720 Lady Street Columbia, SC 29201 Phone: 803-256-1989 Fax: 803-254-5620 cumming-group.com

52110 Dunbar Place NC 4% April 17, 2023

Sitework and Utilities

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- o No detailed cost was submitted for original for Cumming to evaluate.

Hard Construction

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- No detailed cost was submitted for original for Cumming to evaluate. In our opinion, 51% is too high of an increase for this time period for escalation.

Development Cost

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- o In our opinion, 35% is too high of an increase for this time period for escalation.

CUMMING Management Group Opinion

- It is Cumming's opinion that the costs submitted in the updated application are not properly supported, are not reasonable projections and may not be relied upon for consideration of additional financial resources.
- o The overall revised project development budget of **\$31,710,181** in our opinion, falls outside of the reasonable allowed escalation for this project from 2/12/2021 to 3/30/2023.

 Dunbar Place
 2/12/2021
 0
 3/8/2023

	nding: https://doi.org/10.1016									Funding: Identify each source of debt and equity by Loan Source, Loan Type, and Loan Status, by entering the indicated codes listed below. Attach a copy of the commitment letter, indicating the specific amount and purpose of its funding behind the											
				ommitment letter, indi on package.	cating the specific am	ount and purp	ose of its funding	g behind the						ommitment letter, ind on package.	icating the specific an	nount and pur	pose of its funding	g behind the			
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	Sour		Status	s Amount of Funds	Annual Debt Service	Interest Rate	Amortization Period (years)	Term of Loan (years)	Commitme Letter (Y/		Source	Туре	Status	Amount of Funds	Annual Debt Service	Interest Rate	Amortization Period (years)	Term of Loan (years)	Commitment Letter (Y/N)		
1	А	3	R	9,600,026.00						1		3	R	20,438,160.00							
2	С	1	R	19,000,000.00		3.750%		2		2	С	1	R	19,000,000.00		7.800%	6	2	Y		
3	С	2	R	13,124,451.00	628,299.87	3.250%	35	15	Y	3	С	2	R	\$9,420,000.00	596,158.23	5.670%	40	15	Y		
4	J	2	Α	577,307.65						4	J	2	Α	1,500,000.00							
5 6	K	2	R	180,000.00						5	K	6	R	141,000.00		4.340%		0.0			
7				-						7		2	R	1,090,000.00		4.340%		20			
8										8											
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10										10											
			Total:	42,481,784.66	628,299.87	i	•	•					Total:	51,589,160.00	596,158.23	i	•	•	,		
	ce Addre	rce Code ss: 6805	Morriso	Source Name: n Blvd., Suite 100, Cha Flanagan	RBC Community Invitotte, NC 28211		ct Telephone:	(980) 2	33-6462		Source Addres			<u> </u>	Combined federal a		y act Telephone:				
2	Sou	rce Code	. C	Source Name:	ChaseJPMorgan Ch					2	Sour	e Code:		Source Name:	U.S. Bank		· ·				
				eet NW, Suite 510, Was	shington, D.C. 20005			(000)			rce Addres										
Sou 3		ct Name rce Code		Gossens Source Name:	Berkadia Commercia		ct Telephone:	(202) 5	85-3728	3	rce Contac	t Name: e Code:	С	Source Name:	Paringo	Cont	act Telephone:	ļ			
				eet, Suite 300, Jupiter I		ai iviorigage								Avenue, 22nd FL New							
		ct Name	Heath	er Olson			ct Telephone:	(561) 9	98-8170		rce Contac			Pinkowski		Cont	act Telephone:	(917) 5	42-8300		
4		rce Code			Charlotte-Mecklenbu	urg Housing P	artnership			4		e Code:			DreamKey Partners						
				te Park Drive, Suite 350), Charlotte, NC 2827	1 Ct-	at Talanhana	(704) 2	42-0933					te Park Drive, Suite 35	0, Charlotte, NC 2827		act Telephone:	(704) 2	42-0933		
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7	Sou	rce Code		Source Name:		, John	oiopiiono.			7	Sour	e Code:		Source Name:		Sono		(, 04) 0	5000		
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		Bond Fir	-		Yes	X 2,750,000.00	No				x-Exempt		-		Yes	X	No				
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CMG Comments

