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

21005 Indigo Townes NC 9% April 14, 2023

				Original to Revised	Original to CMG	CMG to Revised	CMG to Revised
	Original	CMG	Revised	Variance	Variance	Variance	Difference
Total Construction	\$ 9,773,684.00	\$ 10,432,192.54	\$ 11,079,816.00	13%	7%	6%	\$647,623
General Requirements (max 6%)	\$ 586,421.00	\$ 625,931.51	\$ 664,789.00	13%	7%	6%	\$38,857
Contractor Profit and Overhead (max 8%)	\$ 781,895.00	\$ 834,575.70	\$ 886,385.00	13%	7%	6%	\$51,809
Total Project Development	\$ 11,142,000.00	\$ 11,892,699.75	\$ 12,630,990.00	13%	7%	6%	\$738,290
Total Project Development (less site work)	\$ 9,260,700.00	\$ 9,525,299.75	\$ 9,991,990.00	8%	3%	5%	\$466,690
Total Development Project Costs	\$ 13,997,948.00	\$ 15,159,500.45	\$ 15,804,461.98	13%	8%	4%	\$644,962

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.
- The developer added \$757,700 in off-site improvements within their revised application. This causes their overall budget to not be in line with our escalation calculations of the original application budget dated 5/19/2021.

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.
- The developer most notably increased their 'siding / soffit / fascia / gutters' cost by 70%, while our opinion is a 24% increase. Additionally, it is our opinion that the total framing / rough carpentry cost decreased 30% since the original application while the developers cost decreased 6%, equaling a \$695,575 difference.

Development Cost

- It is Cumming's opinion that the costs submitted in the updated application are properly supported, are reasonable projections and may be relied upon for consideration of additional financial resources.
- The developer made some adjustments to their controllable soft costs to keep the overall development project cost within our opinion of cost.

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.
- The overall revised project development budget of \$15,804,462, in our opinion, does not fall within the reasonable allowed escalation for this project from 05/19/2021 to 3/30/2023.

weekees of land and 5 ""	New Construction	Rehabilitation	Acquisition/Rehabilitation Acquisition Rehabilitation	Original	СМС	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Rev Varian
urchase of Land and Buildings and	600,000			600,000	600,000	600,000	0%	0%	0%	
xisting Structures ther:						-				
ubtotals ite Work	600,000			600,000	600,000	600,000	0%	0%	0%	
n-Site Improvements	1,571,300			1,571,300	1,976,900	1,599,000	2%	26%	-19%	-\$3
ff-Site Improvements (10-A) emolition Clearance	310,000	-		310,000	390,500	1,040,000	235%	26%	166%	\$6
nprovements				-		-				
ther:	1,881,300			1,881,300	2,367,400	2 620 000	40%	26%	11%	\$2
ehabilitation and New Construction	1,001,300		-			2,639,000	40%	20%		
ew Construction	7,225,000			7,225,000	7,549,793	7,913,206	10%	4%	5%	\$3
ehabilitation ccessory Structures	178,700			178,700		-	-100%	-100%		
ontractor Contingency	488,684			488,684	515,000	527,610	8%	5%	2%	
ther Construction Costs (10-A) eneral Requirements (10-G)	586,421			586,421	625,932	664,789	13%	7%	6%	
ontractor Profit	586,421			586,421	625,932	664,789	13%	7%	6%	
ontractor Overhead ubtotals	195,474 9,260,700			195,474 9,260,700	208,644 9,525,300	221,596 9,991,990	13% 8%	7% 3%	6% 5%	\$
rofessional Fees		_		3,200,700						•
ccountant rchitect Fee Design	10,000 96,000			10,000 96,000	11,000 105,600	10,000 96,000	0% 0%	10% 10%	-9% -9%	
rchitect Fee Design rchitect Fee Construction Supervision	12,500			12,500	13,750	12,500	0%	10%	-9%	
ngineering Fees	70,000			70,000	77,000	44,500	-36%	10%	-42%	-
reen Certification eal Estate Attorney Fees	17,870 45,000			17,870 45,000	19,657 49,500	17,870 52,031	0% 16%	10% 10%	-9% 5%	
ax Attorney Fees	25,000			25,000	27,500	25,000	0%	10%	-9%	
urvey ther: ADA Consultant	30,000 8,100			30,000 8,100	33,000 8,910	25,000 18,300	-17% 126%	10% 10%	-24% 105%	
ubtotals	314,470	-		314,470	345,917	301,201	-4%	10%	-13%	-
onstruction Financing	42 500			42,500	91,041	91,041	114%	114%	0%	
