

HALLANDALE CITY CENTER

	Square Feet
Lot Area ABC	162,481.0
Total Apartment Building Area 89 Res units	74,800.00
Commercial Building Area	8,000.00
Parking Space	86,149.00

Hard Costs			
1	General Conditions	\$	100,000.00
2	Site Improvements	\$	215,000.00
3	Foundation	\$	475,000.00
4	Shell	\$	2,898,000.00
5	parking garage 69233 sqft Ramp	\$	1,165,300.00
6	Elevator System	\$	275,000.00
7	civil/Drainage/Water/Sewer	\$	1,400,000.00
8	Electrical and Fire protecion	\$	1,600,000.00
9	Fire Extinguishers System	\$	190,000.00
10	A/C ventilation	\$	614,000.00
11	Plumbing	\$	877,285.00
12	Handrails and Stairs	\$	65,000.00
13	Roofing And Insulation	\$	93,023.00
14	Waterproofing	\$	127,907.00
15	Metal/ Glass Front wall	\$	1,450,000.00
16	Interiors Doors	\$	142,000.00
17	Interior Frames and Hardware	\$	365,000.00
18	Interiors Floors	\$	248,400.00
19	Bathrooms	\$	445,000.00
20	Kitchens	\$	205,000.00
21	Generadors	\$	37,791.00
22	Paving Stone	\$	38,953.00
23	Interior painting	\$	64,854.00
24	Coningency Cost	\$	35,000.00
25	General Contractor Overhead	\$	653,132.00
Total Hard Costs		\$	13,780,645.00

Additional Cost	
Sewer Collection and Transmission Area	\$ 260,585.00
water and sewer impact fees	\$ 248,472.31
Traffic Capacity	\$ 164,542.00
Application fees	\$ 33,710.00
Recovery sewer Fund	\$ 10,000.00
Fire Flow Analysis	\$ 10,000.00
Pedestrian Bridge contribution	\$ 50,000.00
CBP	\$ 100,000.00
traffic consulting fee	\$ 6,500.00
Broward County	\$ 10,000.00
school fees Broward County	\$ 445,000.00
Total	\$ 1,338,809.31

Pending streetscape Improvemnet

Soft Costs			
33	Real Estate Taxes	\$	3,906.00
34	Interest	\$	-
35	Construction Loan Interest		501,257.60
36	Insurance	\$	78,000.00
37	Architect and Engineer	\$	300,000.00
38	Permits	\$	300,000.00
39	Contingency Costs	\$	100,000.00
40	Developer's Costs	\$	150,000.00
41	Marketing	\$	50,000.00
42	Accounting	\$	15,900.00
43	Loan, Legal and Closing Fees	\$	85,970.00
Total Soft Costs pluss Additionals		\$	2,923,842.91

Total Hard and Soft Costs \$ 16,704,487.91

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Loan \$ 10,022,692.75

Potential Rental Income							
SQF retail	\$ per sqf	# Units	Price per unit	Total Income	Expenses	Interest	Total
8,000.00	\$ 18.00	89	\$ 1,350.00	1,585,800.00	634,320.00	501,134.64	450,345.36

NOI	\$ 951,480.00
CAP 7%	\$ 13,592,571.43
Financial Gap	\$ 3,111,916.48