Page 9

Development Costs:								Original to Brain and Original College			
	New Construction	Rehabilitation	Acquisition Acquisition	n/Rehabilitation Rehabilitation	Original	CMG	Revised	Original to Revised C Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Variance
Purchase of Land and Buildings		1		_				2.04			
Land Existing Structures	950,000				950,000		1,150,000	21%	-100%		\$1,150,
Demolition					-		-				
Other: Buyer's Broker's Fee	47,500				47,500		430,000	805%	-100%		\$430,
Subtotals	997,500	-	-	-	997,500	-	1,580,000	58%	-100%		\$1,580,0
Site Work	. ===	ı	ı	1	. ===			1000/	1000/		
On-Site Improvements Off-Site Improvements	1,750,000 200,000				1,750,000 200,000		-	-100% -100%	-100% -100%		
Other:	200,000	-	-	-	200,000		-	-10076	-10076		
Subtotals	1,950,000	-	-	-	1,950,000	-	-	-100%	-100%		
Rehabilitation and New Construction											
New Building	11,680,000				11,680,000		18,408,326	58%	-100%		\$18,408,
Rehabilitation					-		-				
Accessory Building General Requirements	860,816				860,816		601,280	-30%	-100%		\$601,
Contractor Profit	860,816	-	-	-	860,816		601,280	-30%	-100%		\$601,
Contractor Overhead	286,939				286,939		1,125,401	292%	-100%		\$1,125,
Contractor Contingency	716,938				716,938		1,036,814	45%	-100%		\$1,036,
Depreciable FF&E					-		-				
Tap Fees	200,000				200,000		113,000	-44%	-100%		\$113,
Impact Fees Other HCC:	-				-		-				
Other Non-HCC:					-		190,000				\$190,
Subtotals	14,605,509	-	-	_	14,605,509		22,076,101	51%	-100%		\$22,076,
Other Fees	11,000,000				11,000,000		22,010,101	0170	10070		ψ <u>ε</u> Σ,010,
Architect Fees	973,183	-	-	-	973,183		510,000	-48%	-100%		\$510,
Attorney Fees	200,000	-	-	-	200,000		370,822	85%	-100%		\$370,
CPA Certification Fees	15,000				15,000		15,000	0%	-100%		\$15,
Development/Application Consultant Fees Other: Survey, Inspections	35,000 105,500				35,000 105,500		35,000 105,500	0% 0%	-100% -100%		\$35, \$105,
Other: Survey, Inspections Subtotals	1,328,683	_	_	_	1,328,683		1,036,322	-22%	-100%		\$1.036
Interim Costs	1,020,000				1,020,000		1,000,022	2270	10070		Ψ1,000,
Construction Interest	453,825				453,825		1,775,000	291%	-100%		\$1,775,
Construction Loan Costs	278,926				278,926		240,000	-14%	-100%		\$240,
Credit Enhancement					-		-				
Taxes					-		74.050				0.74
Other: Subtotals	732,751	_	_	_	732,751	_	71,950 2,086,950	185%	-100%		\$71, \$2,086,
Financing Fees and Expenses	732,731	-		-	732,731	-	2,000,330	10370	-10070		Ψ2,000,
Bond Premium					-		-				
Bridge Loan Expenses	60,500				60,500		60,500	0%	-100%		\$60,
Permanent Loan Costs	282,181	-	-	-	282,181		254,556	-10%	-100%		\$254,
TEB Cost of Issuance/Underwriters Discount	868,226				868,226		559,500	-36%	-100%		\$559,
Title & Recording Other:	25,978				25,978		25,978	0%	-100%		\$25,
Subtotals	1,236,885	-	-	-	1,236,885		900,534	-27%	-100%		\$900,
Soft Costs	1,200,300	1			.,200,000		333,334	2. 70	.5370		\$ 500,
Appraisal	17,500				17,500		17,500	0%	-100%		\$17,
Environmental Review	9,000	-	-	-	9,000		9,000	0%	-100%		\$9,
Market Study	10,000				10,000		10,000	0%	-100%		\$10,
Relocation Expense	000.040				- 000.040		40.000	0404	4000/		640
Rent Up Expense SC Housing Fees	206,348 125,767				206,348 125,767		40,000 159,100	-81% 27%	-100% -100%		\$40, \$159,
Soft Cost Contingency	120,707	_	_	_	125,757		60,000	21 70	-10076		\$60
Other: Geotech Report, Survey	40,000				40,000		40,000	0%	-100%		\$40,
Subtotals	408,615	-	-	-	408,615	-	335,600	-18%	-100%		\$335,
Syndication Costs											
Partnership Organization	-				-		-				
Tax Opinion	05.000				- 05.000		- 05.000	00/	4000/		605
Other: Cost Certification Subtotals	25,000 25,000				25,000 25,000		25,000 25,000	0% 0%	-100% -100%		\$25, \$25,
Developer Costs	25,000				25,000	-	25,000	0 70	-10076		φ20,
Developer Fee	1,700,000				1,700,000		3,000,000	76%	-100%		\$3,000,
Other:					-		-				
Subtotals	1,700,000	-	-	-	1,700,000	-	3,000,000	76%	-100%		\$3,000,
Development Reserves					400		***				
Operating Reserve	496,841				496,841		669,674	35%	-100%		\$669,
Other: Subtotals	496,841				496,841		669,674	35%	-100%		\$669,
Gubiotais	730,041				430,041	- 1	003,074	3370	-10076		Ψ009,
					23,481,785		31,710,181				\$31,710,

