

## 52005 Palmetto Towers AR 4% April 20, 2023

	Original	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Difference
<b>Total Construction</b>	\$ 7,067,180.00	\$ 8,620,099.36	\$ 8,491,492.24	20%	22%	-1%	-\$128,607
<b>General Requirements (max 6%)</b>	\$ 405,232.00	\$ 494,276.37	\$ 473,765.00	17%	22%	-4%	-\$20,511
<b>Contractor Profit and Overhead (max 8%)</b>	\$ 525,666.00	\$ 641,174.15	\$ 683,815.00	30%	22%	7%	\$42,641
<b>Total Project Development</b>	\$ 7,998,078.00	\$ 9,755,549.89	\$ 9,649,072.24	21%	22%	-1%	-\$106,478
<b>Total Project Development (less site work)</b>	\$ 7,523,078.00	\$ 9,223,851.84	\$ 9,117,374.19	21%	23%	-1%	-\$106,478
<b>Total Development Project Costs</b>	\$ 21,639,429.00	\$ 24,423,976.09	\$ 24,466,561.00	13%	13%	0%	\$42,585

### Sitework and Utilities

- 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 procured and completed the majority of sitework before their revised application. Therefore, it can be assumed that the revised numbers submitted were actual escalated costs that were incurred.

### Hard Construction

- 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 scope and qty. within their revised application switching many items to lump sums. It could be assumed that this was due to true costs incurred to date since most of the project was completed at the time of the revised application. This causes their overall budget to be in line with our escalation calculations of the original application budget dated 9/2/2020.

### 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 mark-up 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 properly supported, are reasonable projections and may be relied upon for consideration of additional financial resources.
- The overall revised project development budget of **\$15,226,790**, in our opinion, does fall within the reasonable allowed escalation for this project from 9/2/2020 to 3/30/2023.

**Development Costs:**

	New Construction	Rehabilitation	Acquisition/Rehabilitation		Original	CMG	Revised	Original to Revised Variance	Original to CMG Variance	CMG to Revised Variance	CMG to Revised Variance
			Acquisition	Rehabilitation							
<b>Purchase of Land and Buildings</b>											
1 Land			550,000		550,000	550,000	550,000	0%	0%	0%	
2 Existing Structures			7,450,000		7,450,000	7,699,557	7,699,557	3%	3%	0%	
3 Demolition											
4 Other: Replacement Reserves Transfer			236,506		236,506	265,288	265,288	12%	12%	0%	
Subtotals	-	-	8,236,506	-	8,236,506	8,514,845	8,514,845	3%	3%	0%	
<b>Site Work</b>											
5 On-Site Improvements			475,000		475,000	531,698	423,755	-11%	12%	-20%	-\$107,943
6 Off-Site Improvements											
7 Other:											
Subtotals	-	-	475,000	-	475,000	531,698	423,755	-11%	12%	-20%	-\$107,943
<b>Rehabilitation and New Construction</b>											
8 New Building											
9 Rehabilitation			5,245,536		5,245,536	6,452,289	7,871,829	50%	23%	22%	\$1,419,540
10 Accessory Building			450,000		450,000	546,730	-	-100%	21%	-100%	-\$546,730
11 General Requirements			405,232		405,232	494,276	473,765	17%	22%	-4%	-\$20,511
12 Contractor Profit			394,851		394,851	480,881	513,139	30%	22%	7%	\$32,258
13 Contractor Overhead			130,815		130,815	160,294	170,676	30%	23%	6%	\$10,362
14 Contractor Contingency			666,644		666,644	809,942	-	-100%	21%	-100%	-\$809,942
15 Depreciable FF&E			230,000		230,000	279,440	271,652	18%	21%	-3%	-\$7,788
16 Tap Fees											
17 Impact Fees											
18 Other HCC:							97,870				\$97,870
19 Other Non-HCC:							16,002				\$16,002
Subtotals	-	-	7,523,078	-	7,523,078	9,223,852	9,414,933	25%	23%	2%	\$191,081
<b>Other Fees</b>											
20 Architect Fees			343,100		343,100	377,410	364,702	6%	10%	-3%	-\$12,708
21 Attorney Fees			158,534		158,534	174,387	51,588	-67%	10%	-70%	-\$122,799
22 CPA Certification Fees			20,000		20,000	22,000	38,500	93%	10%	75%	\$16,500
23 Development/Application Consultant Fees			35,000		35,000	38,500	70,000	100%	10%	82%	\$31,500
24 Other: Developer Risk & Liability			8,520		8,520	9,372	-	-100%	10%	-100%	-\$9,372
Subtotals	-	-	565,154	-	565,154	621,669	524,790	-7%	10%	-16%	-\$96,879
<b>Interim Costs</b>											
25 Construction Interest			494,023		494,023	562,602	562,602	14%	14%	0%	
26 Construction Loan Costs						81,655	81,655				0%
27 Credit Enhancement											
28 Taxes			20,000		20,000			-100%	-100%		
29 Other: Construction Period Insurance & LP Asset Management Fee			56,000		56,000	6,482	6,482	-88%	-88%		0%
Subtotals	-	-	570,023	-	570,023	650,739	650,739	14%	14%	0%	
<b>Financing Fees and Expenses</b>											
30 Bond Premium											
31 Bridge Loan Expenses			30,607		30,607	147,357	147,357	381%	381%	0%	
32 Permanent Loan Costs			171,548		171,548	141,330	141,330	-18%	-18%	0%	
33 TEB Cost of Issuance/Underwriters Discount						181,538	181,538				0%
34 Title & Recording			18,000		18,000	51,315	51,315	185%	185%	0%	
35 Other: Principal Payments			193,159		193,159	12,200	12,200	-94%	-94%	0%	
Subtotals	-	-	413,314	-	413,314	533,740	533,740	29%	29%	0%	
<b>Soft Costs</b>											
36 Appraisal			6,250		6,250	6,875	6,500	4%	10%	-5%	-\$375
37 Environmental Review			30,300		30,300	33,330	25,673	-15%	10%	-23%	-\$7,657
38 Market Study			11,700		11,700	12,870	11,350	-3%	10%	-12%	-\$1,520
39 Relocation Expense			288,000		288,000	316,800	638,428	122%	10%	102%	\$321,628
40 Rent Up Expense			20,000		20,000	22,000	-	-100%	10%	-100%	-\$22,000
41 SC Housing Fees			179,695		179,695	197,665	12,220	-93%	10%	-94%	-\$185,445
42 Soft Cost Contingency			57,893		57,893	63,682	-	-100%	10%	-100%	-\$63,682
43 Other: PNA & Cost Review & Survey			23,800		23,800	26,180	41,557	75%	10%	59%	\$15,377
Subtotals	-	-	617,638	-	617,638	679,402	735,728	19%	10%	8%	\$56,326
<b>Syndication Costs</b>											
44 Partnership Organization			50,000		50,000	80,000	80,000	60%	60%	0%	
45 Tax Opinion											
46 Other:											
Subtotals	-	-	50,000	-	50,000	80,000	80,000	60%	60%	0%	
<b>Developer Costs</b>											
47 Developer Fee			2,747,007		2,747,007	2,965,000	2,965,000	8%	8%	0%	
48 Other:											
Subtotals	-	-	2,747,007	-	2,747,007	2,965,000	2,965,000	8%	8%	0%	
<b>Development Reserves</b>											
49 Operating Reserve			345,709		345,709	518,499	518,499	50%	50%	0%	
50 Other: Replacement Reserves			96,000		96,000	104,532	104,532	9%	9%	0%	
Subtotals	-	-	441,709	-	441,709	623,031	623,031	41%	41%	0%	
51 TOTAL DEVT. COST	-	-	8,236,506	13,402,923	21,639,429	24,423,976	24,466,561	13%	13%	0%	\$42,585
						6,153,581	6,113,028				

