

Received by CPC staff 20 October 2015

10-12 CAMBRIA ROAD DEVELOPMENT PRO FORMA**ORIGINAL**

ITEM			
DEVELOPMENT BUDGET			
SUBTOTAL - ACQUISITION COST			\$ 610,000
CONSTRUCTION COSTS:			
Direct Construction Costs			\$ 135,025
Construction Contingency		10%	\$ 13,503
Total Construction			\$ 148,528
TOTAL ACQUISITION AND CONSTRUCTION			\$ 758,528
SOFT COSTS			
Architect/Engineer			\$ 20,000
Survey			\$ 2,000
Building Permits			\$ 2,430
Legal			\$ 3,500
Title and Recording			\$ 2,500
Real Estate Taxes			\$ 5,500
Liability Insurance			\$ 4,000
Builder's Risk insurance			\$ 3,500
Appraisal			\$ 600
Loan Interest	8 months		\$ 20,112
Pre-development			
Relocation			
Total			\$ 64,142
Soft Cost Contingency		10%	\$ 6,414
Subtotal: SOFT COSTS			\$ 70,556
Subtotal:Acquis.,Const., and Gen. Development			\$ 829,084
>Developer Overhead/Fee		8%	\$ 66,327
Fund Replacement Reserve			\$ 10,000
TOTAL DEVELOPMENT COSTS			\$ 905,410
FUNDING SOURCES:			
City of Newton - CDBG/HOME			\$ 309,293
CPA GRANT			\$ 471,117
Charlesbank Homes			\$ 50,000
FLHB			\$ 75,000
TOTAL SOURCES			\$ 905,410

inc. lead/asbestos remediation

**10-12 CAMBRIA ROAD
DEVELOPMENT BUDGET**

USES of FUNDS		ORIGINAL	NOTES
TOTAL ACQUISITION COST		\$ 610,000	
CONSTRUCTION COSTS:			
Direct Construction Costs		\$ 135,025	inc. lead/asbestos remediation based on Pearl Street (2/3)
Construction Contingency	10%	\$ 13,503	
Subtotal Construction		\$ 148,528	
TOTAL ACQUISITION AND CONSTRUCTION		\$ 758,528	
SOFT COSTS			
Architect/Engineer		\$ 20,000	
Survey		\$ 2,000	
Building Permits		\$ 2,430	
Legal		\$ 3,500	
Title and Recording		\$ 2,500	
Real Estate Taxes		\$ 5,500	
Liability Insurance		\$ 4,000	
Builder's Risk insurance		\$ 3,500	
Appraisal		\$ 600	
Loan Interest	8 months	\$ 20,112	
Pre-development			
Relocation			
Subtotal Soft Costs		\$ 64,142	
Soft Cost Contingency	10%	\$ 6,414	
TOTAL SOFT COSTS		\$ 70,556	
Subtotal (Acquisition, Construction, & General Development)		\$ 829,084	
>Developer Overhead/Fee	8%	\$ 66,327	
Fund Replacement Reserve		\$ 10,000	
TOTAL DEVELOPMENT COSTS		\$ 905,410	

FUNDING SOURCES			
City of Newton - CDBG/HOME		\$ 309,293	
CPA GRANT		\$ 471,117	
Charlesbank Homes		\$ 50,000	
FLHB (Grant)		\$ 75,000	
TOTAL SOURCES		\$ 905,410	