onstruction Loan Origination Fee onstruction Loan Interest Paid	42,500 225,000			225,000	480,000	480,000	113%	113%	0%	
onstruction Loan Legal Fees	30,000			30,000	55,000	55,000	83%	83%	0%	
onstruction Loan Credit Report onstructions Loan Title & Recording Costs	25,000			25,000	32,313	32,313	29%	29%	0%	
spection Fees	20,000			20,000	20,000	20,000	0%	0%	0%	
ther Interim Financing Costs ubtotals	342,500			342,500	678,354	678,354	98%	98%	0%	
onstruction Interim Costs	<u> </u>									
onstruction Insurance	51,000			51,000	51,000	51,000	0%	0%	0%	
erformance Bond Premium onstruction Period Taxes	25,000			25,000	25,000	25,000	0%	0%	0%	
ap Fees and Impact Fees	180,000	-		180,000	180,000	180,000	0%	0%	0%	
ermitting Fees ther Construction Interim	35,000			35,000	35,000	35,000	0%	0%	0%	
ubtotals	291,000			291,000	291,000	291,000	0%	0%	0%	
ermanent Financing ermanent Loan Origination Fee	31,750			31,750	34,925	22,250	-30%	10%	-36%	
ond Premium				- 1		-				
redit Enhancement ermanent Loan Title & Recording				-		-				
ounsels Fee	-			-	-	-				
enders Counsel Fee ppraisal Fees	10,000 7,500			10,000 7,500	11,000 8,250	8,174	-100% 9%	10% 10%	-100% -1%	-
redit Report	7,300			7,500	6,230	- 0,174	970	10 /6	-170	
ortgage Broker Fees				-	-	-				
ermanent Loan Closing nderwriter Discount	10,000			10,000	11,000	25,000	150%	10%	127%	
ther:				-		-				
ubtotals oft Costs	59,250			59,250	65,175	55,424	-6%	10%	-15%	
easibility Study				-		-				
nvironmental Study (10-A)	10,000			10,000	11,000	10,175	2%	10%	-8%	
arket Study ax Credit Fees	6,000 112,177			6,000 112,177	6,600 123,395	6,300 112,167	5% 0%	10% 10%	-5% -9%	
ompliance Fees	6,000			6,000	6,600	6,000	0%	10%	-9%	
ost Certification enant Relocation Costs	6,500			6,500	7,150	6,500	0%	10%	-9%	
oil Testing	12,500			12,500	13,750	12,500	0%	10%	-9%	
hysical Needs Assessment larketing	20,000			20,000	22,000	20,000	0%	10%	-9%	
ther: Soft Cost Contingency	40,000			40,000	44,000	21,991	-45%	10%	-50%	
ubtotals	213,177			213,177	234,495	195,633	-8%	10%	-17%	
yndication Costs rganizational Expenses	1,500			1,500			-100%	-100%		
ax Opinion	5,000			5,000	15,000	15,000	200%	200%	0%	
ridge Loan Fees yndication Fees				-		-				
ther:										
ubtotals eveloper Fees	6,500			6,500	15,000	15,000	131%	131%	0%	
eveloper Fees eveloper Overhead	-			-		_				
eveloper Fee	840,000			840,000	840,000	840,000	0%	0%	0%	
roject Consultant Fee ther:				-		-				
ubtotals	840,000			840,000	840,000	840,000	0%	0%	0%	
roject Reserves	<u> </u>									
perating Reserve ther:	189,051			189,051	196,860	196,860	4%	4%	0%	
ubtotals	189,051			189,051	196,860	196,860	4%	4%	0%	
OTAL DEVT. COST	13,997,948			13,997,948	15,159,500	15,804,462	13%	8%	4%	S
	10,001,340		1 1 1	4,511,896	5,333,601	5,146,944	14%	18%	-3%	-\$

Hard Construction Costs		346.370	 		9.773.684	10.432.193	11,079,816	
(highlighted in blue in column C abo	(a)	540,570	 	-	3,773,004	10,402,100	11,073,010	
Limit						Actual %	Actual %	
General Regmts	6%				6.00%	6.00%	6.00%	of Hard Construction Costs
Contractor Profit	6%				6.00%	6.00%	6.00%	of Hard Construction Costs
Contractor OH	2%				2.00%	2.00%	2.00%	of Hard Construction Costs
Contractor Cont								
New Const	5%				5.00%	4.94%	4.76%	
Acq/Rehab	10%			N/A	N/A	N/	'A	
						521,609.41		

Construction Cost Addendum Indigo Townes 5/19/2021 3/30/2023 1/16/2023 Original to Revised Original to CMG CMG to Revised CMG to Revised NOTE: Line items highlighted in RED are intended to be utilized for rehabilitation development Variance Variance Variance Site Work & Utilities Original Unit Price CMG Unit Price Original CMG Material Information / Notes/ Comments Clearing/Grubbing ACRE \$ 6,000.00 Per ACRE 7.550.00 Per ACRE 24.000.00 30,200,00 24,000.00 No change -\$6,200 Excavate Lot To Proper Grade CY \$ 560,000,00 Per CY 708.000.00 Per CY 560.000.00 708.000.00 560,000,00 No change 0% 26% -\$148.000 Excavate Footings/Foundation 400 CV 36.00 Per CY 45.00 Per CY 14.400.00 18.000.00 14.400.00 No change 0% 25% -20% -\$3,600 Water Line to