Brem_090_10.30.2014

RECEIVED OCT 30 2014 TOWN CLERK-CARLISLE CHARLENE M. HINTON

PROJECT NAME:	Long Ridge Road 40B	20 Single Family
COMMUNITY:	Carlisle	
DATE:	February 27, 2014	

DEVELOPMENT BUDGET

	TOTAL COST	COST / UNIT	COST / S.F.
ACQUISITION COSTS	**$1,882,000**	**$94,100**	**$37.23**
(Includes Existing House)			
CONSTRUCTION COSTS	**$6,623,589**	**$331,179**	**$179.02**
		$0	**$0.00**
SOFT COSTS			
PERMITS AND FEES	$204,500	$10,225	$5.53
ARCHITECTURE & ENGINEERING	$137,000	$6,850	$3.70
SURVEY/TESTING	$4,500	$225	$0.12
LEGAL	$69,000	$3,450	$1.86
TITLE & RECORDING	$4,000	$200	$0.11
BUILDER'S RISK INSURANCE	$41,397	$2,070	$1.12
PROPERTY TAXES - 30 MONTHS	$40,000	$2,000	$1.08
ACCOUNTING/COST CERTIFICATION	$30,000	$1,500	$0.81
BROKERAGE/MARKETING	$552,250	$27,613	$14.93
DEED STAMPS	$55,039	$2,752	$1.49
FURNITURE, FIXTURES & EQUIPMEN	$23,000	$1,150	$0.62
SECURITY & INSURANCE	$36,000	$1,800	$0.97
BOOKKEEPING	$25,000	$1,250	$0.68
PROJECT MANAGEMENT - ADMIN	$331,179	$16,559	$8.95
CONSTRUCTION LOAN INTEREST	$311,000	$15,550	$8.41
MONITORING AGENT	$20,500	$1,025	$0.55
APPRAISALS	$2,000	$100	$0.05
CONDO FEES-UNSOLD UNITS	$15,000	$750	$0.41
DEMO & DEBRIS REMOVAL (BARN)	$50,000	$2,500	$1.35
SOFT COST CONTINGENCY - 5.0%	$95,000	$4,750	**$2.57**
TOTAL SOFT COSTS	**$2,046,366**	**$102,318**	**$55.31**
TOTAL DEVELOPMENT COSTS	**$10,551,955**	**$527,598**	**$285.19**

PROFIT ANALYSIS

GROSS SALES PROCEEDS	$12,070,000	$259.29
TOTAL DEVELOPMENT COSTS (TDC)	$10,551,955	$226.68
PROFIT	$1,518,045	$32.61
PROFIT AS % OF TDC	**14.4%**	

BUDGET DETAIL

ACQUISITION			**$1,882,000**
LAND COST AND			
EX HOUSE - 100 LONG RIDGE			$1,882,000
BROKERAGE COSTS	0%		$0
CONSTRUCTION COSTS[1]			**$6,623,589**
A RESIDENTIAL BUILDING	46,550	$111.00	$5,167,050
B SITE PREPARATION - UNIT	19	$12,000	$228,000
SEPTIC - 2 SYSTEMS	2	$95,000	$190,000
UTILITIES (Electric, Tel, Cable)	LS	$60,000	$60,000
ROADS, WALKS, DRAINAGE	950 FT	$350	$332,500
C LANDSCAPING	20	$5,000	$100,000
D WATER SYSTEM	11	$9,000	$99,000
EROSION CONTROL	LS	$15,000	$15,000
PROJ. MGMT-SITE (per month)	30	$3,000	$90,000
SITE LIGHTING & SIGNAGE	LS	$55,000	$55,000
FIRE CISTERN	LS	$95,000	$130,000
CONTINGENCY	2.5%		$157,039
PERMITS AND FEES			**$204,500**
BUILDING PERMIT	19	$5,500	104,500
WATER & SEPTIC FEES			30,000
FILING FEES			45,000
OTHER FEES			25,000
ARCHITECTURE & ENGINEERING			**$137,000**
ARCHITECTURAL			$45,000
ENGINEERING			$75,000
SEPTIC TESTING/DESIGN/PERMITS			$9,000
TRAFFIC AND OTHER STUDIES			$8,000
SURVEY/TESTING			**$4,500**
ALTA/SURVEY/TOPOGRAPHY			$2,000
TESTING			$0
PHASE 1 FOR LENDER			$2,500

