

## 62 - 64 Forrester ST. SW

Total SF 3,200 SF  
 Units 2 Townhomes  
 Building Type Single Family

SOFT COSTS	COSTS	\$/SF
General Conditions	\$ 40,000.00	\$ 12.50
Inspections & Testing	\$ 5,000.00	\$ 1.56
Permits	\$ 8,000.00	\$ 2.50
Architect & Engineers	\$ 54,000.00	\$ 16.88
Legal Fees	\$ 12,000.00	\$ 3.75
Taxes	\$ 4,000.00	\$ 1.25
Loan Closing Costs	\$ 15,000.00	\$ 4.69
Bank Inspections (\$300 x 12 inspections)	\$ 3,600.00	\$ 1.13
Appraisal/Phase I	\$ 2,000.00	\$ 0.63
<b>TOTAL SOFT COSTS</b>	<b>\$143,600.00</b>	<b>\$ 44.88</b>
<b>INTEREST</b>		
Interest Expense		\$ -
Interest Expense Capital Bank	\$ 44,000.00	\$ 13.75
<b>TOTAL INTEREST</b>	<b>\$ 44,000.00</b>	<b>\$ 13.75</b>
<b>ACQUISITION COSTS</b>		
Property Cost	\$125,000.00	\$ 39.06
Closing Costs	\$ 4,876.00	\$ 1.52
<b>TOTAL ACQUISITION COSTS</b>	<b>\$129,876.00</b>	<b>\$ 40.59</b>
<b>HARD COSTS</b>		
General Contractor (Fee)	\$ 40,000.00	\$ 12.50
Retaining Wall	\$200,000.00	\$ 62.50
Utilities	\$ 60,000.00	\$ 18.75
Fire Protection	\$ 13,000.00	\$ 4.06
Concrete Foundation, Footings, Sidewalk	\$ 40,000.00	\$ 12.50
Landscaping	\$ 10,000.00	\$ 3.13
Rough Carpentry (Stairs, Ext Doors, Windows)	\$ 50,000.00	\$ 15.63
Finish Carpentry (Int Doors, Baseboards, Closet	\$ 25,000.00	\$ 7.81
Roof	\$ 25,000.00	\$ 7.81
Siding (EIFS/Brick/Cement board)	\$ 35,000.00	\$ 10.94
Insulation	\$ 15,000.00	\$ 4.69
Electrical	\$ 35,000.00	\$ 10.94
HVAC	\$ 35,000.00	\$ 10.94
Plumbing	\$ 35,000.00	\$ 10.94
Appliances	\$ 22,000.00	\$ 6.88
Drywall	\$ 42,000.00	\$ 13.13
Painting	\$ 18,000.00	\$ 5.63
Tile	\$ 10,000.00	\$ 3.13
Cabinets/Countertops	\$ 18,000.00	\$ 5.63
Flooring	\$ 25,000.00	\$ 7.81
<b>TOTAL HARD COSTS</b>	<b>\$753,000.00</b>	<b>\$ 235.31</b>
<b>CONTINGENCY</b>	<b>\$ 50,000.00</b>	<b>\$ 15.63</b>
<b>TOTAL PROJECT BUDGET</b>	<b>#####</b>	<b>\$ 350.15</b>
	<b>\$1,959,524.00</b>	
<b>PROFORMA</b>	<b>\$</b>	<b>TYPE</b>
<b>TOWNHOME #1 SALE PRICE</b>	\$430,000.00	MARKET
<b>TOWNHOME #2 SALE PRICE</b>	\$0.00	IZ Rental
<b>SALE COST</b>	\$34,400.00	
<b>NET PROFIT</b>	-\$724,876.00	