Street & Tie-In 1 F 120,000,00 Per LE 150.000.00 Per LE 120.000.00 150.000.00 120.000.00 No change 0% 25% -20% -\$30,000 Sanitary Line To Street & Tie-In 1 F 89,900.00 PerIF 113.000.00 PerIF 89,900.00 113,000.00 89,900.00 No change 26% -20% -\$23,100 EA Sanitary Sewer Manhole/Structure Per EA Per EA 565,000.00 450,000.00 -\$115,000 Storm Sewer LF 450,000.00 Per LF Per LF 450,000.00 No change 26% -20% Storm Sewer Manhole/Inlet Structure EA Per EA Gas Line- Complete LF Per LF Per LF Electric/Power Line To Unit LE 64.200.00 Per I F 80.000.00 Per LE 64.200.00 80.000.00 64.200.00 No change 0% 25% -20% -\$15,800 Site Lighting-Complete- Per Light Pole POLES 3.600.00 Per POLE 4.500.00 Per POLE 28.800.00 36.000.00 28.800.00 No change 0% 25% -\$7,200 Landscaping ACRE 30,000.00 Per ACRE 37,800.00 Per ACRE 120,000.00 151,200.00 120,000.00 No change 0% 26% -21% -\$31,200 molition of Existing Structures/Buildings EA Per EA 100,000.00 -\$25,500 Sitework General Conditions/Erosion Control \$ 100,000,00 125,500,00 100.000.00 125,500,00 No change 0% 26% -20% 1.067.700.00 \$750K cost increase from Rev 244% \$677,200 \$ 757,700.00 310.000.00 390,500,00 310.000.00 \$ 26% Install Road to Site 390.500.00 S Subtotal 1,881,300.00 \$ 2,367,400.00 \$ 2,639,000.00 \$271,600 #VALUE! #VALUE! Concrete & Paving #VALUE! Qty **Unit Price Total Cost Total Cost Total Cost** 60,000.00 lo change -\$14,000 150.00 Per CY 185.00 Per CY 74.000.00 Concrete Footing CY Concrete Slab On Grade, incl. gravel & vapor barrier SF 8.00 Per SF 10.00 Per SF 336,000.00 420,000.00 336,000.00 No change -\$84,000 Concrete Driveway- Finished 300 SY 145.00 Per SY 180.00 Per SY 43,500.00 54,000.00 43,500.00 No change 24% -19% -\$10.500 Concrete Sidewalk- Finished 1250 SY 60.00 Per SY 75.00 Per SY 75.000.00 93.750.00 75,000.00 No change 25% -20% -\$18.750 Concrete Curb & Gutter 3500 1F 18.00 Per LE 21.00 Per I F 63.000.00 73.500.00 63.000.00 No change 17% -14% -\$10.500 -\$16.800 Parking Lot- Stone Base & Asphalt 2400 SY 28.00 Per SY 35.00 Per SY 67.200.00 84.000.00 67.200.00 No change 25% -209 5,000.00 Per LS 26% 6.300.00 Per LS 5.000.00 \$ -\$1,300 Parking Striping & Signage LS 6.300.00 5.000.00 No change 0% -21% Dumpster Pad & Fencing- Complete SY 35.000.00 Per SY 44,000,00 Per SY 35.000.00 44.000.00 35,000,00 No change 26% -20% -\$9.000 Concrete Porch CY Per CY Per CY Heavy Duty Paving 3500 SY 40.00 50.00 140,000.00 \$ 175,000.00 \$ 140,000.00 No change 0% 25% -20% -\$35,000 Total Cost -\$199.850 824 700 00 \$ 1 024 550 00 \$ 824 700 00 24% -20% Masonry #VALUE! #VALUE! Qty **Unit Price Unit Price Total Cost Total Cost Total Cost** #VALUE! #VALUE! Concrete Block SF Per SF Per SF SF 280.000.00 350.000.00 217.000.00 -\$133.000 Brick Veneer 40000 Per SF Per SF Reduced quantity on Rev 25% -389 Per SF Per SF Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed **Total Cost** 280,000.00 \$ 350,000.00 \$ 217,000.00 -\$133,000 Metals Unit Price Unit Price **Total Cost Total Cost Total Cost** #VALUE! #VALUE! #VALUE! #VALUE! Qty Ornamental Railings- Stairs LF Per LF Per LF Ornamental Fence 1 F Per LF Per LF Ornamental Gate FA Per FA Per FA 450 6,750.00 \$ 8,100.00 \$ 20,250.00 200% 20% 150% \$12,150 18.00 Trippled the unit cost Lintels LF Per LF Per LF Support Column EA Per EA Per EA molition of Ornamental Railings- Stairs LF Per LF Per LF Open Line Item For Developer's Use As Needed Open Line Item For Developer's Use As Needed Total Cost 6.750.00 \$ 8 100 00 20 250 00 200% \$12 150 Framing / Rough Carpentry Unit Price Unit Price **Total Cost Total Cost Total Cost** #VALUE! #VALUE! #VALUE! #VALUE! prox. 30% decrease from 2021 to 2023. Rev. rates Per SF 1st Floor - Joist /Truss System 40000 Per SF 200,000.00 140,000.00 240,000.00 decreased 6% 20% -30% 719 \$100,000 2nd Floor- Joist/Truss System SE Per SE Per SE Roof- Joist/Truss System SE Per SE Per SE approx. 