

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
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Total Costs	\$1,618,000	\$202,250
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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
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Total Costs	\$2,562,000	\$320,250
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