Construction Cost Addendum Dunhar Place 2/12/2021 3/30/2023 3/8/2023 Original to Revised Original to CMG CMG to Revised NOTE: Line items highlighted in RED are intended to be ut Variance Variance Variance Site Work & Utilities Original Revised Quantity Revised Unit Price Total Cost CMG Revised Material Information / Notes/ Comments Qty Clearing/Grubbing ACRE Per ACRE Per ACRE ACRE Per ACRE \$ NOTE - Due to compressed timeline of Excavate Lot To Proper Grade CY Per CY Per CY CY Per CY CY LF Per CY Per LF CY LF SC Housing 2021 Bond Application process, there has not been sufficient time allowed for finalization Excavate Footings/Foundation Per CY Per CV Water Line to Street & Tie-Ir Per LF Per LF Sanitary Line To Street & Tie-Ir LF Sanitary Sewer Manhole/Structure EA Per EA Per EA EA Per EA \$ general contractor. A detailed breakdown will Storm Sewer LF PerIF Per LF Per I F be provided after award. ** Storm Sewer Manhole/Inlet Structure EA Per EA Per EA Gas Line- Complete LF Per LF Per LF LF Per LF \$ Electric/Power Line To Unit LE Per LE Per LF LE Per I F POLES POLES Site Lighting-Complete- Per Light Pole Per POLE Per POLE Per POLE ACRE Per ACRE Per ACRE ACRE Per ACRE Landscaping EA EA \$ 1,159,146.00 Open Line Item For Developer's Use As Needer Open Line Item For Developer's Use As Needec \$ 1,159,146.00 Total Cost #VALUE! #VALUE! #VALUE! Concrete & Paving Qty Total Cost Total Cost Concrete Footing CY Per CY Per CY CY Per CY Concrete Slab On Grade, incl. gravel & vapor barrier SF Per SF Per SF Concrete Driveway- Finished SY Per SY Per SY SY Per SY Concrete Sidewalk- Finished SY Per SY Per SY SY Per SY S Concrete Curb & Gutter Per LF Per LF Parking Lot- Stone Base & Asphalt SY Per SY Per SY SY Per SY Parking Striping & Signage LS Per LS Per LS LS Per LS S SY Per SY SY Dumpster Pad & Fencing- Complete Per SY Per SY \$ Concrete Porch CY Per CY Per CY Per CY ! CY Per CY Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Neede \$ 143,030,00 143.030.00 **Total Cost** \$ 698,906.00 Total Cost Total Cost #VALUE! #VALUE! #VALUE! Masonry Otv Unit Price Unit Price Qty Unit Price Total Cost Concrete Block Brick Veneer SF Per SF Per SF SF Per SF \$ SF Open Line Item For Developer's Use As Needed 867,247.0 867,247.00 Open Line Item For Developer's Use As Needed 867.247.00 **Total Cost** Metals Unit Price Total Cost Total Cost Total Cost #VALUE! #VALUE! #VALUE! Qty Unit Price Unit Price Qty Ornamental Railings- Stairs Per LF Per LF Per LF Ornamental Fence 1F Per LE Per LE 1 F PerIF EA Per EA EA Ornamental Gate Per EA Per EA LF Per LF Per LF Per LF \$ Support Column EA Per EA Per EA EA Per EA \$ molition of Ornamental Railings- Stairs Per LF Per LF Per LF Per LF 493,815.00 Open Line Item For Developer's Use As Needed 493,815.00 - \$ Framing / Rough Carpentry Total Cost Total Cost Total Cost #VALUE! #VALUE! #VALUE! Unit Price Unit Price SF Per SF Per SF SF Per SF \$ 1st Floor - Joist /Truss System SF SF 2nd Floor- Joist/Truss System SF Per SF Per SF Per SF SF Per SF Roof- Joist/Truss System Per SF Per SF \$ 3/4" Tongue & Groove Floor Sheathing SF Per SF Per SF Stud Wall Complete LF SF Per LF Per LF LF Per LF Per SF Exterior Wall Sheathing Per SF Per SF SF Builder Board Exterior Wall Sheathing Per SF Per SF Per SF \$ Roof Truss System SF Per SF Per SF SF Per SF Roof Sheathing SF Per SF Per SF SF Per SF : Open Line Item For Developer's Use As Needed 2,910,184.00 2,910,184.00 Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needec **Total Cost** \$ 2,910,184.00