LEGAL		**$69,000**
ORGANIZATIONAL		$3,000
PERMITTING TO FINISH		$50,000
FINANCING		$4,000
CONDO DOCS		$4,000
LOAN CLOSINGS	0	$8,000
MARKETING		**$572,750**
BROKERAGE (MKT)	5.0%	$552,250
AFFORDABLE MON AC	2.0%	$20,500
ADVERTISING (inc. in above)		$0
OTHER		$0
FF&E		**$23,000**
MODEL UNIT (setup and losses)		$18,000
OTHER		$5,000
CONSTRUCTION LOAN		**$311,000**
LOAN TO VALUE RATIO		75.0%
LOAN TO COST		90.0%
LOAN AMT - REVOLVING		$2,400,000
LOAN INTEREST		7.0%
LOAN POINTS		0.50%
AVG BALANCE		70.0%
TERM (MOS)		30
OTHER COSTS(Legal, appraisal, inspection)		$5,000
OTHER ASSUMPTIONS		
DEED STAMPS		0.456%
SOFT COST CONTING		5.0%
INSURANCE PER YEAR		0.25%
TAX RATE		0.017010
CONSTRUCTION MGMT FEE		5.00%

[1] *Note: For Comparison: Total Const. Cost of Residential Building Elements Only = A+B+C+D = $121 / Sq. Ft.*

RECEIVED OCT 30 2014 TOWN CLERK-CARLISLE CHARLENE M. HINTON

Pg 1 of 6

PROJECT NAME:	Long Ridge Road 40B	16 Single Family
COMMUNITY:	Carlisle	
DATE:	June 24, 2014	

DEVELOPMENT BUDGET

	TOTAL COST	COST / UNIT	COST / S.F.
ACQUISITION COSTS	**$1,882,000**	**$117,625**	**$46.18**
(Includes Existing House)			
CONSTRUCTION COSTS	**$5,399,944**	**$337,496**	**$182.43**
		$0	**$0.00**
SOFT COSTS			
PERMITS AND FEES	$182,500	$11,406	$6.17
ARCHITECTURE & ENGINEERING	$137,000	$8,563	$4.63
SURVEY/TESTING	$4,500	$281	$0.15
LEGAL	$69,000	$4,313	$2.33
TITLE & RECORDING	$4,000	$250	$0.14
BUILDER'S RISK INSURANCE	$33,750	$2,109	$1.14
PROPERTY TAXES - 30 MONTHS	$40,000	$2,500	$1.35
ACCOUNTING/COST CERTIFICATION	$30,000	$1,875	$1.01
BROKERAGE/MARKETING	$442,750	$27,672	$14.96
DEED STAMPS	$44,118	$2,757	$1.49
FURNITURE, FIXTURES & EQUIPMEN	$23,000	$1,438	$0.78
SECURITY & INSURANCE	$36,000	$2,250	$1.22
BOOKKEEPING	$25,000	$1,563	$0.84
PROJECT MANAGEMENT - ADMIN	$269,997	$16,875	$9.12
CONSTRUCTION LOAN INTEREST	$311,000	$19,438	$10.51
MONITORING AGENT	$16,400	$1,025	$0.55
APPRAISALS	$2,000	$125	$0.07
CONDO FEES-UNSOLD UNITS	$15,000	$938	$0.51
DEMO & DEBRIS REMOVAL (BARN)	$50,000	$3,125	$1.69
SOFT COST CONTINGENCY - 5.0%	$95,000	$5,938	**$3.21**
TOTAL SOFT COSTS	**$1,831,015**	**$114,438**	**$61.86**
TOTAL DEVELOPMENT COSTS	**$9,112,959**	**$569,560**	**$307.87**

PROFIT ANALYSIS

GROSS SALES PROCEEDS	$9,675,000	$263.27
TOTAL DEVELOPMENT COSTS (TDC)	$9,112,959	$247.97
PROFIT	$562,041	$15.29
PROFIT AS % OF TDC	**6.2%**	

