

**PRO FORMA****2019**

3841 Central Avenue North, Columbia Heights

**Rehab/House  
Move**

| <b>Acquisition Costs</b>          |                   |
|-----------------------------------|-------------------|
| Purchase Price House 3841 Central | \$ 200,000        |
| New Lot                           |                   |
| Discount (TBD)                    | \$ -              |
| Closing Costs on Acquisition      | \$ -              |
| <b>Total Acquisition Costs</b>    | <b>\$ 200,000</b> |

| <b>Construction Costs Existing</b>                         |            |
|------------------------------------------------------------|------------|
| Moving Cost-House                                          | \$ 40,000  |
| Utility Cost for Move                                      | \$ 40,000  |
| Demolition/backfill of existing basement/garage foundation | \$ 20,000  |
| Regrade and seed lot                                       | \$3,000.00 |
| Cap existing sewer and water                               | \$3,500.00 |

| <b>Construction Costs New Location</b>    |                   |
|-------------------------------------------|-------------------|
| Rehab Cost House                          | \$ 55,000         |
| Tree Removal                              | \$7,500.00        |
| New Foundation                            | \$70,000.00       |
| New 2 Car Garage and Driveway             | \$ 27,000         |
| Landscaping/Flatwork                      | \$ 4,500          |
| Sewer and Water                           | \$ 8,500          |
| Contingency                               | \$ 10,000         |
| Soft Costs (plans, testing, survey, etc.) | \$ 4,500          |
| <b>Total Construction Costs</b>           | <b>\$ 293,500</b> |

| <b>Monthly Holding Costs</b>       |               |
|------------------------------------|---------------|
| Real Estate Taxes                  | \$ -          |
| Utilities                          | \$ 100        |
| Insurance                          | \$ 150        |
| Property Mgmt/Misc                 | \$ 100        |
| <b>Total Monthly Holding Costs</b> | <b>\$ 350</b> |

|                                      |                   |
|--------------------------------------|-------------------|
| Total Acquisition Costs              | \$ 200,000        |
| Total Construction Costs             | \$ 293,500        |
| Total Monthly Holding Costs X 12 Mos |                   |
| <b>Total Financed</b>                | <b>\$ 493,500</b> |

**TOTAL CONSTRUCTION & HOLDING COSTS** **\$ 493,500**

| <b>Disposition Costs</b>       |                   |
|--------------------------------|-------------------|
| Realtor Fee (3.15%)            | \$ 9,450          |
| Appraisal                      | \$ 185            |
| Home Warranty                  | \$ -              |
| Closing Costs (1%)             | \$ 3,000          |
| State Deed Tax (.0034)         | \$ 1,020          |
| Seller-Paid Costs - 3%         | \$ 9,000          |
| Developer Fee - 8%             | \$ -              |
| <b>Total Disposition Costs</b> | <b>\$ 22,655</b>  |
| <b>TOTAL DEVELOPMENT COSTS</b> | <b>\$ 516,155</b> |
| <b>Resale Price</b>            | <b>\$ 300,000</b> |

|                            |                     |
|----------------------------|---------------------|
| <b>Gross Profit (Loss)</b> | <b>\$ (216,155)</b> |
|----------------------------|---------------------|