For adaptive reuse developments, separate any New Construction costs from Rehabilitation costs on this schedule.

Hard Construction Costs (highlighted in blue in column C above)	-	-	-	7,067,180	7,067,180	8,620,099	8,665,106
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	Limit %	Actual %	Actual %	Actual %	
General Reqmts	6%	5.73%	5.73%	5.47%	of Hard Construction Costs
Contractor Profit	6%	5.59%	5.58%	5.92%	of Hard Construction Costs
Contractor OH	2%	1.85%	1.86%	1.97%	of Hard Construction Costs
Contractor Cont					
New Const	5%	9.43%	9.40%	0.00%	
Acq/Rehab	10%	N/A	N/A	N/A	

2020 Low-Income Housing Tax Credit Application

**Construction Cost Addendum**

Palmetto Towers

9/2/2020 75% Comp. 4/13/2022

9/2/2020

**NOTE: Line items highlighted in RED are intended to be utilized for rehabilitation developments.**

										Original to Revised	Original to CMG	CMG to Revised	CMG to Revised
										Variance	Variance	Variance	Variance
Site Work & Utilities	Qty	Original Unit Price	CMG Unit Price -04/2022	Original	CMG	Revised	Material Information / Notes/ Comments						
Clearing/Grubbing		ACRE	Per ACRE	Per ACRE	\$ -	\$ -	\$ 98,526.64						\$98,527
Excavate Lot To Proper Grade		CY	Per CY	Per CY	\$ -	\$ -	\$ -						
Excavate Footings/Foundation		CY	Per CY	Per CY	\$ -	\$ -	\$ -						
Water Line to Street & Tie-In		LF	Per LF	Per LF	\$ -	\$ -	\$ -						
Sanitary Line To Street & Tie-In		LF	Per LF	Per LF	\$ -	\$ -	\$ -						
Sanitary Sewer Manhole/Structure		EA	Per EA	Per EA	\$ -	\$ -	\$ 48,315.10						\$48,315
Storm Sewer		LF	Per LF	Per LF	\$ -	\$ -	\$ 22,214.60						\$22,215
Storm Sewer Manhole/Inlet Structure		EA	Per EA	Per EA	\$ -	\$ -	\$ -						
Gas Line- Complete		LF	Per LF	Per LF	\$ -	\$ -	\$ 5,200.94						\$5,201
Electric/Power Line To Unit		LF	Per LF	Per LF	\$ -	\$ -	\$ -						
Site Lighting-Complete- Per Light Pole		POLES	Per POLE	Per POLE	\$ -	\$ -	\$ -						
Landscaping		ACRE	Per ACRE	Per ACRE	\$ -	\$ -	\$ 72,964.13						\$72,964
Demolition of Existing Structures/Buildings		EA	Per EA	Per EA	\$ -	\$ -	\$ -						
Selective Demolition	1	LS	\$ 175,000.00	\$ 215,000.00	\$ 175,000.00	\$ 215,000.00	\$ 71,235.16	-59%	23%	-67%			-\$143,765
Site & Civil	1	LS	\$ 300,000.00	\$ 316,698.05	\$ 300,000.00	\$ 316,698.05	\$ 213,241.48	-29%	6%	-33%			-\$103,457
<b>Subtotal</b>					\$ 475,000.00	\$ 531,698.05	\$ 531,698.05	12%	12%	0%			
<b>Concrete &amp; Paving</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Unit Price</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>
Concrete Footing		CY	Per CY	Per CY	\$ -	\$ -	\$ 29,174.71	Added scope	#VALUE!	#VALUE!	#VALUE!	#VALUE!	\$29,175
Concrete Slab On Grade, incl. gravel & vapor barrier		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Concrete Driveway- Finished		SY	Per SY	Per SY	\$ -	\$ -	\$ 115,122.28	Added scope					\$115,122
Concrete Sidewalk- Finished		SY	Per SY	Per SY	\$ -	\$ -	\$ -						
Concrete Curb & Gutter		LF	Per LF	Per LF	\$ -	\$ -	\$ -						
Parking Lot- Stone Base & Asphalt		SY	Per SY	Per SY	\$ -	\$ -	\$ 119,206.10	Added scope					\$119,206
Parking Striping & Signage		LS	Per LS	Per LS	\$ -	\$ -	\$ -						
Dumpster Pad & Fencing- Complete		SY	Per SY	Per SY	\$ -	\$ -	\$ 3,530.20	Added scope					\$3,530
Concrete Porch		CY	Per CY	Per CY	\$ -	\$ -	\$ -						
Demolish/Dispose of Concrete		CY	Per CY	Per CY	\$ -	\$ -	\$ -						
Demolish/Dispose of Asphalt		CY	Per CY	Per CY	\$ -	\$ -	\$ -						
