

USE OF PROCEEDS - Craftsman Rose Garden LLC**SDF Contracting, LLC - Exterior Costs**

Project Manager	\$5,382.00 ?
Superintendent	\$24,837.00 ?
Fuel	\$794.00
Truck	\$794.00
General Building Permit - Allowance	\$5,786.00 ?
Temporary Utilities	\$450.00
Dumpsters	\$2,778.00
Demolition	\$10,000.00
Concrete Foundation & Columns	\$15,408.00
Stairs - Side of Main Building & Back of Main Building	\$23,000.00
Exterior siding repair / windowsill, stairs	\$5,264.00
Remove and rebuild framing around grease trap	\$4,751.00
Repair existing doors & casing allowance	\$1,062.00
Exterior Painting	\$43,960.00
Electrical	\$5,290.00
New Gutters	\$5,941.00
Total Estimate - Exterior Costs	\$155,497.00

CRAFTSMAN ROSE GARDEN - Development Costs

Acquisition	\$1,102,639.28
Development	\$847,361
Total	\$1,950,000

Owner Contingency + Construction Carrying Cost		\$93,167
Development Fees/Contingency: R B Roberts Solutions		\$70,000
Tenant Improvement Allowance		\$80,000
Courtyard Development Costs		\$100,000
Restoration of Craftsman 2,027 SF (Exterior)	\$76.71 Per SF	\$155,497
Lot 9 Building expansion (10 x 20) = 21 x 28 = 588SF	\$209.18 Per SF	\$123,000
Carrige House Baths and Restor12 x 38 = 456 SF	\$252.19 Per SF	\$115,000
Survey, A&E, permits and other fees.	(See Reimbursements)	\$14,697
Lee Havard Architect		\$10,000
Dan Fick Inspections CM		\$15,000
Small Change \$10,000 + 7% -\$5,000		\$61,000
Legal and Accounting		\$10,000
Total Development Costs		\$754,194
Total Project Costs + Contingency		\$847,361

Project Costs	\$736,664	\$847,361
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