30% decrease from 2021 to 2023. Rev. rates SF 150,000.00 105,000.00 3/4" Tongue & Groove Floor Sheathing 40000 Per SE 2.63 Per SF 150,000.00 ecreased 6% 0% -30% 43% \$45,000 approx 30% decrease from 2021 to 2023. Rev. rates 60000 LF 26.00 Per LF 18.20 Per LF 1,560,000.00 1,092,000.00 1,320,000.00 ecreased 6% -15% -30% 21% \$228,000 Stud Wall Complete approx. 30% decrease from 2021 to 2023. Rev. rates Exterior Wall Sheathing 60000 3.00 Per SE 2.10 180,000.00 126,000.00 180,000.00 0% -30% 43% \$54,000 Builder Board Exterior Wall Sheathing pprox. 30% decrease from 2021 to 2023. Rev. rates Roof Truss System 40000 SF 5.00 Per SF 3.50 Per SF 200,000.00 140,000.00 240,000.00 decreased 6% 20% -30% 71% \$100,000 pprox. 30% decrease from 2021 to 2023. Rev. rates SE -11% Roof Sheathing 40000 2.25 Per SF Per SF 90.000.00 63,000.00 80,000.00 decreased 6% -30% 279 \$17,000 SF innrox, 30% decrease from 2021 to 2023. Rev. rates 77000 SF 481.250.00 \$144.375 Framing Labor 6.25 4.38 336.875.00 481.250.00 decreased 6% 0% -30% 43% Approx, 30% decrease from 2021 to 2023, Rev. rates Wooden Stairs 60 EA 900.00 630.00 54.000.00 37.800.00 45.000.00 ecreased 6% -17% -30% 19% \$7,200 Open Line Item For Developer's Use As Needed Total Cost \$ 2,915,250.00 \$ 2,040,675.00 \$ 2,736,250.00 \$695,575

Trim Carpentry			Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
im Carpentry	- 4	EA EA	Per EA	Per EA	1 otal Cost	rotal Cost	1 otal Cost
ow Casing/Trim					ş -	3 -	, -
Casing/Trim		EA	Per EA	Per EA	7	\$ -	
Iding- MDF		LF	Per LF	Per LF	7	\$ -	7
olding- Pine		LF	Per LF	Per LF	7	\$ -	
olding- MDF		LF	Per LF	Per LF	\$ -	\$ -	\$ -
Iding- Pine/Equal		LF	Per LF	Per LF	\$ -	\$ -	
MDF		LF	Per LF	Per LF	\$ -	\$ -	
Pine/Equal		LF	Per LF	Per LF	\$ -	\$ -	
Vanity/Base Cabinets	_	LF	Per LF	Per LF	\$	\$	\$.
inets	_	LF	Per LF	Per LF	\$ -	\$ -	¢ .
	2505						
d Metal Wire Shelving	3500	LF	\$ 4.00 Per LF	\$ 5.00 Per LF	\$ 14,000.00		
ing		LF	Per LF	Per LF	\$ -	\$ -	\$ -
asing/Trim/Chair Rail/Molding	1	LF	Per LF	Per LF	\$ -	\$ -	\$ -
itchen Cabinets	7	EA	Per EA	Per EA	\$ -	\$ -	\$ -
elving		1E	Per LF	Per LF	\$ -	S -	\$ -
Bath Cabinets Complete	60	EA	\$ 3,900.00	\$ 4,900.00	\$ 234,000,00	\$ 294,000.00	\$ 234,000.00
od Trim Complete	77000		\$ 1.50	\$ 1.90	\$ 115,500.00		
		LF	\$ 1.50	\$ 1.90			
Total Cos					\$ 363,500.00		
	Q	ty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
nsulation (Specify R-Value & Inches)		SF	Per SF	Per SF	\$ -	\$ -	\$ -
nsulation (Specify R-Value & Inches)		SF	Per SF	Per SF	\$ -	\$ -	\$ -
own-In Recycled Cellulose	+	SF	Per SF	Per SF	\$ -	\$ -	
	_	SF	Per SF	Per SF	· ·	\$ -	
Blown-In	_	SF SF			÷ -	÷ -	÷ -
Walls / Floor Insulation			Per SF	Per SF	\$ -	\$ -	-
tic Insulation		SF	Per SF	Per SF		\$ -	\$ -
tion	60	unit	\$ 2,000.00	\$ 2,530.38	\$ 120,000.00	\$ 151,822.81	\$ 120,000.00
em For Developer's Use As Needed					\$ -	\$ -	\$ -
Total Cos	st				\$ 120,000.00	\$ 151,822.81	\$ 120,000.00
rpet	Q	tv	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
et/Pad		SE	Per SE	Per SE	\$ -	\$	٠ -
d	21000	SF	\$ 2.50 Per SF	\$ 3.25 Per SF	\$ 52,500.00	\$ 68,250.00	\$ 40,000.00
e Down		SF SF					
	900		\$ 2.20 Per SF		\$ 1,980.00	\$ 2,475.00	
r/Outdoor		SF	Per SF	Per SF	7	\$ -	
rpet and Pad		SF	Per SF	Per SF	\$ -	\$ -	7
n For Developer's Use As Needed	0		\$ -	Ş -	\$ -	\$ -	
For Developer's Use As Needed						\$ -	
Total Cos	st				\$ 54,480.00	\$ 70,725.00	\$ 41,800.00
yl	Q	ty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
Flooring	55000	SF	\$ 3.00 Per SF	\$ 3.80 Per SF	\$ 165,000.00	\$ 208,756.37	\$ 165,000.00
	33000	SF SF			¢ 105,000.00	¢ 200,730.37	¢ 103,000.00
ring	_		Per SF	Per SF	5 -	\$ -	\$ -
Subfloor and Vinyl		SF	Per SF	Per SF	7	\$ -	7
For Developer's Use As Needed					\$ -	\$ -	\$ -
m For Developer's Use As Needed					\$ -	\$ -	ş -
Total Cos	st				\$ 165,000.00		
od							Total Cost
	Q	ty	Unit Price	Unit Price	Total Cost	Total Cost	TOTAL COST
† Flooring	q	SF	Unit Price Per SF	Unit Price Per SF	S -	S -	\$ -
	0	SF	Per SF	Per SF	S -	S -	\$ -
od Flooring poring	G	SF SF	Per SF Per SF	Per SF Per SF	\$ - \$ -	\$ - \$ -	\$ - \$ -
oring Wood Flooring	C	SF SF SF	Per SF Per SF Per SF	Per SF Per SF Per SF	\$ - \$ - \$ -	\$ - \$ - \$	\$ - \$ - \$ -