BUDGET DETAIL

ACQUISITION				**$1,882,000**
LAND COST AND				
EX HOUSE - 100 LONG RIDGE				$1,882,000
BROKERAGE COSTS	0%			$0
CONSTRUCTION COSTS[1]				**$5,399,944**
A RESIDENTIAL BUILDING	36,750		$111.00	$4,079,250
B SITE PREPARATION - UNIT	15		$12,000	$180,000
SEPTIC - 2 SYSTEMS	2		$85,000	$170,000
UTILITIES (Electric, Tel, Cable)	LS		$60,000	$60,000
ROADS, WALKS, DRAINAGE	950 FT		$350	$332,500
C LANDSCAPING	16		$5,000	$80,000
D WATER SYSTEM	9		$9,000	$81,000
EROSION CONTROL	LS		$15,000	$15,000
PROJ. MGMT-SITE (per month)	30		$3,000	$90,000
SITE LIGHTING & SIGNAGE	LS		$55,000	$55,000
FIRE CISTERN	LS		$95,000	$130,000
CONTINGENCY	2.5%			$127,194
PERMITS AND FEES				**$182,500**
BUILDING PERMIT	15		$5,500	82,500
WATER & SEPTIC FEES				30,000
FILING FEES				45,000
OTHER FEES				25,000
ARCHITECTURE & ENGINEERING				**$137,000**
ARCHITECTURAL				$45,000
ENGINEERING				$75,000
SEPTIC TESTING/DESIGN/PERMITS				$9,000
TRAFFIC AND OTHER STUDIES				$8,000
SURVEY/TESTING				**$4,500**
ALTA/SURVEY/TOPOGRAPHY				$2,000
TESTING				$0
PHASE 1 FOR LENDER				$2,500

LEGAL		**$69,000**
ORGANIZATIONAL		$3,000
PERMITTING TO FINISH		$50,000
FINANCING		$4,000
CONDO DOCS		$4,000
LOAN CLOSINGS	0	$8,000
MARKETING		**$459,150**
BROKERAGE (MKT)	5.0%	$442,750
AFFORDABLE MON AC	2.0%	$16,400
ADVERTISING (inc. in above)		$0
OTHER		$0
FF&E		**$23,000**
MODEL UNIT (setup and losses)		$18,000
OTHER		$5,000
CONSTRUCTION LOAN		**$311,000**
LOAN TO VALUE RATIO		75.0%
LOAN TO COST		90.0%
LOAN AMT - REVOLVING		$2,400,000
LOAN INTEREST		7.0%
LOAN POINTS		0.50%
AVG BALANCE		70.0%
TERM (MOS)		30
OTHER COSTS(Legal, appraisal, inspection)		$5,000
OTHER ASSUMPTIONS		
DEED STAMPS		0.456%
SOFT COST CONTING		5.0%
INSURANCE PER YEAR		0.25%
TAX RATE		0.017010
CONSTRUCTION MGMT FEE		5.00%

[1] *Note: For Comparison: Total Const. Cost of Residential Building Elements Only = A+B+C+D = $121 / Sq. Ft.*

PROJECT NAME: Long Ridge Road 40B — 17 Single Family
COMMUNITY: Carlisle
DATE: June 24, 2014

DEVELOPMENT BUDGET

	TOTAL COST	COST / UNIT	COST / S.F.
ACQUISITION COSTS	**$1,882,000**	**$110,706**	**$43.56**
(Includes Existing House)			
CONSTRUCTION COSTS	**$5,725,843**	**$336,814**	**$182.06**
		$0	**$0.00**
SOFT COSTS			
PERMITS AND FEES	$188,000	$11,059	$5.98
ARCHITECTURE & ENGINEERING	$137,000	$8,059	$4.36
SURVEY/TESTING	$4,500	$265	$0.14
LEGAL	$69,000	$4,059	$2.19
TITLE & RECORDING	$4,000	$235	$0.13
BUILDER'S RISK INSURANCE	$35,787	$2,105	$1.14
PROPERTY TAXES - 30 MONTHS	$40,000	$2,353	$1.27
ACCOUNTING/COST CERTIFICATION	$30,000	$1,765	$0.95
BROKERAGE/MARKETING	$442,750	$26,044	$14.08
DEED STAMPS	$45,053	$2,650	$1.43
FURNITURE, FIXTURES & EQUIPMEN	$23,000	$1,353	$0.73
SECURITY & INSURANCE	$36,000	$2,118	$1.14
BOOKKEEPING	$25,000	$1,471	$0.79
PROJECT MANAGEMENT - ADMIN	$286,292	$16,841	$9.10
CONSTRUCTION LOAN INTEREST	$311,000	$18,294	$9.89
MONITORING AGENT	$20,500	$1,206	$0.65
APPRAISALS	$2,000	$118	$0.06
CONDO FEES-UNSOLD UNITS	$15,000	$882	$0.48
DEMO & DEBRIS REMOVAL (BARN)	$50,000	$2,941	$1.59
SOFT COST CONTINGENCY - 5.0%	$95,000	$5,588	**$3.02**
TOTAL SOFT COSTS	**$1,859,881**	**$109,405**	**$59.14**
TOTAL DEVELOPMENT COSTS	**$9,467,724**	**$556,925**	**$301.04**

