

LARRABEE LOFTS - 8 Units Approved

DATE: 3/6/2008

West Hollywood

600	Finished Value Per Square Foot
11,004	Finished Living / Building Area
4800	Garage Square Footage
16	Beds
8	Baths
\$ 6,602,400	Estimated Finished Value



31858 Castaic Road, #233
 Castaic, California 91384
 (888) 447-1249 - Phone
 (877) 623-6999 - Fax

PROJECT AND CONSTRUCTION BUDGET

OWNER ACQUISITION COSTS	ACTUAL	DESCRIPTION
Appraisal	\$ -	
Architectural / Engineering	\$ -	
Closing Costs including Title	\$ -	
Contingency - Hard	\$ -	
Contingency - Soft	\$ -	
Disbursement Fee	\$ -	
Insurance	\$ -	
Interest Reserve	\$ -	
Land	\$ 2,400,000.00	
Legal	\$ -	
Loan Fee	\$ -	
Permits and Fees	\$ -	
Survey	\$ -	
Taxes	\$ -	
TOTAL OWNER ACQUISITION COSTS:	\$ 2,400,000.00	

CONTRACTOR BUDGET - OFFSITE	\$/SF	ESTIMATE	DESCRIPTION
Bench and V Drains	\$ -	\$ -	
Boundry Walls - Fences	\$ -	\$ -	
Contingency	\$ -	\$ -	
Erosion Control	\$ -	\$ -	
Fire Hydrants	\$ -	\$ -	
Gas Laterals	\$ -	\$ -	
Gas Mains	\$ -	\$ -	
Irrigation - Sprinklers	\$ -	\$ -	
Laterals to Property Line	\$ -	\$ -	
Manholes	\$ -	\$ -	
Meters	\$ -	\$ -	
Offsites - Compacting	\$ -	\$ -	
Offsites - Site Clearing	\$ -	\$ -	
Offsites - Slope Grading	\$ 16.50	\$ 181,566.00	
Retaining Walls	\$ 0.72	\$ 7,867.86	
Sewer Laterals	\$ 1.60	\$ 17,551.38	
Storm Drains / Structures	\$ 1.65	\$ 18,156.60	
Street Signs	\$ -	\$ -	
Streets - Base	\$ -	\$ -	
Streets - Curbs and Gutters	\$ -	\$ -	
Streets - Paving	\$ -	\$ -	
Streets - Rough Grading	\$ -	\$ -	
Streets - Walks	\$ -	\$ -	
Tree / Slope Planting	\$ -	\$ -	
Underground Electric	\$ -	\$ -	
Water - Main Service	\$ -	\$ -	
Construction Superintendent - Offsite	\$ 2.05	\$ 22,514.18	
TOTAL OFFSITE COSTS:	\$ 22.51	\$ 247,656.02	

CONTRACTOR BUDGET - ONSITE	\$/SF	ESTIMATE	DESCRIPTION
Appliances	\$ 3.03	\$ 33,287.10	Stainless steel appliances
Cabinets	\$ 7.70	\$ 84,730.80	Custom clear Alder/ hardware
Carpet	\$ 1.00	\$ 11,004.00	42 oz Carpet
Ceramic Tile	\$ 1.65	\$ 18,156.60	Master Tub Surround, guest shower surrounds
Concrete Decking	\$ 15.40	\$ 169,461.60	Strucural
Concrete Footings/Slab	\$ 8.80	\$ 96,835.20	Slab complete; garage
Construction Clean	\$ 0.83	\$ 9,078.30	Rough and finish