ring Wood Flooring ogineered Wood Flooring	C	SF SF SF	Per SF Per SF Per SF Per SF	Per SF Per SF Per SF Per SF	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -
ng Jood Flooring ineered Wood Flooring k / Natural Flooring	C	SF SF SF	Per SF Per SF Per SF	Per SF Per SF Per SF	\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -
g sod Flooring neered Wood Flooring / Natural Flooring Developer's Use As Needed	C	SF SF SF	Per SF Per SF Per SF Per SF	Per SF Per SF Per SF Per SF	\$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -
ood Flooring neered Wood Flooring ', Vatural Flooring Developer's Use As Needed Developer's Use As Needed		SF SF SF	Per SF Per SF Per SF Per SF	Per SF Per SF Per SF Per SF	\$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ -
g ood Flooring neered Wood Flooring / Natural Flooring Developer's Use As Needed Developer's Use As Needed Total Cos		SF SF SF	Per SF Per SF Per SF Per SF Per SF	Per SF Per SF Per SF Per SF Per SF	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -
g ood Flooring neered Wood Flooring / Natural Flooring Developer's Use As Needed Developer's Use As Needed Total Cos		SF SF SF SF SF	Per SF Per SF Per SF Per SF	Per SF Per SF Per SF Per SF	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -
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g oood Flooring neered Wood Flooring / Natural Flooring Developer's Use As Needed Developer's Use As Needed Total Cos	ist	SF SF SF SF SF	Per SF	Per SF	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ -
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ng ood Flooring neered Wood Flooring (/ Natural Flooring Developer's Use & Needed Developer's Use & Needed Total Cos 8 Tub Surrounds-Thin Set	ist	SF SF SF SF SF SF SF	Per SF	Per SF	S - S - S - S - S - S - S - S - S - S -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -
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		tv	Unit Pric	ce	Unit P	rice	Total Cost	Total Cost	Total C
Roofing New Roof- Shingles/Felt/Accessories	600	ty SQ	\$ 165.00	Per SQ.		Per SQ.	\$ 99.000.00		\$ 99,000.00
Tear-off & dispose existing roofing & felt		SQ	. 223.00	Per SQ.		Per SQ.	\$ -	\$ - 5	\$ -
Open Line Item For Developer's Use As Needed								\$ - 5	\$ -
Open Line Item For Developer's Use As Needed								\$ - 5	\$ -
Total Cost							\$ 99,000.00		\$ 99,000.00
Doors		ty	Unit Prid		Unit P		Total Cost	Total Cost	Total Cost
Interior Pre-Hung	1100		\$ 117.00		\$ 150.00	Per EA			\$ 132,000.00
ADA Interior Pre-Hung		EA		Per EA		Per EA	\$ -	\$ - \$	ş -
Exterior Pre-Hung, Metal Door- Standard		EA		Per EA		Per EA	\$ -	\$ - 5	\$ -
ADA Exterior Pre-Hung, Metal Door- Standard	125	EA	\$ 400.00	Per EA	\$ 500.00		\$ 50,000.00		\$ 74,000.00
Storm Door		EA		Per EA		Per EA			\$ -
Demolish Interior/Exterior Door		EA		Per EA		Per EA		\$ - \$	\$ -
Open Line Item For Developer's Use As Needed							\$ -		-
Open Line Item For Developer's Use As Needed								\$ - 5	- 205 200 5
Total Cos							\$ 178,700.00		
Windows		ty	Unit Prid		Unit P		Total Cost	Total Cost	Total Cost
New Construction- Vinyl Energy Star	365	EA	\$ 250.00			Per EA	\$ 91,250.00		\$ 109,500.00
Window Blinds	365	EA	\$ 35.00		\$ 40.00		\$ 12,775.00		\$ 12,775.00
Remove/Dispose of Existing Window		EA		Per EA				\$ - \$	ş -
Replacement- Vinyl Energy Star		EA		Per EA			\$ -		ş -
Open Line Item For Developer's Use As Needed								\$ - \$	ş -
Open Line Item For Developer's Use As Needed								\$ - 5	\$ -
Total Cost							\$ 104,025.00		
Drywall / Acoustics	Q	ty	Unit Pric		Unit P		Total Cost	Total Cost	Total Cost
Drywall, Taped/Finished, Ready For Prime/Paint	280000		\$ 1.35		\$ 1.75		\$ 378,000.00		\$ 560,000.00
Drywall Repair		EA		Per EA			7	\$ - 5	\$ -
Suspended/Drop Ceiling incl. Grid- Complete		SF		Per SF		Per SF	\$ -		\$ -
Remove Drywall		SF		Per SF			\$ -	\$ - 5	\$ -
Remove Suspended/Drop Ceiling incl. Grid- Complete		SF		Per SF		Per SF	\$ -	\$ - 5	\$ -
Open Line Item For Developer's Use As Needed							\$ -	\$ - 5	\$ -