CMG to Revised Variance \$1,159,146 \$1 159 14 #VALUE! \$143,030 \$698,90 #VALUE! \$867,247 \$867.247 #VALUE! \$493,81 \$493,815 #VALUE!

\$2,910,184

\$2,910,184

Finish / Trim Carpentry													
	Qty		Unit Price		Unit Pri		Q	ty	Unit Pric		Total Cost	Total Cost	Total Cost
Window Casing/Trim		EA	Pe	er EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Door Casing/Trim		EA	Pe	er EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Base Molding- MDF		LF	Pi	er LF		Per LF		LF		Per LF	\$ -	\$ -	\$ -
Base Molding- Pine		LF	Pi	er LF		Per LF		LF		Per LF	\$ -	\$ -	\$ -
Crown Molding- MDF		LF	Pi	er LF		Per LF		LF		Per LF	\$ -	\$ -	\$ -
Crown Molding- Pine/Equal		LF		er LF		Per LF		LF		Per LF	\$ -	\$ -	\$ -
Chair Rail- MDF		LF	Pi	er LF		Per LF		LF		Per LF	Š -	Š -	Š -
Chair Rail- Pine/Equal		LF		er LF		Per LF		LF		Per LF	\$ -	\$ -	\$ -
Bathroom Vanity/Base Cabinets		LF		er LF		Per LF		I.F.		Per LF	\$ -	\$ -	\$ -
Kitchen Cabinets		LF	Pi	er LF		Per LF		LF		Per LF	\$ -	\$ -	š -
Vinyl Coated Metal Wire Shelving		LF		er LF		Per LF		LF		Per LF	\$ -	\$ -	\$ -
Wood Shelving		LF		er LF		Per LF		LF		Per LF	\$ -	\$ -	\$ -
Demolish Casing/Trim/Chair Rail/Molding		LF		er LF				LF		Per LF		\$ -	\$ -
Demolish Kitchen Cabinets		EA		er EA		Per LF Per EA		EA		Per EA	\$ - \$ -	ė .	÷ -
Demolish Shelving		LF		er LF		Per LF		IF.		Per LF	\$ -	ė.	ė.
Open Line Item For Developer's Use As Needec		LF	P	ertr		Per LF	1	LF	\$ 465,117.00	Per LF	\$ -	\$ -	\$ 465,117.00
							1		\$ 465,117.00		\$ -	\$ -	
Open Line Item For Developer's Use As Needec							1		\$ 125,000.00		\$ -		
Total Cos							_				\$ -	\$ -	\$ 590,117.00
Insulation	Qty		Unit Price		Unit Pri		Q	ty	Unit Pric		Total Cost	Total Cost	Total Cost
Walls- Batt Insulation (Specify R-Value& Inches)		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Floors- Batt Insulation (Specify R-Value & Inches)		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Attics- R-38 Blown-In Recycled Cellulose		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Attics- R-38 Blown-In		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Demolish Walls / Floor Insulation		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Demolish Attic Insulation		SF	Pi	er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Open Line Item For Developer's Use As Needec							1		\$ 118,194.00		\$ -	\$ -	\$ 118,194.00
Open Line Item For Developer's Use As Needec							1		\$ 257,013.00		\$ -	\$ -	\$ 257,013.00
Total Cos	t		'								\$ -	\$ -	\$ 375,207.00
Flooring-Carpet	Qty		Unit Price		Unit Pri	ce	0	ty	Unit Pric	e	Total Cost	Total Cost	Total Cost
Remove Carpet/Pad	2.7	SF		er SF	••	Per SF		SF		Per SF	\$ -	\$ -	\$ -
Carpet & Pad		SF		er SF		Per SF	1	SF	\$ 91,220.00	Per SF	\$.	ς .	\$ 91,220.00
Carpet- Glue Down		SF		er SF		Per SF		SF	\$ 51,220.00	Per SF	\$ -	\$ -	\$ 31,220.00
Carpet-Indoor/Outdoor		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Demolish Carpet and Pad		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	ċ ·
Open Line Item For Developer's Use As Needer		3F	P	erse		Per SF		3F		Per SF			\$ -
