

2 Acres = 8 Lots

## Fixed Costs

|                                      |           |          |
|--------------------------------------|-----------|----------|
| Land                                 | \$280,000 | \$35,000 |
| Water/Sewer/Cul-de-Sac/curb & Gutter | \$250,000 | \$31,250 |
| Site Prep                            | \$48,000  | \$6,000  |

## Move In Existing Houses

|                                    |           |          |
|------------------------------------|-----------|----------|
| Houses @ \$40,000 each (3 & 4 bed) | 320,000   | \$40,000 |
| Foundations                        | \$80,000  | \$10,000 |
| Basements                          | \$200,000 | \$25,000 |
| Plumbing                           | \$56,000  | \$7,000  |
| Electrical                         | \$64,000  | \$8,000  |
| Misc Repairs/Updates               | \$160,000 | \$20,000 |
| Driveways                          | \$32,000  | \$4,000  |
| Landscaping                        | 32,000    | \$4,000  |

|                  |          |          |
|------------------|----------|----------|
| Real Estate Fees | \$96,000 | \$12,000 |
|------------------|----------|----------|

|                    |                    |                  |
|--------------------|--------------------|------------------|
| <b>Total Costs</b> | <b>\$1,618,000</b> | <b>\$202,250</b> |
|--------------------|--------------------|------------------|

| Development costs | Total Costs | Costs Per Unit |
|-------------------|-------------|----------------|
| 2 Acres = 8 Lots  |             |                |

## Fixed Costs

|                             |           |          |
|-----------------------------|-----------|----------|
| Land                        | \$280,000 | \$35,000 |
| Water/Sewer/Cul-de-Sac/curb | \$250,000 | \$31,250 |

## New Manufactured Homes

|                    |             |           |
|--------------------|-------------|-----------|
| Houses (3 & 4 bed) | \$1,480,000 | \$185,000 |
| Foundations        | \$80,000    | \$10,000  |
| Basements          | \$200,000   | \$25,000  |
| Plumbing           | \$16,000    | \$2,000   |
| Electrical         | \$16,000    | \$2,000   |
| Misc               | \$32,000    | \$4,000   |
| Driveways          | \$32,000    | \$4,000   |
| Lanscaping         | \$32,000    | \$4,000   |

|                  |           |          |
|------------------|-----------|----------|
| Real Estate Fees | \$144,000 | \$18,000 |
|------------------|-----------|----------|

|                    |                    |                  |
|--------------------|--------------------|------------------|
| <b>Total Costs</b> | <b>\$2,562,000</b> | <b>\$320,250</b> |
|--------------------|--------------------|------------------|