Open Line Item For Developer's Use As Needed							\$ -	\$ - \$	\$ -
Total Cos	t						\$ 378,000.00	,,,	,
Mirrors / Shower Door / Bath Accessories	Q	ty	Unit Pric		Unit P		Total Cost	Total Cost	Total Cost
Medicine Cabinet- Basic		EA		Per EA		Per EA	\$ -	\$ - \$	\$ -
Mirror- Plate Glass	120	SF	\$ 65.00	Per SF	\$ 82.24	Per SF	\$ 7,800.00	\$ 9,868.48 \$	\$ 7,800.00
Shower Door- Tub		EA		Per EA		Per EA			\$ -
Shower Door- Stall		EA		Per EA		Per EA	\$ -	\$ - 5	\$ -
Bath Accessory- Basic (e.g., towel ring, towel bar, etc.)	120	SF	\$ 65.00	Per SF	\$ 82.24		\$ 7,800.00	\$ 9,868.48 \$	\$ 7,800.00
Remove Medicine Cabinet		EA		Per EA		Per EA	\$ -		\$ -
Remove Mirror- Plate Glass		EA		Per EA		Per EA	\$ -	\$ - 5	\$ -
Remove Shower Door		EA		Per EA				\$ - 9	\$ -
Range Queen Fire Extinguishers	60		\$ 165.00		\$ 208.76		\$ 9,900.00		\$ 9,900.00
Wall Mounted Fire Extinguishers	63		\$ 80.00		\$ 101.22		\$ 5,040.00		\$ 5,040.00
Total Cost				'		1	\$ 30,540.00	7 0,0.0.00	\$ 30,540.00
Plumbing		ty	Unit Pric	ce	Unit P	rice	Total Cost	Total Cost	Total Cost
Bathtub-Standard	ų	EA EA	Oint Pric	Per EA	Oillt P	Per EA	\$ -	¢ . «	S -
Bathtub & Shower Combo- Fiberglass Standard		FA		Per FA		Per EA	\$	\$ - 5	\$
Shower Stall- Standard		EA		Per EA		Per EA		\$ - 5	7
ADA Accessible Shower Stall/Unit		EA EA		Per EA		Per EA			7
		EA EA		Per EA		Per EA			
Toilet complete									-
ADA Accessible Toilet complete		EA		Per EA		Per EA	7	\$ - 5	-
Pedestal Sink complete		EA		Per EA		Per EA		\$ - 5	-
Bathroom Sink Faucet- Standard		EA		Per EA		Per EA	7	\$ - \$	ş -
Water Heater- Electric- Complete w/ pan		EA		Per EA		Per EA	7	7	ş -
Water Heater- Gas- Complete w/ pan		EA		Per EA		Per EA	\$ -		ş -
Rough In Plumbing Per Fixture		EA		Per EA		Per EA		\$ - \$	
Rough In Plumbing Per SF		SF		Per SF		Per SF	\$ -		\$ -
		EA		Per EA		Per EA		\$ - 5	\$ -
Remove/Dispose of Toilet/Tub/Sink, etc.		EA		Per EA		Per EA		\$ - \$	\$ -
Remove/Dispose of Toilet/Tub/Sink, etc. Remove/Dispose of Water Heater, etc.		EA	\$ 6,700.00		\$ 7,705.00		\$ 402,000.00		\$ 525,000.00
	60		\$ -		\$ -		\$ -		\$ -
Remove/Dispose of Water Heater, etc.	60						\$ 402,000.00	\$ 462,300.00	\$ 525,000.00
Remove/Dispose of Water Heater, etc. Plumbing per unit complete	0						Total Cost	Total Cost	Total Cost
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos	0 t	ty	Unit Pric	ce	Unit P	rice	Total Cost	TOTAL COST	
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos Electrical / Lighting	0 t	ty EA	Unit Prid	ce Per EA	Unit P	Per EA	\$ -	\$ - 0	\$ -
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos Electrical / Lighting Interior Light Fixture- Standard	0 t	EA	Unit Prid	Per EA	Unit P	Per EA	\$ - \$ -	\$ - 5	\$ - \$ -
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light	0 t	EA EA	Unit Prid	Per EA Per EA	Unit P	Per EA Per EA	\$ - \$ -	\$ - \$ \$ - \$	\$ - \$ - \$ -
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos Electrical / Lighting Interior Light Fixture-Standard Ceiling Fan w/ Light Fluorescent Light Fixture	0 t	EA EA	Unit Prid	Per EA	Unit P	Per EA Per EA Per EA	\$ - \$ - \$ -	\$ - \$ \$ - \$	\$ - \$ - \$ -
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture Exterior Light Fixture Exterior Light Fixture- Standard	0 t	EA EA EA	Unit Pric	Per EA Per EA Per EA Per EA	Unit P	Per EA Per EA Per EA Per EA	\$ - \$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$	\$ - \$ - \$ - \$ -
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Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc.	0 t	EA EA EA EA EA	Unit Prid	Per EA Per EA Per EA Per EA Per EA Per EA	Unit P	Per EA Per EA Per EA Per EA Per EA Per EA	\$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$	\$ - \$ - \$ - \$ - \$ - \$ -
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos' Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan W, Light Fluorescent Light Fixture Exterior Spot/Flood Light-Standard Exterior Spot/Flood Light-Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel W foreakers, meter & mast, etc.	0 t	EA EA EA EA EA SF EA	Unit Prid	Per EA Per SF Per EA	Unit P	Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ -
