COHB Fashion Arts Design District

THE CHARCOAL HALLANDALE

11 NE 1st Avenue. Hallandale Beach, FL

	SQFT	$ per SQFT	Total $
Land	4,605	$ 103.15	$ 475,000.00
Hard Cost - Containers/Ext & Int		$ 73.31	$ 337,600.00
Site Work/Install		$ 30.68	$ 141,260.00
Iluminated Sign		$ 3.26	$ 15,000.00
Hard Cost- Interior		$ 42.52	$ 195,800.00
Retractable Roof		$ 9.77	$ 45,000.00
Desasembly/Storage/Transport		$ 6.51	$ 30,000.00
Landscaping/Fence/Benches		$ 10.00	$ 46,050.00
Art Mural		$ 1.09	$ 5,000.00
		Total Hard Cost	$ 815,710.00
90/10 CRA Contribution (Facde $100K + Kitchen $300K + Interior $90K)			$ (441,000.00)
Soft Cost			
	Direct	$ 134,971.30	$ 134,971.30
		Total Cost	**$ 984,681.30**
		Cost per ft.	**$ 213.83**

SOFT COST BREAKDOWN

ITEMIZED SOFT COST	VALUE	NOTES
Architects & Engineers	**$ 10,000.00**	Profesional Team
Owner Proj. Mgmt Costs	**$ 15,000.00**	6 Months
Control Inspections	**$ 2,000.00**	
Environmental	**$ 2,000.00**	Phase 1
Permits/Impact Fees	**$ 19,000.00**	Aprox
Insurance	**$ 5,000.00**	Builders risk Policy
Title Insurance	**$ 500.00**	0.5% of land value
Surveying	**$ 500.00**	
Legal	**$ 5,000.00**	Attorneys Fees
RE Tax (1.8%fl)	**$ 1,500.00**	Current Value
General Conditions	**$ 24,471.30**	3% of Hard Cost
Comissions	**$ 25,000.00**	5%
Unforseen	**$ 25,000.00**	
Zoning Variances	**$ -**	
Total Soft Cost	**$ 134,971.30**	

RENTAL SCENARIO

		SQFT	$ per SQFT	Total $
Rental Income		4,605	$ 13.00	$ 59,865.00
NNN Income		4,605	$ -	$ 13,012.50
Expenses:	R.E. Tax@		Aprox After Construction	$ (1,500.00)
	Property Maintenance $2.5per SF		$ (11,512.50)	$ (11,512.50)
Net Operating Income				**$ 59,865.00**
Net Income - ROI				**$ 59,865.00**
				6.08%