



JEFF HOVIS
COMMERCIAL & RESIDENTIAL
Intracoastal Realty Corporation



JEFF HOVIS
BROKER/REALTOR®



SKY GRAINGER
BROKER/REALTOR®

Hi Jeff: you asked for a breakdown of the upfit cost for the Ahrens House.

	Budget
Item	Build Cost
8100 Site Work	\$2,118.00
8110 Building Permit Fees	\$818.00
8120 Impact Fee	\$0.00
8130 Water & Sewer Fees Inspection	\$0.00
8140 Architecture, Engineering	\$1,300.00
8190 Other	\$0.00
8200 Foundations	\$0.00
8210 Excavation, Foundation	\$0.00
8290 Other	\$0.00
8300 Framing	\$7,482.02
8310 Framing (including Roof)	\$3,289.67
8320 Trusses	\$0.00
8330 Sheathing	\$0.00
8340 General Metal, Steel	\$0.00
8390 Other	\$4,192.35
8400 Exterior Finishes	\$69,744.50
8410 Exterior Wall Finish	-\$366.44
8420 Roofing	\$27,100.00
8430 Windows & Doors	\$1,377.52
8490 Other	\$41,633.42
8500 Major Systems Rough Ins	\$87,494.57
8510 Plumbing	\$26,940.40
8520 Electrical	\$39,858.21
8530 HVAC	\$13,391.62
8590 Other	\$7,304.34
8600 Interior Finishes	\$164,123.00
8610 Insulation	\$1,868.46
8615 Drywall	\$18,700.41
8620 Interior Trims, Doors, Mirrors	\$19,077.24
8625 Painting	\$16,086.77
8630 Lighting	\$0.00



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LUMINA STATION: 1900 EASTWOOD ROAD, SUITE 38, WILMINGTON NC 28403

8635 Cabinets, Countertops	\$14,266.45
8640 Appliances	\$563.66
8645 Flooring	\$34,132.00
8650 Plumbing Fixtures	\$3,130.33
8655 Fireplace	\$0.00
8690 Other	\$56,297.68
8700 Final Steps	\$54,884.25
8710 Landscaping	\$4,576.00
8720 Outdoor structures (deck, patio)	\$15,103.30
8730 Driveway	\$0.00
8740 Clean Up	\$12,943.61
8790 Other	\$22,261.34
8900 Miscellaneous	\$34,105.78
8990 Other	\$26,374.65
8990 Other	\$1,140.00
8990 Other	\$1,472.65
8990 Other	\$5,118.48
Total	\$419,952.12