Open Line Item For Developer's Use As Needec											\$ -	\$ -	\$ -
Open Line Item For Developer's Use As Needec											\$ -	\$ -	\$ -
Total Cos											\$ -	\$ -	\$ 91,220.00
Flooring-Vinyl	Qty		Unit Price		Unit Pri		Q	ty	Unit Pric		Total Cost	Total Cost	Total Cost
Vinyl Sheet Flooring		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Vinyl Tile Flooring		SF		er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Repair/Replace Subfloor and Viny		SF	Pi	er SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Open Line Item For Developer's Use As Needec							1		\$ 399,797.00		\$ -	\$ -	\$ 399,797.00
Open Line Item For Developer's Use As Needec							1		\$ 2,410.00		\$ -	\$ -	\$ 2,410.00
Total Cos	t								\$ 2,410.00		\$ -	\$ -	\$ 402,207.00
Total Cos			Unit Price		Unit Pri	ce		ty		e			
Total Cos Flooring-Wood	Qty	SF	Unit Price	er SF	Unit Pri			ty SF	Unit Pric		\$ -	\$ -	\$ 402,207.00
Total Cos Flooring-Wood Engineered Wood Flooring		SF SF	Pi	er SF	Unit Pri	Per SF				Per SF	\$ -	\$ -	\$ 402,207.00
Total Cos Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring		SF	Pi Pi	er SF	Unit Pri	Per SF Per SF		SF SF		Per SF Per SF	\$ - Total Cost \$ - \$ -	\$ - Total Cost \$ -	\$ 402,207.00 Total Cost \$ -
Total Cos Flooring-Wood Engineered Wood Flooring		SF SF	Pi Pi	er SF er SF	Unit Pri	Per SF Per SF Per SF		SF SF SF		Per SF Per SF Per SF	\$ - Total Cost \$ - \$ -	\$ - Total Cost \$ - \$ -	\$ 402,207.00 Total Cost \$ - \$ -
Total Cos Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring		SF SF SF	Pi Pi Pi	er SF er SF er SF	Unit Pri	Per SF Per SF Per SF		SF SF SF		Per SF Per SF Per SF	Total Cost	\$ - Total Cost \$ - \$ - \$ -	\$ 402,207.00 Total Cost \$ - \$ - \$ - \$ -
Total Cos Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair Replace Oak / Natural Flooring		SF SF	Pi Pi Pi	er SF er SF	Unit Pri	Per SF Per SF Per SF		SF SF SF		Per SF Per SF Per SF	Total Cost	Total Cost	\$ 402,207.00 Total Cost \$ - \$ - \$ - \$ - \$ -
Total Cos Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needec		SF SF SF	Pi Pi Pi	er SF er SF er SF	Unit Pri	Per SF Per SF Per SF		SF SF SF		Per SF Per SF Per SF	\$ - Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	\$ 402,207.00 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ -
Total Cos Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec	Qty	SF SF SF	Pi Pi Pi	er SF er SF er SF	Unit Pri	Per SF Per SF Per SF		SF SF SF		Per SF Per SF Per SF	\$ - Total Cost S -	Total Cost S - S - S - S - S - S - S - S - S - S	\$ 402,207.00 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
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Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair Replace Oak / Natural Flooring Open Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec Flooring / Wall-Tile	Qty	SF SF SF SF	Pi Pi Pi Pi Pi	Per SF Per SF Per SF	Unit Pri Unit Pri	Per SF Per SF Per SF Per SF	Q	SF SF SF SF SF		Per SF Per SF Per SF Per SF Per SF	\$ - Total Cost	\$ - Total Cost	\$ 402,207.00 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
