

**689 Conway Development Budget - Estimate**

<b>Uses</b>				<b>Budget</b>	
Acquisition				-	
Transaction Costs				\$ 3,225.00	
	Origination fee	TCCLB	\$ 1,500.00		
	Inspection fee	TCCLB	\$ 150.00		
	Draw fee	TCCLB	\$ 250.00		
	Title services & insurance				
	Recording fees				
	Title Services		\$ 155.00		
	Seller Closing Fee		\$ 520.00		
	State Tax		\$ 650.00		
Holding Costs				\$8,770.00	
	Insurance	Western	\$ 2,670.00		
	2016 Property taxes	Ramsey County	\$ 1,500.00		
	Utilities	Water, electric	\$ 1,800.00		
	Interest	TCCLB	\$ 2,800.00		
Other Professional Services				\$ 9,050.00	
	Scope development		\$ -		
	Brokerage fee		\$ 9,050.00		
Total Soft Costs					\$ 21,045.00
Development Fee				\$ 15,000.00	\$ 15,000.00
Construction				\$ 145,000.00	
	contingency			<u>\$ 14,500.00</u>	\$ 159,500.00
<b>Total Development Cost</b>				<b>\$ 195,545.00</b>	<b>\$ 195,545.00</b>
<b>Sources</b>					
Sales				\$ 181,000.00	
Wells Fargo				<u>\$ 15,000.00</u>	
<b>Total</b>				<b>\$ 196,000.00</b>	

**SWORN CONSTRUCTION STATEMENT**

Owner's Name: TBD  
 Property At: 689 Conway



	Items	Furnished By	Total Cost
1	Building Permit	Metamorphosis	3000
2	Demo	Metamorphosis	5050
3	Roofing	n/a	250
4	Foundation	n/a	18500
5	Waterproofing	n/a	0
6	Lumber & Millwork	Lyman Lumber	2700
7	Carpentry Labor	Metamorphosis	6800
8	Windows & Doors	Metamorphosis	5840
9	Insulation	Lewis Insulation	1400
10	Electrical	Apollo Electric	4600
11	Plumbing & Fixtures	Madetzke & Gust	18000
12	Heating	Super Heating	1450
13	Low Voltage	n/a	0
14	Drywall	Fillipi	2600
15	Trim Labor	Metamorphosis	2000
16	Painting/Staining	E&P	6500
17	Cabinetry	n/a	0
18	Light Fixtures	Metamorphosis	500
19	Carpet/Vinyl	Trade Direct	850
20	Ceramic Tile	Tickner Tile	3600
21	Laminate Floors	Trade Direct	2200
22	Appliances	n/a	0
23	Concrete Flat Work	n/a	0
24	Siding	Metamorphosis	22500
25	Exterior Painting	E&P	9400
26	Bulkhead	Metamorphosis	1250
27	Gutters	Hannan Exteriors	1350
28	Driveway	n/a	0
29	Sod/Landscape/Grading	Metamorphosis	820
30	Design, survey, ins, closing costs, warranty	Metamorphosis	5850
31	Shower door, mirrors	n/a	0
32	Final, dumpster, clean, silt fence	Metamorphosis	1550
33	Change Orders/Contingency	n/a	0
34	Lot/Land	n/a	0
35	Contractor Fee	Metamorphosis	14760
	<b>TOTAL</b>		<b>143320</b>

**DRAW REQUESTS**

Draw #1	\$35,830.00	Signatures: _____	Date: _____
Draw #2	\$35,830.00	Signatures: _____	Date: _____
Draw #3	\$35,830.00	Signatures: _____	Date: _____
Draw #4	\$35,830.00	Signatures: _____	Date: _____
FINAL			