

Feasibility Study Best + Case	A085		
Total Land		9,604	
Current FSR	2.5	24,010	
Proposed Buildable (SqFt)		24010	
Residential (SqFt)		16,807	
Net Commercial (SqFt)		7,203	
% Buildable to Sellable / Design Efficiency	90%	21,609	
Total Sellable Residential (SqFt)		21,609	
Land			
Land Cost		\$11,000,000	
Property Transfer Tax		\$0	
Total		\$11,000,000	
Mortgage Amount	\$7,150,000		
Down Payment	35%		\$3,850,000
Mortgage Cost Over 2 Years	4%	\$572,000	
Construction			
Construction Cost(\$)/ SqFt (Based on Buildable)	\$280	\$6,722,800	
Mis-Construction	\$10	\$240,100	
Cost of Builder/General Contractor	8%	\$537,824	
Design:Architectural/Interior/Mechanical/Structural, Electrical,Plumbing / SqFt	\$15	\$360,150	
Total		\$7,860,874	
Mortgage Amount	\$5,109,568		
Down Payment	35%		\$2,751,306
Mortgage Cost Over 2 Years	2%	\$204,383	
Other Costs			
Stratifying and Registration		\$200,000	
Closing & Lawyer's Cost		\$50,000	
Real Estate Commission Pre-Selling + Marketing Cost (Based on Sellable \$)	4.00%	\$1,210,104	
Total Mortgage Cost		\$776,383	
Payment			\$2,236,487
Total Investment			\$8,837,793
Total Mortgage	\$12,259,568		
Total Sqft Sellable Residential	\$1,550	\$23,445,765	
Total Sqft Sellable Commercial	\$1,050	\$6,806,835	
Gross Revenue		\$30,252,600	\$30,252,600
Profit = Gross Revenue - Total Investment - Mortgage Amount			\$9,155,239
Return on Investment		103.59%	