PROFIT ANALYSIS

GROSS SALES PROCEEDS	$9,880,000	$252.04
TOTAL DEVELOPMENT COSTS (TDC)	$9,467,724	$241.52
PROFIT	$412,276	$10.52
PROFIT AS % OF TDC	**4.4%**	

BUDGET DETAIL

ACQUISITION			**$1,882,000**
LAND COST AND			
EX HOUSE - 100 LONG RIDGE			$1,882,000
BROKERAGE COSTS	0%		$0
CONSTRUCTION COSTS[1]			**$5,725,843**
A RESIDENTIAL BUILDING	39,200	$111.00	$4,351,200
B SITE PREPARATION - UNIT	16	$12,000	$192,000
SEPTIC - 2 SYSTEMS	2	$95,000	$190,000
UTILITIES (Electric, Tel, Cable)	LS	$60,000	$60,000
ROADS, WALKS, DRAINAGE	950 FT	$350	$332,500
C LANDSCAPING	17	$5,000	$85,000
D WATER SYSTEM	10	$9,000	$90,000
EROSION CONTROL	LS	$15,000	$15,000
PROJ. MGMT-SITE (per month)	30	$3,000	$90,000
SITE LIGHTING & SIGNAGE	LS	$55,000	$55,000
FIRE CISTERN	LS	$95,000	$130,000
CONTINGENCY	2.5%		$135,143
PERMITS AND FEES			**$188,000**
BUILDING PERMIT	16	$5,500	88,000
WATER & SEPTIC FEES			30,000
FILING FEES			45,000
OTHER FEES			25,000
ARCHITECTURE & ENGINEERING			**$137,000**
ARCHITECTURAL			$45,000
ENGINEERING			$75,000
SEPTIC TESTING/DESIGN/PERMITS			$9,000
TRAFFIC AND OTHER STUDIES			$8,000
SURVEY/TESTING			**$4,500**
ALTA/SURVEY/TOPOGRAPHY			$2,000
TESTING			$0
PHASE 1 FOR LENDER			$2,500

LEGAL		**$69,000**
ORGANIZATIONAL		$3,000
PERMITTING TO FINISH		$50,000
FINANCING		$4,000
CONDO DOCS		$4,000
LOAN CLOSINGS	0	$8,000
MARKETING		**$463,250**
BROKERAGE (MKT)	5.0%	$442,750
AFFORDABLE MON AC	2.0%	$20,500
ADVERTISING (inc. in above)		$0
OTHER		$0
FF&E		**$23,000**
MODEL UNIT (setup and losses)		$18,000
OTHER		$5,000
CONSTRUCTION LOAN		**$311,000**
LOAN TO VALUE RATIO		75.0%
LOAN TO COST		90.0%
LOAN AMT - REVOLVING		$2,400,000
LOAN INTEREST		7.0%
LOAN POINTS		0.50%
AVG BALANCE		70.0%
TERM (MOS)		30
OTHER COSTS(Legal, appraisal, inspection)		$5,000
OTHER ASSUMPTIONS		
DEED STAMPS		0.456%
SOFT COST CONTING		5.0%
INSURANCE PER YEAR		0.25%
TAX RATE		0.017010
CONSTRUCTION MGMT FEE		5.00%

