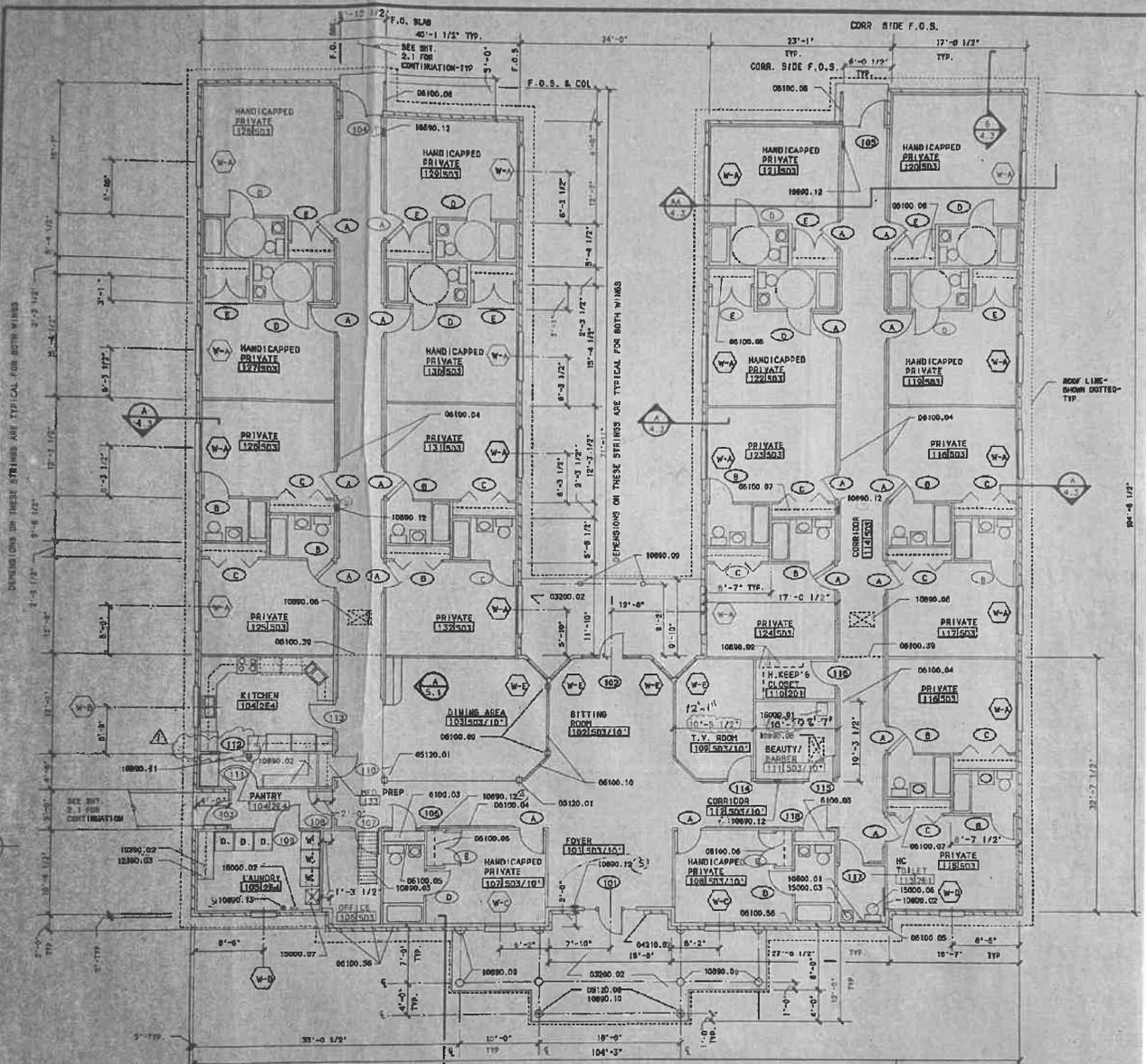


### Summary Costs

	Cost	Cost / Unit	% of Total Cost
<b>Apartment Acquisition</b>	<b>\$ 2,000,000</b>	<b>\$ 111,111</b>	<b>63.21%</b>
<b>Hard Costs</b>			
Renovations	\$ 790,000	\$ 43,889	24.97%
Architect Design Fees	\$ 10,000	\$ 556	0.32%
Interest Const. & Lease-up	\$ 134,616	\$ 7,479	4.25%
Hard Cost Contingency	\$ 57,500	\$ 3,194	1.82%
<b>Total Hard Costs</b>	<b>\$ 992,116</b>	<b>\$ 55,118</b>	<b>31.36%</b>
<b>Soft Costs</b>			
Attorney's Fees	\$ 35,000	\$ 1,944	1.11%
Due Dilligence	\$ 47,000	\$ 2,611	1.49%
Marketing / FFE/Preleasing	\$ 7,000	\$ 389	0.22%
Operating Deficit -	\$ 10,000	\$ 556	0.32%
Working Capital	\$ 40,000	\$ 2,222	1.26%
Contingency	\$ 10,000	\$ 556	0.32%
<b>Total Soft Costs</b>	<b>\$ 149,000</b>	<b>\$ 8,278</b>	<b>4.71%</b>
