

EXHIBIT A: SOFT COST BUDGET

Soft Cost Budget			
ITEM		PROFESSIONALS	Budget
	1	Architecture, engineering	850,000.00
	2	Architecture, engineering	450,000.00
	3	Expediting, permits, misc.	100,000.00
	4	GL & Builders Risk Insurance	350,000.00
	5	Energy consultants, Misc.	150,000.00
	6	Development overhead	550,000.00
Total Completed In Place			2,450,000
ITEM		CONDO & OTHER	Budget
	1	Legal Fees Sponsor	90,000.00
	2	Lender Legal Fees	45,000.00
	3	Expediting Filing Fees	50,000.00
	4	Permits / Violations / Misc.	15,000.00
	5	Condo Plan	100,000.00
	6	Utilities	20,000.00
	7	Accounting	15,000.00
	8	Insurance	350,000.00
	9	Surveys / Stakeouts	30,000.00
	10	Testing Labs & Inspections	50,000.00
	11	Real Estate Taxes	250,000.00
	13	Title Fees	80,000.00
	14	Misc. Soft Costs	80,000.00
		SUB-TOTAL	1,095,000
		10% CONTINGENCY	109,500
Total Construction			1,204,500

GRAND TOTAL

\$3,654,500