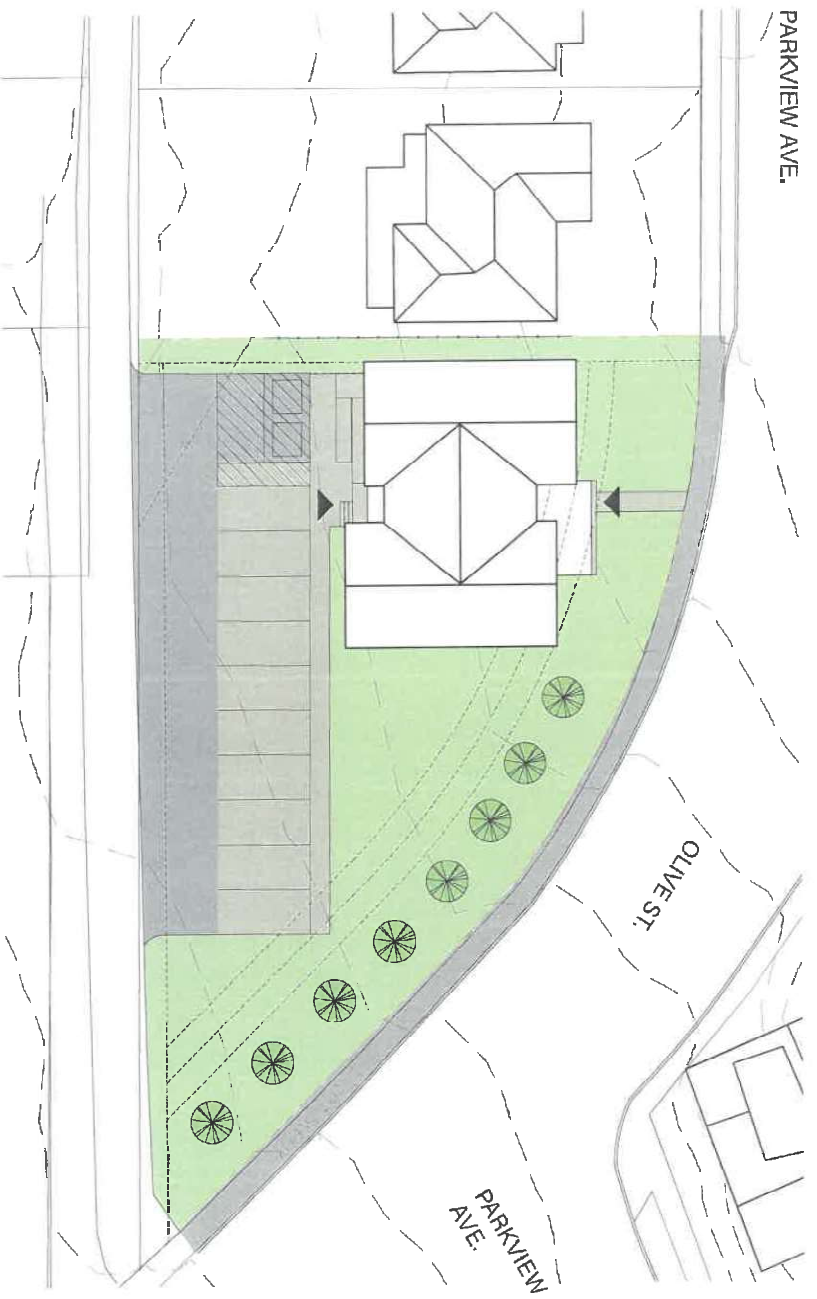


VIEW FROM PARKVIEW AVE

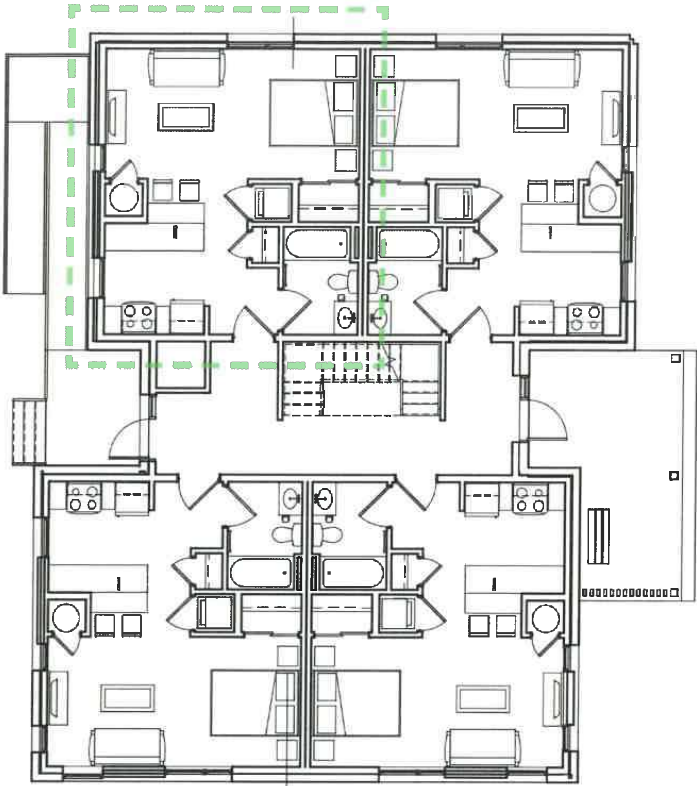


SITE PLAN



FLOOR PLANS

1/8" = 1'-0"



TYPICAL LEVEL
1,960 SF FINISHED FLOOR AREA
(4) STUDIO UNITS @ 400 SF EACH PER FLOOR
(1) 15 SF MECH CLOSET PER FLOOR
OFFICE/SERVICE AREA REQUIREMENTS



HALF STORY
1,290 SF FINISHED FLOOR AREA
(2) 1-BEDROOM OR STUDIO UNITS @ 500 SF EACH
(2) EXTRA 35 SF CLOSETS AS REQUIRED

KNOX CO 10 Units				
Affordable Housing Knox Co				
COST ANALYSIS				
				10
			Amount	Per Unit
HARD COSTS				(Rounded)
1. Purchase Land & Buildings				
Land			\$ 85,000	\$ 8,500
Existing Structures			-	-
Demolition			-	-
Purchase Price			85,000	8,500
2. Site Work				
Site Work			50,000	5,000
3. Rehabilitation and New Construction				
New Building Hard Costs			552,320	55,232
New Construction Hard Costs			-	-
Accessory Building			-	-
General Requirements			42,720	4,300
Building Permits			10,000	1,000
Tap Fees			-	-
Contractor Overhead			14,240	1,400
Contractor Fee			42,720	4,300
Project Management			-	-
Impact Fees			-	-
New/Rehab Costs			712,000	71,200
4. Contingency				
Construction Contingency			35,600	3,600
Hard Costs			832,600	83,300
SOFT COSTS				
Professional Fees			72,200	7,200
Interim Costs			14,546	1,500
Financing Fees & Expenses			28,000	2,800
Soft Costs			3,400	300
Syndication Costs			4,000	400
Developer's Costs			190,949	19,100
Project Reserves			73,833	7,400
			386,928	38,700
TOTAL DEVELOPMENT COSTS			1,219,528	122,000