Asphalt Rehabilitation	1	LS	\$ 150,000.00	\$ 182,243.25	\$ 150,000.00	\$ 182,243.25	\$ -	-100%	21%	-100%			-\$182,243
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -						
<b>Total Cost</b>					\$ 150,000.00	\$ 182,243.25	\$ 267,033.29	78%	21%	47%			\$84,790
<b>Masonry</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Unit Price</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>
Concrete Block		SF	Per SF	Per SF	\$ -	\$ -	\$ 258,596.04	Added scope	#VALUE!	#VALUE!	#VALUE!	#VALUE!	\$258,596
Brick Veneer		SF	Per SF	Per SF	\$ -	\$ -	\$ 152,453.15	Added scope					\$152,453
Demolition of Concrete Block		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Demolition of Brick		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Exterior Brick Façade Rehabilitation	1	LS	\$ 150,000.00	\$ 182,243.25	\$ 150,000.00	\$ 182,243.25	\$ -	-100%	21%	-100%			-\$182,243
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -						
<b>Total Cost</b>					\$ 150,000.00	\$ 182,243.25	\$ 411,049.19	174%	21%	126%			\$228,806
<b>Metals</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Unit Price</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>
Ornamental Railings- Stairs	1	LF	\$ 10,000.00	\$ 12,149.55	\$ 10,000.00	\$ 12,149.55	\$ -	-100%	21%	-100%			-\$12,150
Ornamental Fence	1	LF	\$ 15,000.00	\$ 18,224.33	\$ 15,000.00	\$ 18,224.33	\$ 35,932.26	140%	21%	97%			\$17,708
Ornamental Gate		EA	Per EA	Per EA	\$ -	\$ -	\$ -						
Lintels		LF	Per LF	Per LF	\$ -	\$ -	\$ -						
Support Column		EA	Per EA	Per EA	\$ -	\$ -	\$ 119,954.73						\$119,955
Demolition of Ornamental Railings- Stairs		LF	Per LF	Per LF	\$ -	\$ -	\$ -						
Demolition of Ornamental Fence		LF	Per LF	Per LF	\$ -	\$ -	\$ -						
Structural Steel	1	LS	\$ 50,000.00	\$ 60,747.75	\$ 50,000.00	\$ 60,747.75	\$ -	Moved to above line?	-100%	21%	-100%		-\$60,748
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -						
<b>Total Cost</b>					\$ 75,000.00	\$ 91,121.63	\$ 155,886.99	108%	21%	71%			\$64,765
<b>Framing / Rough Carpentry</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Unit Price</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Total Cost</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>	<b>Assumed procured and completed as of 4/13/2022</b>
1st Floor - Joist /Truss System		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
2nd Floor- Joist/Truss System		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Roof- Joist/Truss System		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
3/4" Tongue & Groove Floor Sheathing		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Stud Wall Complete		LF	Per LF	Per LF	\$ -	\$ -	\$ -						
Exterior Wall Sheathing		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Builder Board Exterior Wall Sheathing		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Roof Truss System		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Roof Sheathing		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Demolish Roof System		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Demolish Exterior Wall		SF	Per SF	Per SF	\$ -	\$ -	\$ -						
Rough Carpentry	1	LS	\$ 20,000.00	\$ 24,299.10	\$ 20,000.00	\$ 24,299.10	\$ 51,742.57	Framing material and labor increased approx. 12% from 2020 to 2023	159%	21%	113%		\$27,443
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -						
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -						
<b>Total Cost</b>					\$ 20,000.00	\$ 24,299.10	\$ 51,742.57	159%	21%	113%			\$27,443

