Profit Loss Analysis: Condominium

Applicant: 633 Park, Inc.
Property: 625 Park Rd, NW

18 units: Partial Demolition Pre-Landmark Status MOR*		**18 Units: With Landmark**		**34 Units**		**38 Units-Revised Proposal After OP Report-Smaller Addition & Fewer Units**		**41 Units - As Filed in BZA Application**	
Gross Sales ($615,000 per unit x 18 units)	$ 11,070,000	Gross Sales ($499,000 per unit x 18 units)	$ 8,982,000	Gross Sales ($359,000 x 26 2-br; $279,000 x 8 1-br)	$ 11,566,000	Gross Sales ($345,000 x 26 2-br; $265,000 x 7 1-br; $225,000 x 5 1-br)	$ 11,950,000	Gross Sales ($355,000 x 26 2-br; $249,000 x 15 1-br)	$ 12,965,000
Sales Commission (6%)	$ 664,200	Sales Commission (6%)	$ 538,920	Sales Commission (6%)	$ 693,960	Sales Commission (6%)	$ 717,000	Sales Commission (6%)	$ 777,900
Closing Costs (3%)	$ 332,100	Closing Costs (3%)	$ 269,460	Closing Costs (3%)	$ 346,980	Closing Costs (3%)	$ 358,500	Closing Costs (3%)	$ 388,950
NET SALES	**$ 10,073,700**	**NET SALES**	**$ 8,173,620**	**NET SALES**	**$ 10,525,060**	**NET SALES**	**$ 10,874,500**	**NET SALES**	**$ 11,798,150**
Purchase Price	$ 2,100,000	Purchase Price	$ 2,100,000	Purchase Price	$ 2,100,000	Purchase Price	$ 2,100,000	Purchase Price	$ 2,100,000
Construction Costs ($125/sf x 43,298 sf)	5,412,250	Construction Costs ($140/sf x 41,217 sf)	5,770,380	Construction Costs ($145/sf x 41,217 sf)	5,976,465	Construction Costs ($148/sf x 37,630 sf)	5,569,240	Construction Costs ($150/sf x 41,217 sf)	6,182,550
Taxes ($34,777 per year for 2.5 yrs)	86,943	Taxes ($34,777 per year for 4 yrs)	139,108	Taxes ($34,777 per year for 4 yrs)	139,108	Taxes ($34,777 per year for 4 yrs)	139,108	Taxes ($34,777 per year for 4 yrs)	139,108
Insurance ($9,805 per year for 2.5 years)	24,513	Insurance ($9,805 per year for 4 years)	39,220	Insurance ($9,805 per year for 4 years)	39,220	Insurance ($9,805 per year for 4 years)	39,220	Insurance ($9,805 per year for 4 years)	39,220
1-yr Mortgage (@ 6%)	132,687	2-yr Mortgage (@ 6%)	262,699	2-yr Mortgage (@ 6%)	262,699	2-yr Mortgage (@ 6%)	262,699	2-yr Mortgage (@ 6%)	262,699
1.5-yr Mortgage (with Const Loan @ 6%)	650,695	2-yr Mortgage (with Const Loan @ 6%)	955,145	2-yr Mortgage (with Const Loan @ 6%)	989,768	2-yr Mortgage (with Const Loan @ 6%)	1,004,605	2-yr Mortgage (with Const Loan @ 6%)	1,004,605
Permitting	4,250	Permitting & Construction Documents	4,250	Permitting & Construction Documents	24,250	Permitting & Construction Documents	27,250	Permitting & Construction Documents	30,250
Initial Architectural Fees	4,000	Initial Architectural Fees	4,000	Initial Architectural Fees	4,000	Initial Architectural Fees	4,000	Initial Architectural Fees	4,000
Additional Architectural Fees (BZA & HPRB)	-	Additional Architectural Fees (BZA & HPRB)	5,000	Additional Architectural Fees (BZA & HPRB)	8,120	Additional Architectural Fees (BZA & HPRB)	8,120	Additional Architectural Fees (BZA & HPRB)	8,120
Legal	-	Legal		Legal	20,000	Legal	20,000	Legal	20,000
Warranty Bond	519,576	Warranty Bond	577,038	Warranty Bond	597,647	Warranty Bond	556,924	Warranty Bond	618,255
Maintenance/Upkeep ($800/month for 2.5 yrs)	24,000	Maintenance/Upkeep ($800/month for 4 yrs)	38,400	Maintenance/Upkeep ($800/month for 4 yrs)	38,400	Maintenance/Upkeep ($800/month for 4 yrs)	38,400	Maintenance/Upkeep ($800/month for 4 yrs)	38,400
TOTAL PROJECT COST	**8,958,913**	**TOTAL PROJECT COST**	**9,895,240**	**TOTAL PROJECT COST**	**10,199,677**	**TOTAL PROJECT COST**	**9,769,566**	**TOTAL PROJECT COST**	**10,447,207**
Profit	**1,114,787**	**Profit**	**(1,721,620)**	**Profit**	**325,384**	**Profit**	**1,104,934**	**Profit**	**1,350,943**
ROI	12.4%	**ROI**	-17.4%	**ROI**	3.2%	**ROI**	11.3%	**ROI**	12.9%

*This was the anticipated scenario prior to approval of landmark status. This scenario, permitted under zoning as a matter-of-right, is no longer permitted as a result of the historic designation