

Preliminary Condo Project Budget  
 Cost allocations, 40B and economic profit  
 12/12/2013

Preliminary Projected Sales Revenue

# Units	Affordability	BR	Sales Price	Sales Rev.	Sq. Ft.	Total Sq. Ft.	\$/Sq. Ft.
10	Market	3	517,000.00	5,170,000	2,200	22,000	\$ 235.00
10	Market	3	470,000.00	4,700,000	2,000	20,000	\$ 235.00
8 0	Market	3	423,000.00	3,384,000	1,800	14,400	\$ 235.00
5 11	market 80%	3 3	378,540.00 185,000.00	1,892,700 2,035,000	1,402 1,402	7,010 15,422	\$ 270.00 \$ 131.95
9 3	market 80%	2 2	377,000.00 170,000.00	3,393,000 510,000	1,300 1,300	11,700 3,900	\$ 290.00 \$ 130.77
56			376,512.50	21,084,700	1,686	94,432	\$ 223.28

	Per foot	Per Unit	Project
Sales Revenue	\$ 223.28	376,512.50	21,084,700
Less			
Construction Cost	115.00	193,923	10,859,680
Landscaping	1.06	1,000	100,000
Pad site Cost	10.67	18,000	1,008,000
Subtotal Hard Costs	126.73	213,709	11,967,680
Contingency (___%)	4.00%	8,548	478,707
<b>TOTAL HARD COSTS</b>	\$ 131.80	222,257	12,446,387
Organizational/Closing Costs	Per foot	Per Unit	
Design/Permitting Expenses	0.30	500.00	28,000.00
Accounting/Audit	0.59	1,000.00	56,000.00
Finance/Interest	0.42	700.00	39,200.00
Insurance	-	-	-
Engineering	0.33	550.00	30,800.00
Architect	0.59	1,000.00	56,000.00
Condo Docs	0.21	350.00	19,600.00
Marketing/Sales	0.30	500.00	28,000.00
	5.00%	18,825.63	1,054,235.00