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Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Charles (1997) Repair Replace Charles (1997) Repair Replace Charles (1997) Open Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec Gopen Line Item For Developer's Use As Needec Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Tile Ceramic Floor Selection (1997) Reposit Replace Tile Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec Siding / Soffit, / Fascia / Gutters House Wrap- Fully Taped Rubberized Flashing at Doors/Windows Viryl Siding Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Shingle Type Aluminum Gutter's & Downspout: Porch Column Surrounds Fiber Cement Banes Remove/Dispose Viryl Siding Remove/Oispose Sulters/Downspouts Remove/Oispose Gutters/Downspouts Remove/Oispose Gutters/Downspouts	Qty	\$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$	P. P. P. P. P. P. P. P.	er SF er SF	Unit Pri	Per SF	q	\$F	Unit Pric	Per SF	\$ - \frac{10\text{Total Cost}}{5} = - \frac{1}{5} = - \frac{1}	\$ - Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	\$ 402,207.00 Total Cost
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Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Chall Flooring Repair Replace Chall Flooring Repair Replace Chall Flooring Open Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec Ceramic Floor Tile Ceramic Floor Flooring Replace Tile Repair/Replace Tile Reposit Replace Tile Reposit Replace Tile Goen Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec Siding / Soffit / Fascia / Gutters House Wrap- Fully Taped Rubberized Flashing at Doors/Windows Vinyl Siding Fiber Cement Board Siding- Plank Type Fiber Cement Board Siding- Shingle Type Aluminum Gutter's & Downspouts Fiber Cement Banes Remove/Dispose Vinyl Siding Remove/Dispose Vinyl Siding Remove/Dispose Gutters/Downspouts Remove/Oispose Gutters/Downspouts Remove/Oispose Fiber Cement Board Siding Remove/Oispose Fiber Cement Board Siding Remove/Oispose For Columns	Qty	\$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$	P. P. P. P. P. P. P. P.	er SF er SF	Unit Pri	Per SF	q	\$F	Unit Pric	Per SF	\$ - Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	\$ 402,207.00 Total Cost
Flooring-Wood Engineered Wood Flooring Oak/Natural Flooring Oak/Natural Flooring Prefinished Solid Wood Flooring Repair Replace Engineered Wood Flooring Repair Replace Coak / Natural Flooring Open Line Item For Developer's Use As Needec Open Line Item For Developer's Use As Needec Flooring / Wall- Tile Ceramic Floor Tile Ceramic Floor Walls/Tub Surrounds-Thin Sel Remove Ceramic Tile & Dispose Open Line Item For Developer's Use As Needec Open Line Item For Developer's	qty	\$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$F \$	P. P. P. P. P. P. P. P.	er SF er SF	Unit Pri	Per SF	q	\$F	Unit Pric	Per SF	\$ - Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	\$ - Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	\$ 402,207.00 Total Cost \$ - \$ - \$ - \$ - \$ - \$ - Total Cost \$ - \$ - Total Cost \$ - \$ - Total Cost \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