[1] *Note: For Comparison: Total Const. Cost of Residential Building Elements Only = A+B+C+D = $121 / Sq. Ft.*

RECEIVED
OCT 30 2014
TOWN CLERK CARLISLE
CHARLE... ...NTON

PROJECT NAME:	Long Ridge Road 40B	18 Single Family
COMMUNITY:	Carlisle	
DATE:	June 24, 2014	

DEVELOPMENT BUDGET

	TOTAL COST	COST / UNIT	COST / S.F.
ACQUISITION COSTS	**$1,882,000**	**$104,556**	**$41.23**
(Includes Existing House)			
CONSTRUCTION COSTS	**$6,031,241**	**$335,069**	**$181.12**
		$0	**$0.00**
SOFT COSTS			
PERMITS AND FEES	$193,500	$10,750	$5.81
ARCHITECTURE & ENGINEERING	$137,000	$7,611	$4.11
SURVEY/TESTING	$4,500	$250	$0.14
LEGAL	$69,000	$3,833	$2.07
TITLE & RECORDING	$4,000	$222	$0.12
BUILDER'S RISK INSURANCE	$37,695	$2,094	$1.13
PROPERTY TAXES - 30 MONTHS	$40,000	$2,222	$1.20
ACCOUNTING/COST CERTIFICATION	$30,000	$1,667	$0.90
BROKERAGE/MARKETING	$479,250	$26,625	$14.39
DEED STAMPS	$48,382	$2,688	$1.45
FURNITURE, FIXTURES & EQUIPMEN	$23,000	$1,278	$0.69
SECURITY & INSURANCE	$36,000	$2,000	$1.08
BOOKKEEPING	$25,000	$1,389	$0.75
PROJECT MANAGEMENT - ADMIN	$301,562	$16,753	$9.06
CONSTRUCTION LOAN INTEREST	$311,000	$17,278	$9.34
MONITORING AGENT	$20,500	$1,139	$0.62
APPRAISALS	$2,000	$111	$0.06
CONDO FEES-UNSOLD UNITS	$15,000	$833	$0.45
DEMO & DEBRIS REMOVAL (BARN)	$50,000	$2,778	$1.50
SOFT COST CONTINGENCY - 5.0%	$95,000	$5,278	**$2.85**
TOTAL SOFT COSTS	**$1,922,389**	**$106,799**	**$57.73**
TOTAL DEVELOPMENT COSTS	**$9,835,630**	**$546,424**	**$295.36**

PROFIT ANALYSIS

GROSS SALES PROCEEDS	$10,610,000	$254.74
TOTAL DEVELOPMENT COSTS (TDC)	$9,835,630	$236.15
PROFIT	$774,370	$18.59
PROFIT AS % OF TDC	**7.9%**	

BUDGET DETAIL

ACQUISITION			**$1,882,000**
LAND COST AND			
EX HOUSE - 100 LONG RIDGE			$1,882,000
BROKERAGE COSTS	0%		$0
CONSTRUCTION COSTS[1]			**$6,031,241**
A RESIDENTIAL BUILDING	41,650	$111.00	$4,623,150
B SITE PREPARATION - UNIT	17	$12,000	$204,000
SEPTIC - 2 SYSTEMS	2	$95,000	$190,000
UTILITIES (Electric, Tel, Cable)	LS	$60,000	$60,000
ROADS, WALKS, DRAINAGE	950 FT	$350	$332,500
C LANDSCAPING	18	$5,000	$90,000
D WATER SYSTEM	11	$9,000	$99,000
EROSION CONTROL	LS	$15,000	$15,000
PROJ. MGMT-SITE (per month)	30	$3,000	$90,000
SITE LIGHTING & SIGNAGE	LS	$55,000	$55,000
FIRE CISTERN	LS	$95,000	$130,000
CONTINGENCY	2.5%		$142,591
PERMITS AND FEES			**$193,500**
BUILDING PERMIT	17	$5,500	93,500
WATER & SEPTIC FEES			30,000
FILING FEES			45,000
OTHER FEES			25,000
ARCHITECTURE & ENGINEERING			**$137,000**
ARCHITECTURAL			$45,000
ENGINEERING			$75,000
SEPTIC TESTING/DESIGN/PERMITS			$9,000
TRAFFIC AND OTHER STUDIES			$8,000
SURVEY/TESTING			**$4,500**
ALTA/SURVEY/TOPOGRAPHY			$2,000
TESTING			$0
PHASE 1 FOR LENDER			$2,500

