

Total Project Cost Estimate

PAD - Phasing Estimate						Building	Site		
Phase	Type	Count	SqFt	Total Sq Ft	Parking	Cost Sq Ft	Cost Sq Ft	\$\$ Cost	
1	Duplex, 2BR	8	672	5,376	16	\$ 215.11	\$ 97.27	\$ 1,679,337.60	
2	Apt, 1	12	500	6,000	12	\$ 160.00	\$ 58.36	\$ 1,310,170.98	
	Apt, 2	12	750	9,000	18	\$ 160.00	\$ 58.36	\$ 1,965,256.47	
	Storage Units	10	80	800		\$ 20.00	\$ -	\$ 16,000.00	
3	Apt, 1	16	500	8,000	16	\$ 160.00	\$ 58.36	\$ 1,746,894.64	
	Apt, 2	14	750	10,500	21	\$ 160.00	\$ 58.36	\$ 2,292,799.22	
	Duplex, 2	8	675	5,400	16	\$ 170.00	\$ 58.36	\$ 1,233,153.88	
	Townhome, 3	10	1,200	12,000	20	\$ 170.00	\$ 58.36	\$ 2,740,341.96	
	Storage Units	40	80	3,200		\$ 20.00	\$ -	\$ 64,000.00	
Total						80	60,276	119	\$ 13,047,954.77
Soft Costs						5%			\$ 652,397.74
Contingency						3%			\$ 391,438.64
Walnut Ln Upgrade									\$ 300,000.00
Infrastructure Upgrades (Phase 2)*									\$ 1,200,000.00
							Land	\$ 1,815,000.00	
							Total	\$ 17,406,791.15	

\$ 217,584.89 Per Unit  
 \$ 288.78 Per Sqft

\* The majority of major infrastructure upgrades will take place during phase 2, including water, sewer, and electrical upgrades for phases 2-3. This cost is an estimate only based on anticipated upgrades from utility providers. Site per sqft costs in phases 2-3 are estimates that include infrastructure upgrades for the units, including foundations, parking, water and sewer connections,