2020 Low-Income Housing Tax Credit Application

Finish / Trim Carpentry	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
Window Casing/Trim		EA	Per EA	Per EA	\$ -	\$ -	\$ -				
Door Casing/Trim		EA	Per EA	Per EA	\$ -	\$ -	\$ -				
Base Molding- MDF		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Base Molding- Pine		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Crown Molding- MDF		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Crown Molding- Pine/Equal		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Chair Rail- MDF		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Chair Rail- Pine/Equal		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Bathroom Vanity/Base Cabinets		LF	Per LF	Per LF	\$ -	\$ -	\$ -			\$16,150	
Kitchen Cabinets		LF	Per LF	Per LF	\$ -	\$ -	\$ -			\$582,571.38	
Vinyl Coated Metal Wire Shelving		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Wood Shelving		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Demolish Casing/Trim/Chair Rail/Molding		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Demolish Kitchen Cabinets		EA	Per EA	Per EA	\$ -	\$ -	\$ -				
Demolish Shelving		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Finish / Trim Carpentry	1	LS	\$ 60,000.00	\$ 72,897.30	\$ 60,000.00	\$ 72,897.30	\$ 252,270.59			\$179,373	
Cabinets & Tops	1	LS	\$ 349,000.00	\$ 424,019.30	\$ 349,000.00	\$ 424,019.30	\$ 68,420.46	320%	21%	246%	\$-355,599
<b>Total Cost</b>					\$ 409,000.00	\$ 496,916.60	\$ 919,412.09	125%	21%	85%	\$422,495
<b>Insulation</b>											
Walls- Batt Insulation (Specify R-Value & Inches)		SF	Per SF	Per SF	\$ -	\$ -	\$ 16,012.94	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Floors- Batt Insulation (Specify R-Value & Inches)		SF	Per SF	Per SF	\$ -	\$ -	\$ -				\$16,013
Attics- R-38 Blown-In Recycled Cellulose		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Attics- R-38 Blown-In		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Demolish Walls / Floor Insulation		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Demolish Attic Insulation		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
<b>Total Cost</b>					\$ -	\$ -	\$ 16,012.94				\$16,013
<b>Flooring-Carpet</b>											
Remove Carpet/Pad		SF	Per SF	Per SF	\$ -	\$ -	\$ -	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Carpet & Pad		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Carpet- Glue Down		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Carpet- Indoor/Outdoor		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Demolish Carpet and Pad		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
<b>Total Cost</b>					\$ -	\$ -	\$ -				
<b>Flooring-Vinyl</b>											
Vinyl Sheet Flooring		SF	Per SF	Per SF	\$ -	\$ -	\$ -	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Vinyl Tile Flooring		SF	Per SF	Per SF	\$ -	\$ -	\$ 186,215.40				\$186,215
Repair/Replace Subfloor and Vinyl		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Vinyl Plank Flooring	1	LS	\$ 310,000.00	\$ 434,000.00	\$ 310,000.00	\$ 434,000.00	\$ -	-100%	40%	-100%	-\$434,000
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
<b>Total Cost</b>					\$ 310,000.00	\$ 434,000.00	\$ 186,215.40	-40%	40%	-57%	-\$247,785
<b>Flooring-Wood</b>											
Engineered Wood Flooring		SF	Per SF	Per SF	\$ -	\$ -	\$ -	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Oak/Natural Flooring		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Prefinished Solid Wood Flooring		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Repair Replace Engineered Wood Flooring		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Repair/Replace Oak / Natural Flooring		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
<b>Total Cost</b>					\$ -	\$ -	\$ -				
<b>Flooring / Wall- Tile</b>											
Ceramic Floor Tile		SF	Per SF	Per SF	\$ -	\$ -	\$ 1,566.52	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Ceramic Tile Walls/Tub Surrounds- Thin Set		SF	Per SF	Per SF	\$ -	\$ -	\$ -				\$1,567
Repair/Replace Tile		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Remove Ceramic Tile & Dispose		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
<b>Total Cost</b>					\$ -	\$ -	\$ 1,566.52				\$1,567
<b>Siding / Soffit / Fascia / Gutters</b>											
House Wrap- Fully Taped		SF	Per SF	Per SF	\$ -	\$ -	\$ -	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Rubberized Flashing at Doors/Windows		EA	Per EA	Per EA	\$ -	\$ -	\$ -				
Vinyl Siding		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Fiber Cement Board Siding- Plank Type		SF	Per SF	Per SF	\$ -	\$ -	\$ 2,677.75				\$2,678
Fiber Cement Board Siding- Shingle Type		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Aluminum Gutters & Downspouts		LF	Per LF	Per LF	\$ -	\$ -	\$ -				
Porch Column Surrounds		EA	Per EA	Per EA	\$ -	\$ -	\$ -				
Fiber Cement Panels		EA	Per EA	Per EA	\$ -	\$ -	\$ -				
Remove/Dispose Vinyl Siding		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Remove/Dispose Gutters/Downspouts		LS	Per LS	Per LS	\$ -	\$ -	\$ -				
Remove/Dispose Fiber Cement Board Siding		SF	Per SF	Per SF	\$ -	\$ -	\$ -				
Remove/Dispose Porch Columns		EA	Per EA	Per EA	\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -				
<b>Total Cost</b>					\$ -	\$ -	\$ 2,677.75				\$2,678

