

860 Vestal Rd.

Cost to Renovation of a multifamily 128 unit 135,600 SF Building

	Total	\$PSF	\$Per Unit
Total Hard Cost	\$18,000,398.00	\$132.75	\$140,628.11
Soft Cost and Insurance	\$1,800,039.80	\$13.27	\$14,062.81
Total Hard and Soft Cost	\$19,800,437.80	\$146.02	\$154,690.92
Contingency (10%)	\$1,800,039.80	\$13.27	\$14,062.81
Total	\$21,600,477.60	\$159.30	\$168,753.73
Entrepreneurial profit (15%)	\$2,700,059.70	\$19.91	\$21,094.22
Total Hard and Soft	\$24,300,537.30	\$179.21	\$189,847.95
Financing and Closing Costs	\$2,592,057.31	\$19.12	\$20,250.45
Total Development Cost	\$26,892,594.61	\$198.32	\$210,098.40
Total Remaining Cost	\$26,892,594.61	\$198.32	\$210,098.40