

Tiffany STD 2 Story - Construction Project Analysis

	Est. Cost	Act. Cost	% Comp
Total 9000-Construction Soft Cost	\$32,850		
Total 9200-Const Hard Costs	\$129,945	0.00	
	\$162,795	0.00	
Total In Kind	-\$13,000		
Total Construction Costs	\$149,795	0.00	
Sale Price - 1st Mortgage	\$125,000		
Total Profit/Loss	(\$24,795)	0	

Sample Revenue and Expenses

	STD 2 Story (1)		STD 2 Story Corner (2)		UD 2 Story (3)		
	Exp	Rev	Exp	Rev	Exp	Rev	
Const Costs +/-K	\$162,795		\$344,040		\$497,610		
HOME		\$38,333		\$76,666			
AHTF		\$50,000		\$100,000		\$50,000	
FHLB							
1st Mortgage		\$125,000		\$250,000		\$420,000	
In Kind	(\$13,000)		(\$13,000)		(\$39,000)		
	\$149,795	\$213,333	\$331,040	\$426,666	\$458,610	\$470,000	
	\$63,538		\$95,626		\$11,390		\$170,554

First note amount	\$125,000	3.50%	\$125,000	3.50%	\$140,000	3.50%
Tax Rate	Abated		Abated		Abated	
Yearly Taxes	\$ 120.00		\$ 120.00		\$ 120.00	
Monthly Taxes	\$ 10.00		\$ 10.00		\$ 10.00	
Monthly P&I	\$ 561.31		\$ 561.31		\$ 628.66	
MRF	\$ 15.00		\$ 15.00		\$ 15.00	
Yearly Insurance	\$ 900.00		\$ 900.00		\$ 900.00	
Monthly Ins	\$ 75.00		\$ 75.00		\$ 75.00	
	\$ 661.31		\$ 661.31		\$ 728.66	

Other Factors and Impacts

Variables include final construction costs; interest rates; and subsidy amounts.
Numbers are placeholders based upon historical performance.