\*\* The revised application appears to be a different scope than the original. Both applications price only in lump sums, making it difficult to analyze any changes \*\*

Rev app added  
Rev app added

40% price increase from 9/20 to 4/13  
40% price increase from 9/20 to 4/14

Assumed procured and completed as of 4/13/2022  
Rev app added

Rev app removed

2020 Low-Income Housing Tax Credit Application

Roofing	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost	#VALUE!	#VALUE!	#VALUE!	#VALUE!
New Roof- Shingles/Felt/Accessories		SQ	Per SQ.	Per SQ.	\$ -	\$ -	\$ -			
<b>Tear-off &amp; dispose existing roofing &amp; felt</b>		SQ	Per SQ.	Per SQ.	\$ -	\$ -	\$ -			
TPO Roofing	1	LS	\$ 337,500.00	\$ 410,047.31	\$ 337,500.00	\$ 410,047.31	\$ 439,102.44	30%	21%	7%
Caulking & Fire Stopping	1	LS	\$ 15,000.00	\$ 18,224.33	\$ 15,000.00	\$ 18,224.33	\$ 10,720.05	-29%	21%	-41%
<b>Total Cost</b>					<b>\$ 352,500.00</b>	<b>\$ 428,271.64</b>	<b>\$ 449,822.49</b>	28%	21%	5%
<b>Doors</b>										
Interior Pre-Hung		EA	Per EA	Per EA	\$ -	\$ -	\$ 364,549.84	#VALUE!	#VALUE!	#VALUE!
ADA Interior Pre-Hung		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Exterior Pre-Hung, Metal Door- Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
ADA Exterior Pre-Hung, Metal Door- Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Storm Door		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
<b>Demolish Interior/Exterior Door</b>		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Doors & Hardware	1	LS	\$ 130,000.00	\$ 157,944.15	\$ 130,000.00	\$ 157,944.15	\$ 13,693.84	-89%	21%	-91%
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -			
<b>Total Cost</b>					<b>\$ 130,000.00</b>	<b>\$ 157,944.15</b>	<b>\$ 378,243.68</b>	191%	21%	139%
<b>Windows</b>										
New Construction- Vinyl Energy Star	1	EA	\$ 430,000.00	Per EA	\$ 522,430.65	Per EA	\$ 430,000.00	#VALUE!	#VALUE!	#VALUE!
Window Blinds	1	EA	\$ 18,000.00	Per EA	\$ 21,869.19	Per EA	\$ 18,000.00	-100%	21%	-100%
<b>Remove/Dispose of Existing Window</b>		EA	Per EA	Per EA	\$ -	Per EA	\$ -			
<b>Replacement- Vinyl Energy Star</b>		EA	Per EA	Per EA	\$ -	Per EA	\$ -			
Storefront Windows	1		\$ 30,000.00	\$ 36,448.65	\$ 30,000.00	\$ 36,448.65	\$ 36,779.51	23%	21%	1%
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -			
<b>Total Cost</b>					<b>\$ 478,000.00</b>	<b>\$ 580,748.49</b>	<b>\$ 246,393.26</b>	-48%	21%	-58%
<b>Drywall / Acoustics</b>										
Drywall, Taped/Finished, Ready For Prime/Paint		SF	Per SF	Per SF	\$ -	\$ -	\$ 132,932.73	#VALUE!	#VALUE!	#VALUE!
Drywall Repair		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Suspended/Drop Ceiling incl. Grid- Complete		SF	Per SF	Per SF	\$ -	\$ -	\$ 97,913.69	#VALUE!	#VALUE!	#VALUE!
<b>Remove Drywall</b>		SF	Per SF	Per SF	\$ -	\$ -	\$ -			
<b>Remove Suspended/Drop Ceiling incl. Grid- Complete</b>		SF	Per SF	Per SF	\$ -	\$ -	\$ -			
Metal Studs & Drywall	1		\$ 327,306.00	\$ 397,662.06	\$ 327,306.00	\$ 397,662.06	\$ -	-100%	21%	-100%
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ -			
<b>Total Cost</b>					<b>\$ 327,306.00</b>	<b>\$ 397,662.06</b>	<b>\$ 230,846.42</b>	-29%	21%	-42%
<b>Mirrors / Shower Door / Bath Accessories</b>										
Medicine Cabinet- Basic		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Mirror- Plate Glass		SF	Per SF	Per SF	\$ -	\$ -	\$ -			
Shower Door- Tub		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Shower Door- Stall		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Bath Accessory- Basic (e.g., towel ring, towel bar, etc.)		SF	Per SF	Per SF	\$ -	\$ -	\$ -			
<b>Remove Medicine Cabinet</b>		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
