

**NEWTON-192 LEXINGTON STREET
DEVELOPMENT BUDGET**

12/5/08

Project Inputs

Total Units	10
3BR Units @ 50% of AMI	1
3BR Units @ 70% of AMI	2
3BR Units @ 95% of AMI	7
SF Per Unit (50% AMI-3BR TH)	1,450
SF Per Unit (80% AMI-3BR TH)	1,450
SF per Unit (95% AMI -3BR TH)	1,450
Total Square Feet	14,500
Land Acquisition	715,000

Average Price Per Unit

50% AMI (3BR)	\$120,300
70% AMI (3BR)	\$162,300
95% AMI (3BR)	\$228,600

Hard Cost Variables

Construction Cost Per SF	\$140
Contingency	0

Soft Cost Variables

Marketing-Affordable Units	3%
Commissions-Market Units	3%
Soft Cost Contingency	5%
Financing & Application Fee	1%

USES

Site Acquisition		PER UNIT	TOTA
Acquisition		71,500	715,000
HARD COSTS			
		PER UNIT	TOTA
Demolition/clean-up			25,000
Utilities/sewer connection fees			75,000
Construction Stake Out/Engineering			20,000
Roads & Walks & Parking			175,000
Stormwater Detention			50,000
telephone, electric, cable, gas			50,000
Site Improvements			50,000
Landscaping			50,000
Unusual Site Conditions			
Site Development Total		49,500	495,000
construction @	14,500 GSF	203,000	2,030,000
contingency @	0	12,625	126,250
Sub-Total Hard Costs		336,625	3,366,250

SOFT COSTS

permits/surveys/fees		4,000	40,000
architectural (<i>includes green roundtable</i>)		15,000	150,000
environmental/site engineering		3,000	30,000
condo document preparation		700	7,000
zoning legal		2,000	20,000
deed stamps, recording and legal closing		1,533	15,326
insurance		1,500	15,000
taxes		1,500	15,000
bond		2,500	25,000
financing fee/application fees		2,500	25,000
monitoring agent fee		1,500	15,000
construction manager		6,000	60,000
maint-unsold units		0	0
utilities-unsold units		0	0
peer review consultants/Appraisal		1,000	10,000
accounting		500	5,000
construction inspection		0	0
construction loan interest		13,344	133,443
soft cost contingency		2,829	28,288
marketing/lottery all units @ 3.0%		6,135	61,353
Sub-total Soft Costs		65,541	655,410

SUB-TOTAL DEVELOPMENT COSTS

Developer Overhead/fee @ 6%		24,130	241,300
TOTAL DEVELOPMENT COSTS		426,296	4,262,959

SOURCES

3BR Units @ 50% of AMI	1	120,300	120,300
3BR Units @ 70% of AMI	2	162,300	324,600
3BR Units @ 95% of AMI	7	228,600	1,600,200
TOTAL SALES REVENUES			2,045,100
PROFIT (LOSS)			-2,217,859
SUBSIDY REQUIRED			2,217,859
HOME - 3 units		225,000	675,000
CPA - 7 units		220,408	1,542,859

italics reflect uses (could only be a small percentage) potentially funded by CPA money

3 Bedroom Affordable Units

Purchase Price Limits	
Housing Cost:	
Sales Price	\$228,600
5% Down payment	\$11,430
Mortgage	\$217,170
Interest rate	6.71%
Amortization	30
Monthly P&I Payments	\$1,402.79
Tax Rate	\$9.70
monthly property tax	\$185
Hazard insurance	\$76
PMI	\$141
Condo/HOA fees (if applicable)	\$233
Monthly Housing Cost	\$2,038
Necessary Income:	\$81,517
Household Income:	
# of Bedrooms	3
Sample Household size	4
100% AMI/CPA Limit	\$85,800
Target Housing Cost (100%AMI)	\$2,145
5% Window	\$81,510
Target Housing Cost (95%AMI)	\$2,038

as of 11/4/08

Purchase Price Limits	
Housing Cost:	
Sales Price	\$162,300
5% Down payment	\$8,115
Mortgage	\$154,185
<u>Interest rate</u>	6.71%
Amortization	30
Monthly P&I Payments	\$995.94
<u>Tax Rate</u>	\$9.70
monthly property tax	\$131
Hazard insurance	\$54
PMI	\$100
Condo/HOA fees (if applicable)	\$166
Monthly Housing Cost	\$1,447
Necessary Income:	\$57,898
Household Income:	
# of Bedrooms	3
Sample Household size	4
<u>80% AMI/"Low-Income" Limit</u>	\$66,150
Target Housing Cost (80%AMI)	\$1,654
10% Window	\$57,881
Target Housing Cost (70%AMI)	\$1,447

as of 11/4/08

2008 Residential Rate

Comments:

Sample affordable sale price for a 2-bdrm townhouse in Hingham MA using the applicable Boston HMFA) regional 2008 income limit adjusted to the appropriate household size (i.e., 3-person) and assuming the local tax rate of \$9.20 and a time-sensitive interest rate of 6.77%, approximately 25 basis points above the latest prevailing fixed 30-year rate, with 0 points, from Freddie MAC's weekly primary mortgage rate. Please be aware that this price is only an estimate based on a particular set of assumptions including the time-sensitive assumed interest rate and that actual sale prices for affordable units must receive approval from through the applicable subsidy program at the appropriate point in the application process.A1

3 Bedroom Affordable Units

Purchase Price Limits	
Housing Cost:	
Sales Price	\$120,300
5% Down payment	\$6,015
Mortgage	\$114,285
Interest rate	6.71%
Amortization	30
Monthly P&I Payments	\$738.21
Tax Rate	\$9.70
monthly property tax	\$97
Hazard insurance	\$40
PMI	\$74
Condo/HOA fees (if applicable)	\$123
Monthly Housing Cost	\$1,073
Necessary Income:	\$42,914
Household Income:	
# of Bedrooms	3
Sample Household size	4
100% AMI/CPA Limit	\$85,800
Target Housing Cost (50%AMI)	\$1,073
0% Window	\$0
Target Housing Cost (50%AMI)	\$1,073

as of 11/4/08

192 Lexington Street- Draft Schedule of Beneficial Interest

Unit # Household	Unit Price	Interest	Estimated Monthly Homeowners' Expense	Annual Homeowners' Association Budget
1 Affordable @ 50%	\$ 120,300	5.88%	123	
2 Affordable @ 70%	\$ 162,300	7.94%	166	
3 Affordable @ 70%	\$ 162,300	7.94%	166	
4 Affordable @ 100%	\$ 228,600	11.18%	233	
5 Affordable @ 100%	\$ 228,600	11.18%	233	
6 Affordable @ 100%	\$ 228,600	11.18%	233	
7 Affordable @ 100%	\$ 228,600	11.18%	233	
8 Affordable @ 100%	\$ 228,600	11.18%	233	
9 Affordable @ 100%	\$ 228,600	11.18%	233	
10 Affordable @ 100%	\$ 228,600	11.18%	233	
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TOTALS	\$2,045,100	100.00%	\$2,086	\$25,032
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50% AMI is % of 95% 52.6% 123
 70% AMI is % of 95% 71.0% 165
 95% AMI Sales Price 228,600 233