LEGAL		**$69,000**
ORGANIZATIONAL		$3,000
PERMITTING TO FINISH		$50,000
FINANCING		$4,000
CONDO DOCS		$4,000
LOAN CLOSINGS	0	$8,000
MARKETING		**$499,750**
BROKERAGE (MKT)	5.0%	$479,250
AFFORDABLE MON AC	2.0%	$20,500
ADVERTISING (inc. in above)		$0
OTHER		$0
FF&E		**$23,000**
MODEL UNIT (setup and losses)		$18,000
OTHER		$5,000
CONSTRUCTION LOAN		**$311,000**
LOAN TO VALUE RATIO		75.0%
LOAN TO COST		90.0%
LOAN AMT - REVOLVING		$2,400,000
LOAN INTEREST		7.0%
LOAN POINTS		0.50%
AVG BALANCE		70.0%
TERM (MOS)		30
OTHER COSTS(Legal, appraisal, inspection)		$5,000
OTHER ASSUMPTIONS		
DEED STAMPS		0.456%
SOFT COST CONTING		5.0%
INSURANCE PER YEAR		0.25%
TAX RATE		0.017010
CONSTRUCTION MGMT FEE		5.00%

[1] *Note: For Comparison: Total Const. Cost of Residential Building Elements Only = A+B+C+D = $121 / Sq. Ft.*

PROJECT NAME:	Long Ridge Road 40B	19 Single Family
COMMUNITY:	Carlisle	
DATE:	June 24, 2014	

DEVELOPMENT BUDGET

	TOTAL COST	COST / UNIT	COST / S.F.
ACQUISITION COSTS	**$1,882,000**	**$99,053**	**$39.13**
(Includes Existing House)			
CONSTRUCTION COSTS	**$6,327,415**	**$333,022**	**$180.01**
		$0	**$0.00**
SOFT COSTS			
PERMITS AND FEES	$199,000	$10,474	$5.66
ARCHITECTURE & ENGINEERING	$137,000	$7,211	$3.90
SURVEY/TESTING	$4,500	$237	$0.13
LEGAL	$69,000	$3,632	$1.96
TITLE & RECORDING	$4,000	$211	$0.11
BUILDER'S RISK INSURANCE	$39,546	$2,081	$1.13
PROPERTY TAXES - 30 MONTHS	$40,000	$2,105	$1.14
ACCOUNTING/COST CERTIFICATION	$30,000	$1,579	$0.85
BROKERAGE/MARKETING	$515,750	$27,145	$14.67
DEED STAMPS	$51,710	$2,722	$1.47
FURNITURE, FIXTURES & EQUIPMEN	$23,000	$1,211	$0.65
SECURITY & INSURANCE	$36,000	$1,895	$1.02
BOOKKEEPING	$25,000	$1,316	$0.71
PROJECT MANAGEMENT - ADMIN	$316,371	$16,651	$9.00
CONSTRUCTION LOAN INTEREST	$311,000	$16,368	$8.85
MONITORING AGENT	$20,500	$1,079	$0.58
APPRAISALS	$2,000	$105	$0.06
CONDO FEES-UNSOLD UNITS	$15,000	$789	$0.43
DEMO & DEBRIS REMOVAL (BARN)	$50,000	$2,632	$1.42
SOFT COST CONTINGENCY - 5.0%	$95,000	$5,000	**$2.70**
TOTAL SOFT COSTS	**$1,984,377**	**$104,441**	**$56.45**
TOTAL DEVELOPMENT COSTS	**$10,193,792**	**$536,515**	**$290.01**

PROFIT ANALYSIS

GROSS SALES PROCEEDS	$11,340,000	$257.14
TOTAL DEVELOPMENT COSTS (TDC)	$10,193,792	$231.15
PROFIT	$1,146,208	$25.99
PROFIT AS % OF TDC	**11.2%**	