<b>Remove Mirror- Plate Glass</b>		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
<b>Remove Shower Door</b>		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Bath Accessories	1	LS	\$ 32,000.00	\$ 44,800.00	\$ 32,000.00	\$ 44,800.00	\$ 2,903.62	-91%	40%	-94%
Specialty Items	1	LS	\$ 86,000.00	\$ 120,400.00	\$ 86,000.00	\$ 120,400.00	\$ 146,755.60	71%	40%	22%
<b>Total Cost</b>					<b>\$ 118,000.00</b>	<b>\$ 165,200.00</b>	<b>\$ 149,659.22</b>	27%	40%	-9%
<b>Plumbing</b>										
Bathtub-Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -	#VALUE!	#VALUE!	#VALUE!
Bathtub & Shower Combo- Fiberglass Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Shower Stall- Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
ADA Accessible Shower Stall/Unit		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Toilet complete		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
ADA Accessible Toilet complete		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Pedestal Sink complete		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Bathroom Sink Faucet- Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Water Heater- Electric- Complete w/ pan		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Water Heater- Gas- Complete w/ pan		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Rough In Plumbing Per Fixture		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Rough In Plumbing Per SF		SF	Per SF	Per SF	\$ -	\$ -	\$ -			
<b>Remove/Dispose of Toilet/Tub/Sink, etc.</b>		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
<b>Remove/Dispose of Water Heater, etc.</b>		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Plumbing	1	LS	\$ 586,000.00	\$ 711,963.63	\$ 586,000.00	\$ 711,963.63	\$ 1,314,562.28	124%	21%	85%
Fire Sprinkler	1	LS	\$ 28,800.00	\$ 34,990.70	\$ 28,800.00	\$ 34,990.70	\$ -	-100%	21%	-100%
<b>Total Cost</b>					<b>\$ 614,800.00</b>	<b>\$ 746,954.33</b>	<b>\$ 1,314,562.28</b>	114%	21%	76%
<b>Electrical / Lighting</b>										
Interior Light Fixture- Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -	#VALUE!	#VALUE!	#VALUE!
Ceiling Fan w/ Light		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Fluorescent Light Fixture		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Exterior Light Fixture- Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Exterior Spot/Flood Light- Standard		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Wire Whole UNIT incl. receptacles/switches etc.		SF	Per SF	Per SF	\$ -	\$ -	\$ -			
150 AMP Service Panel w/ breakers, meter & mast, etc.		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
200 AMP Service Panel w/ breakers, meter, mast, etc.		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Misc. Equipment Connection (e.g., HVAC unit, etc.)		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
400 Amp service with two meters and disconnect		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
<b>Remove/Dispose of Light Fixture/Ceiling Fan</b>		EA	Per EA	Per EA	\$ -	\$ -	\$ -			
Electrical / Lighting	1	LS	\$ 950,000.00	\$ 1,154,207.25	\$ 950,000.00	\$ 1,154,207.25	\$ 1,241,525.63	31%	21%	8%
Open Line Item For Developer's Use As Needed					\$ -	\$ -	\$ 63,395.29			
<b>Total Cost</b>					<b>\$ 950,000.00</b>	<b>\$ 1,154,207.25</b>	<b>\$ 1,304,920.92</b>	37%	21%	13%

Assumed procured and completed as of 4/13/2022

Assumed procured and completed as of 4/13/2022

Rev app removed

Rev app added

Assumed procured and completed as of 4/13/2022

Rev app added

Rev app added

Shelters, Signage, Fire Ext, Mailboxes, Closet, Shelving

Assumed procured and completed as of 4/13/2022

Rev app 114% higher. Too high for this time period.

