demolition, Discovery	$63,613	$63,613	$63,613
Onsite Water/Sewer	$10,163	$11,283	$12,108
Utilities, Taps, Permits, Hook-up Fees	$25,101	$33,189	$34,189
Water Issues (Removal, Abatement, Mitigation), Foundation Membranes, Excavation, Drainage, Etc.	$61,238	$61,238	$61,238
Excavation & Earthwork	$28,267	$28,267	$28,267
Foundation	$18,177	$18,177	$18,177
Other Masonry/Hardscape	$28,396	$32,598	$32,598
Rough Framing/Carpentry	$144,087	$152,900	$163,768
Roofing/Roof Framing	$53,960	$66,128	$66,128
Exterior Finishes, Stairs, Flashings, Trim	$46,550	$68,402	$78,174
Windows/Exterior Doors	$52,915	$70,552	$75,256
Plumbing	$90,887	$112,500	$120,070
Electrical	$116,280	$125,591	$133,963
HVAC	$212,592	$267,483	$302,750
Insulation & Air Sealing	$51,585	$64,320	$67,680
Drywall/Plaster	$52,380	$58,193	$61,005
Interior Finish	$307,763	$339,211	$351,104
Kitchen and Bath	$97,898	$110,031	$118,673
Porches and Decks	$40,233	$58,366	$58,366
Appliances	$43,237	$60,350	$64,894
TOTAL Hard Costs:	**$1,591,391**	**$1,849,429**	**$1,959,960**
Soft Costs:			
Architectural	$60,630	$70,440	$74,614
MEP	$25,526	$26,415	$27,980
Structural	$22,736	$35,220	$37,307
Civil / Survey	$22,736	$26,415	$27,980
LEED / Energy Model	$18,947	$22,012	$23,317
Legal and Permit Fees	$34,307	$35,807	$37,307
TOTAL Soft Costs:	**$184,883**	**$216,308**	**$228,505**