

Jefferson Street Development: Cost and Revenue Analysis

Key Cost Figures:

1. **Land Costs:**
 - Land Acquisition: \$1,900,000
2. **Site Preparation:**
 - Land Surveying: \$5,000
 - Site Clearing & Grading: \$10,000
 - Utility Connections: \$50,000
 - Erosion Control: \$5,000
3. **Building Construction:**
 - Retail Space (Ground Floor): Not specified
 - Foundation (Slab on Grade): \$50,000
 - Structure (Framing, Walls): \$100,000
 - Roofing: \$30,000
 - MEP (Mechanical, Electrical, Plumbing): \$150,000
 - Interior Finishes: \$100,000
 - Townhouses (Above Retail):
 - Foundation (Slab/Footings): \$105,000
 - Structure (Framing, Walls): \$280,000
 - Roofing: \$70,000
 - MEP (Mechanical, Electrical, Plumbing): \$210,000
 - Interior Finishes: \$140,000
 - Two Car Garages: \$105,000
4. **Site Improvements:**
 - Driveways & Parking: \$30,000
 - Landscaping: \$10,000
 - Walkways: \$5,000
5. **Soft Costs:**
 - Architectural & Engineering Fee: \$50,000
 - Permits & Fees: \$20,000

Subtotal (Excluding Land): \$1,525,000

Contingency (10% of Subtotal): \$152,500

Total Estimated Cost (Including Land): \$3,577,500

Key Revenue Figures:

Townhouse Sales Revenue:

- \$800,000 x 7 = \$5,600,000

Retail Lease Annual Revenue:

- 7,680 sf x \$25 = \$192,000

Summary:

- **Total Revenue:** Townhouse Sales Revenue + Retail Lease Annual Revenue (\$5,600,000 + \$192,000 = \$5,792,000)
- **Profit:** Total Revenue – Total Estimated Cost (Including Land) \$5,792,000 - \$3,577,500 = \$2,214,500

This financial report provides a comprehensive overview of the key cost and revenue figures for the project.



This financial report (the "Report") has been prepared to provide a general overview of the estimated costs and potential revenues for the Jefferson Street development project. The information contained herein is based on preliminary assessments and is subject to change. All cost estimates are approximate and may vary depending on market conditions, material prices, labor costs, and other unforeseen factors. Revenue projections are also estimates and are not guarantees of future performance.

No representations or warranties, express or implied, are given as to the accuracy or completeness of the information contained in this Report. Any reliance on the information in this Report is at the recipient's own risk. It is recommended that recipients conduct their own due diligence and consult with qualified professionals before making any investment or business decisions related to the Jefferson Street development project.