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Countertops	\$ 3.30	\$ 36,313.20
Doors - Interior	\$ 1.98	\$ 21,787.92
Drywall	\$ 5.78	\$ 63,548.10
Electrical	\$ 5.50	\$ 60,522.00
Fence: Concrete Block / Wood	\$ -	\$ -
Fencing & Retaining Walls	\$ 1.11	\$ 12,225.44
Finish Grading	\$ 0.55	\$ 6,052.20
Fire Sprinkler	\$ -	\$ -
Fireplace	\$ 0.55	\$ 6,052.20
Flatwork	\$ 2.75	\$ 30,261.00
Flooring	\$ 3.00	\$ 33,012.00
Framing-Labor	\$ 9.90	\$ 108,939.60
Framing-Materials	\$ 11.00	\$ 121,044.00
Garage	\$ 9.60	\$ 105,600.00
Garage Doors	\$ 2.15	\$ 23,603.58
HVAC	\$ 4.68	\$ 51,443.70
ICF Walls - Materials & Labor	\$ 6.60	\$ 72,626.40
Insulation	\$ 1.65	\$ 18,156.60
Intercom / Garage Remote	\$ -	\$ -
Landscaping	\$ 8.80	\$ 96,835.20
Lath/Plaster	\$ 7.98	\$ 87,756.90
Lighting/Fans	\$ 0.72	\$ 7,867.86
Mirrors	\$ 1.49	\$ 16,340.94
Miscellaneous	\$ -	\$ -
Painting	\$ 2.75	\$ 30,261.00
Plumbing	\$ 7.15	\$ 78,678.60
Plumbing fixtures	\$ 3.25	\$ 35,707.98
Pool / Jacuzzi / Sauna	\$ 5.50	\$ 60,522.00
Retaining Walls	\$ -	\$ -
Roof Trusses	\$ 4.40	\$ 48,417.60
Roofing	\$ 3.85	\$ 42,365.40
Shower Doors / Tub Enclosures	\$ 1.10	\$ 12,104.40
Structural Steel	\$ 1.65	\$ 18,156.60
Trim/Finish Labor	\$ 2.20	\$ 24,208.80
Trim/Finish Material	\$ 5.71	\$ 62,821.84
Utilities/connections	\$ 0.55	\$ 6,052.20
Window Coverings	\$ -	\$ -
Windows	\$ 2.75	\$ 30,261.00
Wrought Iron/interior railing & stairs	\$ 1.71	\$ 18,761.82
Construction Superintendent - Onsite	\$ 17.00	\$ 187,086.17
TOTAL ONSITE COSTS:	\$ 187.02	\$ 2,057,947.85
TOTAL OFF SITE AND ON SITE (HARD COSTS):	\$ 209.52	\$ 2,305,603.87

Vanity tops inc. laundry room
Doors and Frames - Interior
1 1/2" Bullnose corners; smooth wall
Complete; fan ready in FR & MBr
Allowance per building
To meet code requirements
Builder Series 36"
4 car driveway; sidewalks; patio; stoops
Wood flooring; travertine tile
Rough frame & detail
Rough lumber; exterior finish
In Home - Structural framing and finish
25 ga. aluminum roll-up; no windows
13 Seer units
Forms; rebar; concrete & bucks
R-19 walls; R-30 ceilings
Front yard complete
Three coat system w/ foam; accents
Allowance per building
Mirrors and shower doors
Complete; one color washable flat throughout
Complete; gas to appliances
Plumbing fixtures
Block / Rebar
Engineered; 4/12 pitch
Eagle concrete tile
Structural
Complete; incl. Cabinet install
Custom entry; 8' 2 panel alder door; Emtec hardware
Joint trench to house
Dual glazed vinyl w/ screens
Custom Iron
Construction Superintenedent

CONTRACTOR BUDGET - SOFT COSTS	\$/SF	ESTIMATE	DESCRIPTION
Administration / Overhead	\$ 2.10	\$ 23,056.04	Consulting Agreement
Architect / Plans	\$ 3.03	\$ 33,287.10	
Building Permit & School Fees	\$ 7.50	\$ 82,530.00	
Engineering & Design	\$ 3.00	\$ 33,012.00	
Gen. Liability Insurance	\$ 4.00	\$ 44,016.00	
Sales & Marketing	\$ 3.00	\$ 33,012.00	12 months marketing budget
Sewer Permit	\$ 0.37	\$ 4,088.44	
TOTAL SOFT COSTS:	\$ 22.99	\$ 253,001.58	
TOTAL HARD AND SOFT COSTS:	\$ 232.52	\$ 2,558,605.45	