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos Electrical / Lighting Interior Light Fixture- Standard Celling Fan w/ Light Fluorescent Light Fixture Exterior Spot/Flood Light- Standard Exterior Spot/Flood Light- Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ Dreakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc.	0 t	EA EA EA EA SF EA EA	Unit Prid	Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA Per EA	Unit P	Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$	\$ - \$ - \$ - \$ - \$ - \$ - \$ -
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Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos Electrical / Lighting Interior Light Fixture- Standard Ceiling Fan w/ Light Fluorescent Light Fixture Exterior Light Fixture Exterior Light Fixture Exterior Light Fixture- Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ breakers, meter & mast, etc. 200 AMP Service Panel w/ breakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect Remove/Dispose of Light Fixture/Ceiling Fan	o t	EA EA EA EA SF EA EA EA EA EA EA EA EA		Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA Per EA Per EA		Per EA Per EA Per EA Per EA Per EA Per EA Per SF Per EA Per EA Per EA Per EA Per EA	\$ - \$ - \$ - \$ - \$ 5 - \$	\$ - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 - \$ 5 5 - \$ 5 5 - \$ 5 5 - \$ 5 5 - \$ 5 5 - \$ 5 5 5 5	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -
Remove/Dispose of Water Heater, etc. Plumbing per unit complete Open Line Item For Developer's Use As Needed Total Cos' Electrical / Lighting Interior Light Fixture-Standard Ceiling Fan W Light Fluorescent Light Fixture Exterior Ight Fixture Exterior Spot/Flood Light-Standard Wire Whole UNIT Incl. receptacles/switches etc. 150 AMP Service Panel w/ Dreakers, meter & mast, etc. 200 AMP Service Panel w/ Dreakers, meter, mast, etc. Misc. Equipment Connection (e.g., HVAC unit, etc.) 400 Amp service with two meters and disconnect Remove/Dispose of Light Fixture/Ceiling Fan Electric per unit	0 t	EA EA EA EA SF EA EA EA EA EA EA EA EA EA	\$ 7,200.00	Per EA	\$ 8,280.00	Per EA	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ 5 - \$ 5 5 - \$ 5 5 5 5 5 5 5 5 5 5	\$ - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -
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HVAC	C	Qty	Unit Pri	ce	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton		EA		Per EA		Per EA		\$ -	\$ -					
Air Handler		SF		Per SF		Per SF	\$ -	\$ -	\$ -					
Flexible Ductwork System, Registers, etc ENTIRE UNIT		SF		Per SF		Per SF	\$ -	\$ -	\$ -					
Programmable Thermostat		EA		Per EA		Per EA	\$ -	\$ -	\$ -					
Remove/Dispose of HVAC Unit/Air Handler/Furnace, etc.		EA		Per EA		Per EA	\$ -	\$ -	\$ -					
15 SEER Split Electric	60	EA	\$ 6,000.00		\$ 6,900.00		\$ 360,000.00	\$ 414,000.00	\$ 441,000.00	Rate upped to \$7,350	23%	15%	7%	\$27,000
Community Building HVAC	1	EA	\$ 20,000.00		\$ 23,000.00		\$ 20,000.00	\$ 23,000.00	\$ 20,000.00	No change	0%	15%	-13%	-\$3,000
Total	Cost						\$ 380,000.00	\$ 437,000.00	\$ 461,000.00		21%	15%	5%	\$24,000
Painting	C	Qty	Unit Pri	ce	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Interior Painting Drywall Sprayed		SF		Per SF		Per SF	\$ -	\$ -	\$ -					
Interior Painting Doors		EA		Per EA		Per EA	\$ -	\$ -	\$ -					
Interior Painting Base and Window Casing		LF		Per LF		Per LF	\$ -	\$ -	\$ -					
Exterior Building Siding		SF		Per SF		Per SF	\$ -		\$ -					
Exterior Trim and Accessories		EA		Per EA		Per EA	7	7	\$ -					
Interior & Exterior Painting	60	EA	\$ 3,500.00		\$ 4,400.00		\$ 210,000.00		\$ 216,000.00		3%	26%	-18%	-\$48,000
Interior & Exterior Painting Clubhouse	1	EA	\$ 16,400.00		\$ 21,000.00		\$ 16,400.00		\$ 16,400.00		0%	28%	-22%	-\$4,600
Total							\$ 226,400.00				3%	26%	-18%	-\$52,60
Miscellaneous / Other Items Not Included		Qty	Unit Pri	ce	Unit Pri	ce	Total Cost	Total Cost	Total Cost		#VALUE!	#VALUE!	#VALUE!	#VALUE!
