

P-37 - Harmony

CALCULATIONS WITH ALL COSTS

HOMES

Appraised Value	\$ 350	\$ 1,750,000.00
Cost Per Lot Including Overrun and Partners		\$ 258,108.11
Cost Per Square Foot		\$ 145.00
Construction Management Expense		\$ 30.00
Months to Build / Carry		18.00
Square Feet		5,000.00
Units		37.00
Estimated Gross Revenue at Sale	0.0%	\$ 64,750,000.00
Land Development		\$ 9,550,000.00
Home Construction		\$ 32,375,000.00
Total		\$ 41,925,000.00
Financing (% of Land and Costs)	12.0%	\$ 7,546,500.00
Total Cost to Build		\$ 49,471,500.00
Gross Profit (SP-CTB)		\$ 15,278,500.00
Sales / Marketing	8.0%	\$ 5,180,000.00
Net Profit		\$ 10,098,500.00

COSTS:

Land Acquisition Balance	\$ 4,000,000.00
Cost if Vertical Construction Per Lot	\$ 150,000.00
Total Horizontal Construction Costs	\$ 9,550,000.00
Cost Per Lot Total	\$ 258,108.11