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10-12 CAMBRIA ROAD 10 YEAR OPERATING BUDGET			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
	Annual increase: income		0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
	Annual increase: costs		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
INCOME:		MONTHLY	ANNUAL										
	2 BR (50%)	\$ 924.00	\$ 11,088	(+\$1100/mo.minus Utilities = \$924 - Lo HOME									
	2 BR (80%)	\$ 1,466.00	\$ 17,592	(+\$1623/mo. Utilities = \$1466 NHA rent									
			\$ 28,680										
	Vacancy rate - 10%		\$ 2,868										
	ANNUAL INCOME		\$ 25,812	\$ 25,812	\$ 26,328	\$ 26,855	\$ 27,392	\$ 27,940	\$ 28,499	\$ 29,069	\$ 29,650	\$ 30,243	\$ 30,848
EXPENSES													
	Administrative:												
	Mgmt Fee @ 5% of income	\$ 1,291											
	Legal	\$ 300											
	Audit	\$ 500											
	TOTAL ADMINISTRATIVE	\$ 2,091	\$ 2,091	\$ 2,153	\$ 2,218	\$ 2,284	\$ 2,353	\$ 2,424	\$ 2,496	\$ 2,571	\$ 2,648	\$ 2,728	
	Maintenance:												
	Extermination	\$ 500											
	Landscaping/Snow Removal	\$ 1,500											
	Decorating/Repairs	\$ 2,000											
	TOTAL MAINTENANCE	\$ 4,000	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,919	\$ 5,067	\$ 5,219	
	Utilities:												
	Common area electric	\$ 250											
	Water/Sewer	\$ 2,000											
	TOTAL UTILITIES	\$ 2,250	\$ 2,250	\$ 2,318	\$ 2,387	\$ 2,459	\$ 2,532	\$ 2,608	\$ 2,687	\$ 2,767	\$ 2,850	\$ 2,936	
	Other costs:												
	Insurance	\$ 2,500											
	Taxes	\$ 5,500											
	Operating Reserve	\$ 2,000											
	Supportive Services	\$ 5,000											
	TOTAL OTHER COSTS	\$ 15,000	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,883	\$ 17,389	\$ 17,911	\$ 18,448	\$ 19,002	\$ 19,572	
	TOTAL OPERATING COSTS	\$ 23,341	\$ 23,341	\$ 24,041	\$ 24,762	\$ 25,505	\$ 26,270	\$ 27,058	\$ 27,870	\$ 28,706	\$ 29,567	\$ 30,454	
	NET CASH FLOW	\$ 2,471	\$ 2,471	\$ 2,287	\$ 2,093	\$ 1,887	\$ 1,670	\$ 1,440	\$ 1,199	\$ 944	\$ 676	\$ 394	

10-12 CAMBRIA ROAD												
10-YEAR OPERATING BUDGET	INITIAL		ANNUAL									
	MONTHLY	ANNUAL	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
ANNUAL INCREASE ASSUMPTIONS												
Income			0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Costs			0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
INCOME												
2 BR (50% Area Median	\$ 924	\$ 11,088	(\$1100/mo. minus utilities = \$924, Low HOME rent)									
2 BR (80% Area Median Income)	\$1,466	\$ 17,592	(\$1623/mo. minus utilities = \$1460, Newton Housing Authority rent, transitional family)									
Subtotal		\$ 28,680										
Vacancy rate - 10%		\$ 2,868										
ANNUAL GROSS INCOME		\$ 25,812	\$ 25,812	\$ 26,328	\$ 26,855	\$ 27,392	\$ 27,940	\$ 28,499	\$ 29,069	\$ 29,650	\$ 30,243	\$ 30,848
COSTS												
Administrative:												
Management Fee @ 5% of gross income		\$ 1,291										
Legal		\$ 300										
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SUBTOTAL ADMINISTRATIVE		\$ 2,091	\$ 2,091	\$ 2,153	\$ 2,218	\$ 2,284	\$ 2,353	\$ 2,424	\$ 2,496	\$ 2,571	\$ 2,648	\$ 2,728
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Other costs:												
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SUBTOTAL OTHER COSTS		\$ 15,000	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,883	\$ 17,389	\$ 17,911	\$ 18,448	\$ 19,002	\$ 19,572
TOTAL OPERATING COSTS		\$ 23,341	\$ 23,341	\$ 24,041	\$ 24,762	\$ 25,505	\$ 26,270	\$ 27,058	\$ 27,870	\$ 28,706	\$ 29,567	\$ 30,454
NET CASH FLOW		\$ 2,471	\$ 2,471	\$ 2,287	\$ 2,093	\$ 1,887	\$ 1,670	\$ 1,440	\$ 1,199	\$ 944	\$ 676	\$ 394