Contractor Contingency	1		\$ 488,864.00		\$ 615,000.00		\$ 488,864.00	\$ 515,000.00	\$ 488,864.00		0%	5%	-5%	-\$26,136
Depreciable FF&E							\$ -	\$ -	\$ -					
Open Line Item For Developer's Use-Other HCC									\$ -					
Open Line Item For Developer's Use-Other HCC									\$ -					
Open Line Item For Developer's Use-Other HCC								\$ -	\$ -					
Open Line Item For Developer's Use-Other HCC									\$ -					
Open Line Item For Developer's Use-Other HCC									\$ -					
Appliances	60	EA	\$ 1,680.00		\$ 2,100.00		\$ 100,800.00		\$ 120,000.00		19%	25%	-5%	-\$6,000
Total	Cost						\$ 589,664.00		\$ 608,864.00		3%	9%	-5%	-\$32,136
			Sub Total		Sub Total		\$ 9,773,684.00	\$ 10,432,192.54	\$ 11,079,816.00		13%	7%	6%	\$647,623
			CONS	TRUCTION	COST SUMMARY									
	Site Work	and Utilitie					\$ 1,881,300.00	\$ 2,367,400.00	\$ 2,639,000.00		40%	26%	11%	\$271,600
	Concrete a		-				\$ 824,700.00		\$ 824,700.00		0%	24%	-20%	-\$199,850
	Masonry	and r dving					\$ 280,000.00	\$ 350,000.00	\$ 217,000.00		-23%	25%	-38%	-\$133,000
	Metals						\$ 6,750.00		\$ 20,250.00		200%	20%	150%	\$12,150
		Dawah Cara					\$ 2,915,250.00		\$ 2,736,250.00	-	-6%	-30%	34%	\$695,575
		Rough Carp									1%		-20%	-\$90,629
		im Carpenti	ry				7 000,000.00		\$ 367,000.00			26%		
	Insulation						Ç 120,000.00	\$ 151,822.81	\$ 120,000.00		0%	27%	-21%	-\$31,823
	Flooring - 0						\$ 54,480.00		\$ 41,800.00		-23%	30%	-41%	-\$28,925
	Flooring - \						\$ 165,000.00		\$ 165,000.00		0%	27%	-21%	-\$43,756
	Flooring - \							\$ -	\$ -					
	Flooring /						•	\$ -	\$ -					
		offit / Fascia	/ Gutters				\$ 317,375.00		\$ 540,625.00		70%	24%	37%	\$146,480
	Roofing						\$ 99,000.00		\$ 99,000.00		0%	21%	-18%	-\$21,000
	Doors						\$ 178,700.00		\$ 206,000.00		15%	27%	-9%	-\$21,500
	Windows						\$ 104,025.00	\$ 131,400.00	\$ 122,275.00		18%	26%	-7%	-\$9,125
	Drywall / A	Acoustics	-				\$ 378,000.00	\$ 490,000.00	\$ 560,000.00		48%	30%	14%	\$70,000
			or / Bath Accessorie	S			\$ 30,540.00	\$ 38,638.91	\$ 30,540.00		0%	27%	-21%	-\$8,099
	Plumbing						\$ 402,000.00	\$ 462,300.00	\$ 525,000.00		31%	15%	14%	\$62,700
	Electrical /	/ Lighting					\$ 457,000.00		\$ 563,112.00		23%	15%	7%	\$37,562
			ınd Air Conditioning	!			\$ 380,000.00		\$ 461,000.00		21%	15%	5%	\$24,000
	Painting			,			\$ 226,400.00		\$ 232,400.00		3%	26%	-18%	-\$52,600
		enus / Othe	r items not include	d			\$ 589,664.00		\$ 608,864.00	1	3%	9%	-5%	-\$32,136
	Total Cons		cc.ns not include	<u> </u>			\$ 9,773,684.00				13%	7%	-5%	\$647,623
		equirement	ts (may 6%)				\$ 586,421.00	\$ 625,931.51	\$ 664,789.00		13%	7%	6%	\$38,85
				١								7%		
			Overhead (max 8%)			+ 102,000.00				13%		6%	\$51,809
		ect Develop		1.			\$ 11,142,000.00		\$ 12,630,990.00		13%	7%	6%	\$738,290
	Total Proje	ect Develop	ment (less site wor	k)			\$ 9,260,700.00	\$ 9,525,299.75	\$ 9,991,990.00		8%	3%	5%	\$466,690

Construction Cost Addendum Certification: Lertify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided and how reviewed 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 pave reviewed the plans and pave reviewed the plans and pave reviewed the plans and have reviewed the asbestos and/or lead-based paint assessment reports and taken 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 costs necessary to build the project in accordance with the sustainable building certification selected by the project cowner.

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 Estimato
					Contractor, Architect, or Engine
(Name & Title)		(Date)	1)	Pate)	
	phone:				
(Company / Firm Name)	fax:				
	email:				

	Original	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
Total Construction	\$ 9,773,684.00	\$ 10,432,192.54	\$ 11,079,816.00	13%	7%	6%	\$647,623
General Requirements (max 6%)	\$ 586,421.00	\$ 625,931.51	\$ 664,789.00	13%	7%	6%	\$38,857
Contractor Profit and Overhead (max 8%)	\$ 781,895.00	\$ 834,575.70	\$ 886,385.00	13%	7%	6%	\$51,809
Total Project Development	\$ 11,142,000.00	\$ 11,892,699.75	\$ 12,630,990.00	13%	7%	6%	\$738,290
Total Project Development (less site work)	\$ 9,260,700.00	\$ 9,525,299.75	\$ 9,991,990.00	8%	3%	5%	\$466,690
Total Development Project Costs	\$ 13,997,948.00	\$ 15,159,500.45	\$ 15,804,461.98	13%	8%	4%	\$644,962