

## EXHIBIT A: PROJECT BUDGET

USES		
Renovations	Value	Notes
Property acquisition	\$1,600,000	
Closing legal		
Transfer tax		
<b>SUB-TOTAL ACQUISITION</b>	<b>\$1,600,000</b>	
Renovations		
Dumpster Fees	\$10,000	Outgoing waste items
Windows/Exterior Doors	\$8,000	Installation of new Andersen windows or doors to replace all single pane glass
Siding Repair	\$9,500	Replacement of deteriorated siding/trim at various locations; materials to match existing
Kitchen Renovation	\$15,000	Refinishing cabinets to modern minimalist, installation of new high-end built-in appliances and fixtures
Two room renovation	\$13,500	Installation of code required electrical, addition of hardwood, sheetrock and fixtures
Fixtures	\$11,000	New lighting, switchplates, plugs (including USB and web enabled)
Plumbing and HVAC	\$30,000	Installation of some new plumbing fixtures, including no-touch; possible addition of mini splits if needed
Pool	\$95,000	New patio, safety fencing and pool / spa
Tennis court	\$2,0000	Rehabilitate clay court
Landscaping and vineyard	\$14,400	Removal/pruning overgrown vegetation; rehabilitation of existing gardens; new plantings of vegetation and gardens, installation of mini-vineyard
Driveway	\$5,600	4" compact airport mix to out line original shape of driveway
Patio and walkways	\$55,000	Install 3,000SF new bluestone or similar patio with grill area
Greenhouse dining area	\$158,000	Large english-style glass building with fireplace, HVAC, dining area, lounge and electric
Floor Sanding	\$11,000	Sand all common area wood floors (refinish natural); sand all new common area wood floor(finish natural)
Bathrooms	\$9,500	New fixtures and touch-up of all bathrooms
Garage Open Space	\$11,000	Rehabilitate space, possibly into liveable space
Interior Painting	\$23,000	Wall and ceiling repairs as needed; two coats of finish paint on all painted surfaces; new sheetrock finishing
Exterior Painting	\$25,000	Rehabilitation as needed / aesthetic updates
Construction Management Fee (3%)	\$22,421	Oversight of significant renovation, hiring of contractors, scheduling of all activities

<b>SUB-TOTAL RENOVATIONS</b>	<b>\$528,921</b>	
<b>FURNITURE, FIXTURES &amp; EQUIPMENT</b>		
IT	\$12,500	Smart TVs in each room and main room, smart speakers in each room and main room, smart LEDs in each bedroom, security system and premium sounds system for entertainment in dining area
Beds and Linens	\$17,500	Hardwood platform beds and premium linens (two sets per bed)
Furniture	\$37,000	Indoor and outdoor furniture in main areas and bedrooms, including three built-in day-beds
Housekeeping equipment	\$2,550	Three fully equipped carts
Safety equipment	\$3,300	Extinguishers, ladders and emergency kits
Entertainment	\$3,500	Game room outfitting and outdoor game equipment
Art, reclaimed wood and sculpture garden	\$35,000	Benches/chairs for outdoor space, reclaimed wood, sculpture center piece, original art throughout, new handrails
<b>SUB-TOTAL FF &amp; E</b>	<b>\$111,350</b>	
<b>SOFT COSTS</b>		
Accounting	\$1,500	
Acquisition Fee (1%)	\$24,000	Origination, selection, conducting due diligence and realizing the Property
Architect - design	\$2,500	Aesthetic design items
Architech / engineer - compliance	\$2,500	ADA, fire and other MA compliance requirements
Capital Event Fee (0.25%)	\$1,250	Oversight of project financing process
Contingency	\$6,501	
Developer fee (2%)	\$14,948	Oversight of pre-construction steps including zoning, planning and permits, hiring professional services
Advertising and Marketing Reg CF Crowdfunding	\$40,500	Photography, editing, paid advertising, content creation, strategy, videos, presentation materials.
Financing fees	\$23,500	Crowdfunding
Insurance	\$5,100	Construction period
Legal	\$3,500	Purchase, title search, mortgage, etc
Property Marketing, booking fees & travel	\$21,436	Marketing of the property for rent inc website, travel, platform fees, content creation
Maintenance	\$2,700	During construction
Permitting Fees	\$1,500	Estimated permitting costs. Actual cost not known until permit is filed.
Property taxes	\$10,412	During construction
Utilities	\$7,883	During construction
<b>SUB-TOTAL SOFT COSTS</b>	<b>\$169,729</b>	
<b>GRAND TOTAL</b>	<b>\$2,410,000</b>	

SOURCES	Value	Notes
Seller financing	\$1,520,000	
Investor Members	\$890,000	Including sponsor
<b>TOTAL SOURCES</b>	<b>\$2,410,000</b>	