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\$91,220 #VALUE!

\$399,797 \$2,410 \$402,207 #VALUE!

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\$724,632

\$152,451 \$877,083

\$91,220

2020 Low-Income Housing Tax Credit Application

Roofing New Roof- Shingles/Felt/Accessorie: Tear-off & dispose existing roofing & felt Open Line Item For Developer's Use As Needec												
Tear-off & dispose existing roofing & fell Open Line Item For Developer's Use As Needec	Qty	Unit Pr		Unit Pri		Q		Unit Pric		Total Cost	Total Cost	Total Cost
Open Line Item For Developer's Use As Needec	S		Per SQ.		Per SQ.	1	SQ	\$ 397,316.00	Per SQ.	\$ -	\$ -	\$ 397,316.00
	S	Q	Per SQ.		Per SQ.		SQ		Per SQ.	\$ -		\$ -
										\$ -	\$ -	\$ -
Open Line Item For Developer's Use As Needec										\$ -	\$ -	\$ -
Total Cos	it									\$ -	\$ -	\$ 397,316.00
Doors	Qty	Unit Pr		Unit Pri		Q	ty	Unit Pric		Total Cost	Total Cost	Total Cost
Interior Pre-Hung	E		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
ADA Interior Pre-Hung	E		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Exterior Pre-Hung, Metal Door- Standard	E	4	Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
ADA Exterior Pre-Hung, Metal Door- Standard	E		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Storm Door	E		Per EA		Per EA		EA			\$ -	\$ -	\$ -
Demolish Interior/Exterior Door	E	A .	Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Open Line Item For Developer's Use As Needec						1		\$ 1,118,238.00		\$ -	\$ -	\$ 1,118,238.00
Open Line Item For Developer's Use As Needec										\$ -	\$ -	\$ -
Total Cos								1		\$ -	\$ -	\$ 1,118,238.00
Windows	Qty	Unit P		Unit Pri		Q	ty	Unit Pric		Total Cost	Total Cost	Total Cost
New Construction- Vinyl Energy Star	E		Per EA		Per EA	1	EA	\$ 190,057.00	Per EA	\$ -	\$ -	\$ 190,057.00
Window Blinds	E		Per EA		Per EA	1	EA	\$ 32,512.00	Per EA	\$ -	\$ -	\$ 32,512.00
Remove/Dispose of Existing Window	E		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Replacement- Vinyl Energy Star	E	A	Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Open Line Item For Developer's Use As Needec						1		\$ 173,716.00		\$ -	\$ -	\$ 173,716.00
Open Line Item For Developer's Use As Needec										\$ -	\$ -	\$ -
Total Cos										\$ -		\$ 396,285.00
Drywall / Acoustics	Qty	Unit Pr		Unit Pri		Q	ty	Unit Pric		Total Cost	Total Cost	Total Cost
Drywall, Taped/Finished, Ready For Prime/Paint	S		Per SF		Per SF	1	SF	\$ 1,045,140.00	Per SF	\$ -	\$ -	\$ 1,045,140.00
Drywall Repair	E		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Suspended/Drop Ceiling incl. Grid- Complete	S		Per SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Remove Drywall	S		Per SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Remove Suspended/Drop Ceiling incl. Grid- Complete	S		Per SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Open Line Item For Developer's Use As Needec										\$ -	\$ -	\$ -
Open Line Item For Developer's Use As Needec										\$ -	\$ -	\$ -
Total Cos										\$ -	7	\$ 1,045,140.00
Mirrors / Shower Door / Bath Accessories	Qty	Unit Pr		Unit Pri		Q	ty	Unit Pric		Total Cost	Total Cost	Total Cost
Medicine Cabinet- Basic	E		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Mirror- Plate Glass	S		Per SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
Shower Door- Tub	E		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
Shower Door- Stall	E		Per EA		Per EA		EA		Per EA Per SF	\$ -	\$ -	\$ -
Bath Accessory- Basic (e.g., towel ring, towel bar, etc. Remove Medicine Cabinet	S		Per SF Per EA		Per SF Per EA		SF EA		Per EA	\$ -	5 -	\$ -
	E		Per EA		Per EA		EA EA		Per EA		\$ -	\$ -
Remove Mirror- Plate Glass Remove Shower Door	E		Per EA		Per EA		EA EA		Per EA	\$ -	\$ -	\$ -
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Bathtub-Standard Bathtub & Shower Combo- Fiberglass Standard	E	\ \	Per EA Per EA	Unit Pri	Per EA Per EA	1	EA EA		Per EA Per EA	\$ - \$ -	\$ - \$ -	\$ 94,225.00 \$ -
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2020 Low-Income Housing Tax Credit Application

