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**RE: Development Plans**

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**From** Cahalan, Scott <SCAHALAN@sgrlaw.com>

**Date** Thu 8/21/2025 4:23 PM

**To** Kirby Glaze <kirby@hmhwlaw.com>; Scott Brumbelow <scott@guca.com>

**Cc** Billy Freeman, Jr. <bfreeman@techniqueconcrete.com>; Rochelle Dennis <rdennis@forestparkga.gov>; Simmons, Kenya <kenyasimmons@tjinddev.com>; j.oliver.lee@imsc-corp.com <j.oliver.lee@imsc-corp.com>

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Kirby

We have a preliminary budget of roughly \$4.4 million.

I prepared the following table as a rough budget. The numbers are conservative. I included the upper end of construction cost provided by our engineer, along with a healthy contingency. Our members will also perform some of the work, which is not reflected in this table.

Description	Est. Cost	Contingency	total
Land	\$150,000		\$150,000
Diligence and Closing	\$30,000		\$30,000
Development	\$25,000	\$25,000	\$50,000
Design	\$250,000	\$50,000	\$300,000
Site	\$100,000	\$50,000	\$150,000
Construction	\$3,200,000	\$250,000	\$3,450,000
Parking/Landscaping	\$100,000	\$20,000	\$120,000
Signage	\$10,000		\$10,000
FF&E	\$100,000	\$25,000	\$125,000
	\$3,965,000	\$420,000	\$4,385,000

We have met with a couple of lenders, and it looks like we will qualify for financing of the project at this budget based upon our longevity of 50 years in existence and our solid financials.

Scott