BUDGET DETAIL

ACQUISITION			**$1,882,000**
LAND COST AND			
EX HOUSE - 100 LONG RIDGE			$1,882,000
BROKERAGE COSTS	0%		$0
CONSTRUCTION COSTS[1]			**$6,327,415**
A RESIDENTIAL BUILDING	44,100	$111.00	$4,895,100
B SITE PREPARATION - UNIT	18	$12,000	$216,000
SEPTIC - 2 SYSTEMS	2	$95,000	$190,000
UTILITIES (Electric, Tel, Cable)	LS	$60,000	$60,000
ROADS, WALKS, DRAINAGE	950 FT	$350	$332,500
C LANDSCAPING	19	$5,000	$95,000
D WATER SYSTEM	11	$9,000	$99,000
EROSION CONTROL	LS	$15,000	$15,000
PROJ. MGMT-SITE (per month)	30	$3,000	$90,000
SITE LIGHTING & SIGNAGE	LS	$55,000	$55,000
FIRE CISTERN	LS	$95,000	$130,000
CONTINGENCY	2.5%		$149,815
PERMITS AND FEES			**$199,000**
BUILDING PERMIT	18	$5,500	99,000
WATER & SEPTIC FEES			30,000
FILING FEES			45,000
OTHER FEES			25,000
ARCHITECTURE & ENGINEERING			**$137,000**
ARCHITECTURAL			$45,000
ENGINEERING			$75,000
SEPTIC TESTING/DESIGN/PERMITS			$9,000
TRAFFIC AND OTHER STUDIES			$8,000
SURVEY/TESTING			**$4,500**
ALTA/SURVEY/TOPOGRAPHY			$2,000
TESTING			$0
PHASE 1 FOR LENDER			$2,500

LEGAL		**$69,000**
ORGANIZATIONAL		$3,000
PERMITTING TO FINISH		$50,000
FINANCING		$4,000
CONDO DOCS		$4,000
LOAN CLOSINGS	0	$8,000
MARKETING		**$536,250**
BROKERAGE (MKT)	5.0%	$515,750
AFFORDABLE MON AC	2.0%	$20,500
ADVERTISING (inc. in above)		$0
OTHER		$0
FF&E		**$23,000**
MODEL UNIT (setup and losses)		$18,000
OTHER		$5,000
CONSTRUCTION LOAN		**$311,000**
LOAN TO VALUE RATIO		75.0%
LOAN TO COST		90.0%
LOAN AMT - REVOLVING		$2,400,000
LOAN INTEREST		7.0%
LOAN POINTS		0.50%
AVG BALANCE		70.0%
TERM (MOS)		30
OTHER COSTS(Legal, appraisal, inspection)		$5,000
OTHER ASSUMPTIONS		
DEED STAMPS		0.456%
SOFT COST CONTING		5.0%
INSURANCE PER YEAR		0.25%
TAX RATE		0.017010
CONSTRUCTION MGMT FEE		5.00%

[1] *Note: For Comparison: Total Const. Cost of Residential Building Elements Only = A+B+C+D = $121 / Sq. Ft.*

PROJECT NAME:	Long Ridge Road 40B	20 Single Family
COMMUNITY:	Carlisle	
DATE:	February 27, 2014	

UNIT DESCRIPTION				UNITS	% OF TOTAL	UNIT SIZE	TOTAL SF	UNIT SALES PRICE	GROSS PROCEEDS	PRICE PER SQ FT
Exist Home	4 BR	2.5 BA		1	5.00%	4,000	4,000	**$825,000**	$825,000	$206.25
Single	3 BR	2.5 BA	Market	14	70.00%	2,450	34,300	**$730,000**	$10,220,000	$297.96
Avg				15		2,553	38,300	$736,333	$11,045,000	$288.38
Single	3 BR	1.5 BA	Affordable	5	25.00%	2,450	12,250	$205,000	$1,025,000	$83.67
				5		1,225	12,250	$205,000	$1,025,000	$41.84
				20		**NSF=**	**50,550**		**$12,070,000**	**$238.77**
PERCENTAGE AFFORDABLE				**25.00%**	100.00%	Efficiency	100.00%			
								$0	$0	
								$0	$0	
GROSS PROCEEDS									**$12,070,000**	

RECEIVED
OCT 30 2014
TOWN CLERK-CARLISLE
CHARLENE M. HINTON

Pg 6 of 6