Included above in rev app

Assumed procured and completed as of 4/13/2022

Included above in rev app

Rev app 37%. Reasonable change for this time period.

2020 Low-Income Housing Tax Credit Application

HVAC	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
Energy Star 15 SEER HVAC/Heat Pump- 2 Ton	EA		Per EA	\$ -	\$ -	\$ -
Air Handler	SF		Per SF	\$ -	\$ -	\$ -
Flexible Ductwork System, Registers, etc.- ENTIRE UNIT	SF		Per SF	\$ -	\$ -	\$ -
Programmable Thermostat	EA		Per EA	\$ -	\$ -	\$ -
Remove/Dispose of HVAC Unit/Air Handler/Furnace, etc.	EA		Per EA	\$ -	\$ -	\$ -
HVAC	1	LS \$ 480,000.00	\$ 583,178.40	\$ 480,000.00	\$ 583,178.40	\$ 998,314.91
Open Line Item For Developer's Use As Needed				\$ -	\$ -	\$ -
<b>Total Cost</b>				<b>\$ 480,000.00</b>	<b>\$ 583,178.40</b>	<b>\$ 998,314.91</b>
Painting	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
Interior Painting Drywall Sprayed	SF		Per SF	\$ -	\$ -	\$ -
Interior Painting Doors	EA		Per EA	\$ -	\$ -	\$ -
Interior Painting Base and Window Casing	LF		Per LF	\$ -	\$ -	\$ -
Exterior Building Siding	SF		Per SF	\$ -	\$ -	\$ -
Exterior Trim and Accessories	EA		Per EA	\$ -	\$ -	\$ -
Painting	1	LS \$ 200,930.00	\$ 244,120.91	\$ 200,930.00	\$ 244,120.91	\$ 290,016.62
Open Line Item For Developer's Use As Needed				\$ -	\$ -	\$ -
<b>Total Cost</b>				<b>\$ 200,930.00</b>	<b>\$ 244,120.91</b>	<b>\$ 290,016.62</b>
Miscellaneous / Other Items Not Included	Qty	Unit Price	Unit Price	Total Cost	Total Cost	Total Cost
Contractor Contingency	1	LS \$ 666,644.00	\$ 809,942.46	\$ 666,644.00	\$ 809,942.46	\$ -
Depreciable FF&E	1	LS \$ 230,000.00	\$ 279,439.65	\$ 230,000.00	\$ 279,439.65	\$ -
Elevators	1	LS \$ 320,000.00	\$ 388,785.60	\$ 320,000.00	\$ 388,785.60	\$ 6,365.39
Appliances	1	LS \$ 160,000.00	\$ 194,392.80	\$ 160,000.00	\$ 194,392.80	\$ 177,817.38
New Community Bldg	1	LS \$ 450,000.00	\$ 546,729.75	\$ 450,000.00	\$ 546,729.75	\$ 22,591.87
Open Line Item For Developer's Use-Other HCC				\$ -	\$ -	\$ 16,624.54
Open Line Item For Developer's Use-Other HCC				\$ -	\$ -	\$ 134,825.21
Open Line Item For Developer's Use-Other HCC				\$ -	\$ -	\$ 227,193.26
<b>Total Cost</b>				<b>\$ 1,826,644.00</b>	<b>\$ 2,219,290.26</b>	<b>\$ 585,417.65</b>
<b>Sub Total</b>				<b>\$ 7,067,180.00</b>	<b>\$ 8,620,099.36</b>	<b>\$ 8,491,492.24</b>

Assumed procured and completed as of 4/13/2022

Rev app 108% higher. Too high for this time period.

Assumed procured and completed as of 4/13/2022

Rev app, 44% increase

Assumed procured and completed as of 4/13/2022

removed from rev app  
removed from rev app  
reduced  
reduced  
Added line item "trash compactor"  
Added line item "Appliances"  
Added line item "Elevator modernization"

#VALUE!	#VALUE!	#VALUE!	#VALUE!
108%	21%	71%	\$415,137
108%	21%	71%	\$415,137
44%	21%	19%	\$45,896
44%	21%	19%	\$45,896
-100%	21%	-100%	-\$809,942
-100%	21%	-100%	-\$279,440
-98%	21%	-98%	-\$382,420
11%	21%	-9%	-\$16,575
-95%	21%	-96%	-\$524,138
			\$16,625
			\$134,825
			\$227,193
-68%	21%	-74%	-\$1,633,873
20%	22%	-1%	-\$128,607
12%	12%	0%	
78%	21%	47%	\$84,790
174%	21%	128%	\$228,806
108%	21%	71%	\$64,765
159%	21%	113%	\$27,443
125%	21%	85%	\$422,495
			\$16,013
-40%	40%	-57%	-\$247,785
			\$1,567
			\$2,678
28%	21%	5%	\$21,551
191%	21%	139%	\$220,300
-48%	21%	-58%	-\$334,355
-29%	21%	-42%	-\$166,816
27%	40%	-9%	-\$15,541
114%	21%	76%	\$567,608
37%	21%	13%	\$150,714
108%	21%	71%	\$415,137
44%	21%	19%	\$45,896
-68%	21%	-74%	-\$1,633,873
20%	22%	-1%	-\$128,607
17%	22%	-4%	-\$20,511
30%	22%	7%	\$42,641
21%	22%	-1%	-\$106,478
21%	23%	-1%	-\$106,478

