

BluePrint | Edge 40

50' x 80' | 4,000 sqft.



Cost to Build | Vanilla Shell

Item:		Acres	Sqft.	Vanilla: \$ Sqft.	Cost of Construction
Land Lot Size:		1.37	59,677	\$5.25	\$313,305.30
Site Improvements:		1.37	59,677	\$2.62	\$156,354.26
Building Vanilla Shell:	50	80	4,000	\$54.00	\$216,000.00
Total Cost to Build Vanilla Shell:					\$685,659.56

Bank Loan Information | Vanilla Shell

Interest Rate:	Payments Per Year:	Amort Period (Yrs):	DSCR	Sqft.	
6.250%	12	25	1.30	4,000	

Project Summary | Vanilla Shell

Cost to Build Vanilla Shell:		4,000	sqft.	\$685,659.56
Down Payment:		20%		\$137,131.91
Monthly Payment Interest Only :		First 12 Months		\$2,856.91
Monthly Payment Term after 1st year:				\$3,618.47
Rental Rate Base Rent:				\$4,704.01

Cost to Build | Finished | Turn-Key

Item:		Acres	Sqft.	Finished: \$ Sqft.	Cost of Construction
Land Lot Size:		1.37	59,677	\$5.25	\$313,305.30
Site Improvements:		1.37	59,677	\$5.65	\$337,176.18
Building Finished:	50	80	4,000	\$81.12	\$324,480.00
Cost to Build Finished:					\$974,961.48

Bank Loan Information | Finished | Turn-Key

Interest Rate:	Payments Per Year:	Amort Period (Yrs):	DSCR	Sqft.	
6.250%	12	25	1.30	4,000	

Project Summary | Finished | Turn-Key

Cost to Build Finished Product:		4,000	sqft.	\$974,961.48
Down Payment:		20%		\$194,992.30
Monthly Payment Interest Only :		First 12 Months		\$4,062.34
Monthly Payment Term after 1st year:				\$5,145.22
Rental Rate Base Rent:				\$6,688.78