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HVAC	Q	ty	Unit Pri	ice	Unit Pri	ce	Q	ty	Unit Pri	ce	Total Cost	Total Cost	Total Cost
nergy Star 15 SEER HVAC/Heat Pump- 2 Ton		EA		Per EA		Per EA		EA		Per EA	\$ - :	\$ -	\$ -
ir Handler		SF		Per SF		Per SF		SF		Per SF	\$ - :	\$ -	\$ -
lexible Ductwork System, Registers, etc ENTIRE UNIT		SF		Per SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
rogrammable Thermostat		EA		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
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nterior Painting Drywall Sprayed		SF		Per SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
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iterior Painting Base and Window Casing		LF		Per LF		Per LF		LF		Per LF	\$ -	\$ -	\$ -
terior Building Siding		SF		Per SF		Per SF		SF		Per SF	\$ -	\$ -	\$ -
cterior Trim and Accessories		EA		Per EA		Per EA		EA		Per EA	\$ -	\$ -	\$ -
pen Line Item For Developer's Use As Needec							1		\$ 425,003.00		\$ -	\$ -	\$ 425,003.00
pen Line Item For Developer's Use As Needec									, , , , , , , , , , , , , , , , , , , ,		\$ -	\$ -	\$ -
Total Cost		1							1			\$ -	\$ 425,003.00
Aiscellaneous / Other Items Not Included		ty	Unit Pri	ice	Unit Pri	ce	Q	tv	Unit Pri		Total Cost	Total Cost	Total Cost
Contractor Contingency		i i	-	T .				1	-		\$ - I	\$ -	\$.
Depreciable FF&E											\$ -		\$ -
Open Line Item For Developer's Use-Other HCC							1		\$ 63,155.00		\$ -	\$ -	\$ 63,155.00
Open Line Item For Developer's Use-Other HCC							1		\$ 90,185.00		\$ -	7	\$ 90,185.00
Open Line Item For Developer's Use-Other HCC							1		\$ 134,079.00		\$ -	\$ -	
Open Line Item For Developer's Use-Other HCC							1		\$ 430,567.00		\$ -	\$ -	\$ 430,567.00
Open Line Item For Developer's Use-Other HCC							1		\$ 200,030.00		\$ -		\$ 200,030.00
Open Line Item For Developer's Use-Other HCC							1		\$ 7,500.00		\$ -		
Total Cost							1		\$ 7,500.00		\$ -		\$ 925,516.00
Total Cost			Sub Total		Sub Total				Sub Total				\$ 18,408,326.00
			Jub Total		Jub Total				Jub Total		,	•	J 10,400,320.00
					CONSTR	UCTION CO	ST SUMM/	ARY					
	Site Work	and Utilities	5								\$ - !	\$ -	\$ 1,159,146.00
	Concrete a	and Paving									\$ - !	\$ -	\$ 698,906.00
	Masonry										5 - !	\$ -	\$ 867,247.00
	Metals										- :		\$ 493,815.00
		Rough Carp	entry								- !		\$ 2,910,184.00
		im Carpentr									5 - !		\$ 590,117.00
			у								5 - !	,	\$ 375,207.00
	Insulation												
	Flooring -										5 - 5	-	\$ 91,220.00
	Flooring - '										\$ - :		\$ 402,207.00
	Flooring - '										\$ - :	\$ -	\$ -
	Flooring /	Wall - Tile									\$ - !	\$ -	\$ -
	Siding / So	ffit / Fascia	/ Gutters								\$ - 5	\$ -	\$ 877,083.00
	Roofing										\$ - 5	\$ -	\$ 397,316.00
	Doors										\$ - !	\$ -	\$ 1,118,238.00
	Windows										s - !		\$ 396,285.00
	Drywall / A	Acoustics									- !	7	\$ 1,045,140.00
			r / Bath Accessor	ries									\$ 1,043,140.00
		JIIOWEI DOU	i / Datii Accessoi	1163									7 -
	Plumbing	/ ! !=!=#!==											
	Electrical /		141.0 101.1								,		\$ 2,574,765.00
		entilating a	nd Air Conditioni	ing							\$ - 5		\$ 1,193,257.00
	Painting										5 - 5	7	\$ 425,003.00
	Miscellane	eous / Other	r items not includ	ded	-						\$ - :	\$ -	\$ 925,516.00
	Total Cons	truction			· ·					T	\$ - !	\$ -	\$ 18,408,326.00
	General Re	equirement:	s (max 6%)								\$ 860,816.28	\$ 860,816.28	\$ 601,280.00
			Overhead (max 8	8%)							\$ 1,147,755.04		
		ect Develop		,								\$ 2,008,571.32	
			ment (less site w							-	\$ 2,008,571.32		

Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been into consideration in the preparation of this construction cost addendum. I have been provided a copy of the 2020 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the plans and specification into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the estimated costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

If this is a New Construction application, I certify that I am an independent third party and that no conflict of interest exists with the owner, applicant or any principals involved in the development or financing of the proposed project. I understand that I will not be allowed to bid on the proposed project if awarded. I certify that I have the appropriate credentials to prepare this construction cost addendum and that neither I nor the company(s) I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession.

 $The \ credentials \ of \ the \ preparer \ of \ the \ construction \ cost \ addendum \ must \ be \ submitted \ with \ the \ application.$

Reviewed and approved for submission by:						
						< to be completed by an Estimator Contractor, Architect, or Enginee
					_	Contractor, Architect, or Enginee
(Name & Title)		(Date)	(Date)	(Date)		
	phone:					
(Company / Firm Name)	fax:					
	email:					