CONSTRUCTION COST SUMMARY			
Site Work and Utilities	\$ 475,000.00	\$ 531,698.05	\$ 531,698.05
Concrete and Paving	\$ 150,000.00	\$ 182,243.25	\$ 267,033.29
Masonry	\$ 150,000.00	\$ 182,243.25	\$ 411,049.19
Metals	\$ 75,000.00	\$ 91,121.63	\$ 155,886.99
Framing / Rough Carpentry	\$ 20,000.00	\$ 24,299.10	\$ 51,742.57
Finish / Trim Carpentry	\$ 409,000.00	\$ 496,916.60	\$ 919,412.09
Insulation	\$ -	\$ -	\$ 16,012.94
Flooring - Carpet	\$ -	\$ -	\$ -
Flooring - Vinyl	\$ 310,000.00	\$ 434,000.00	\$ 186,215.40
Flooring - Wood	\$ -	\$ -	\$ -
Flooring / Wall - Tile	\$ -	\$ -	\$ 1,566.52
Siding / Soffit / Fascia / Gutters	\$ -	\$ -	\$ 2,677.75
Roofing	\$ 352,500.00	\$ 428,271.64	\$ 449,822.49
Doors	\$ 130,000.00	\$ 157,944.15	\$ 378,243.68
Windows	\$ 478,000.00	\$ 580,748.49	\$ 246,393.26
Drywall / Acoustics	\$ 327,306.00	\$ 397,662.06	\$ 230,846.42
Mirrors / Shower Door / Bath Accessories	\$ 118,000.00	\$ 165,200.00	\$ 149,659.22
Plumbing	\$ 614,800.00	\$ 746,954.33	\$ 1,314,562.28
Electrical / Lighting	\$ 950,000.00	\$ 1,154,207.25	\$ 1,304,920.92
Heating, Ventilating and Air Conditioning	\$ 480,000.00	\$ 583,178.40	\$ 998,314.91
Painting	\$ 200,930.00	\$ 244,120.91	\$ 290,016.62
Miscellaneous / Other items not included	\$ 1,826,644.00	\$ 2,219,290.26	\$ 585,417.65
<b>Total Construction</b>	<b>\$ 7,067,180.00</b>	<b>\$ 8,620,099.36</b>	<b>\$ 8,491,492.24</b>
General Requirements (max 6%)	\$ 405,232.00	\$ 494,276.37	\$ 473,765.00
Contractor Profit and Overhead (max 8%)	\$ 525,666.00	\$ 641,174.15	\$ 683,815.00
<b>Total Project Development</b>	<b>\$ 7,998,078.00</b>	<b>\$ 9,755,549.89</b>	<b>\$ 9,649,072.24</b>
<b>Total Project Development (less site work)</b>	<b>\$ 7,523,078.00</b>	<b>\$ 9,223,851.84</b>	<b>\$ 9,117,374.19</b>

Construction Cost Addendum Certification: I certify 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 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 geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided 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 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:

John Kitts, General Manager (Name & Title) 9/2/2020 (Date)

Broadway Electric Service Corporation (Company / Firm Name) phone: 865-524-1851 fax: email: JKITTS@Besco.com

← to be completed by an Estimator, Contractor, Architect, or Engineer

	<b>Original</b>	<b>CMG</b>	<b>Revised</b>	<b>Original to Revised Variance</b>	<b>Original to CMG Variance</b>	<b>CMG to Revised Variance</b>	<b>CMG to Revised Difference</b>
<b>Total Construction</b>	\$ 7,067,180.00	\$ 8,620,099.36	\$ 8,491,492.24	20%	22%	-1%	-\$128,607
<b>General Requirements (max 6%)</b>	\$ 405,232.00	\$ 494,276.37	\$ 473,765.00	17%	22%	-4%	-\$20,511
<b>Contractor Profit and Overhead (max 8%)</b>	\$ 525,666.00	\$ 641,174.15	\$ 683,815.00	30%	22%	7%	\$42,641
<b>Total Project Development</b>	\$ 7,998,078.00	\$ 9,755,549.89	\$ 9,649,072.24	21%	22%	-1%	-\$106,478
<b>Total Project Development (less site work)</b>	\$ 7,523,078.00	\$ 9,223,851.84	\$ 9,117,374.19	21%	23%	-1%	-\$106,478
<b>Total Development Project Costs</b>	\$ 21,639,429.00	\$ 24,423,976.09	\$ 24,466,561.00	13%	13%	0%	\$42,585