<b>Financing</b>			
Loan Fees	\$ 23,020	\$ 1,279	0.73%
<b>Total Financing Costs</b>	<b>\$ 23,020</b>	<b>\$ 1,279</b>	<b>0.73%</b>
<b>Developer Fee</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>
<b>Total</b>	<b>\$ 3,164,136</b>	<b>\$ 175,785</b>	<b>100.00%</b>

DIMENSIONS ON THESE STRINGS ARE TYPICAL FOR BOTH WINGS

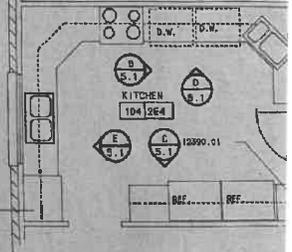
DIMENSIONS ON THESE STRINGS ARE TYPICAL FOR BOTH WINGS

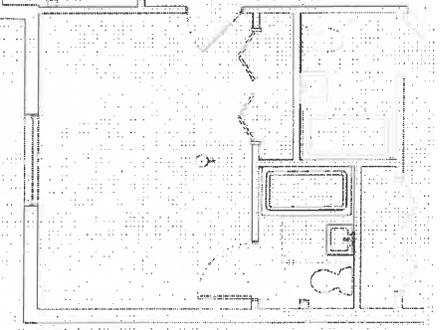


**FLOOR PLAN**  
1/8" = 1'-0"

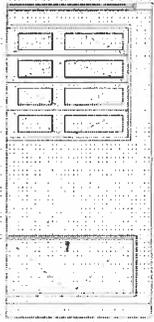
**LARGE SCALE KITCHEN PLAN**  
1/4" = 1'-0"

SQUARE FOOTAGE:	
FIRST FLOOR:	927 SQ. FT. (GROSS)
NETIC SPACE:	333 SQ. FT. (GROSS)
TOTAL:	990 SQ. FT. (GROSS)

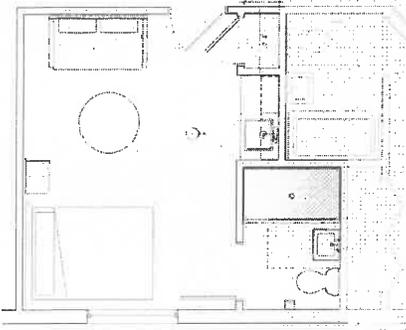




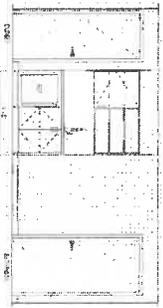
**1** EXISTING ROOM LAYOUT



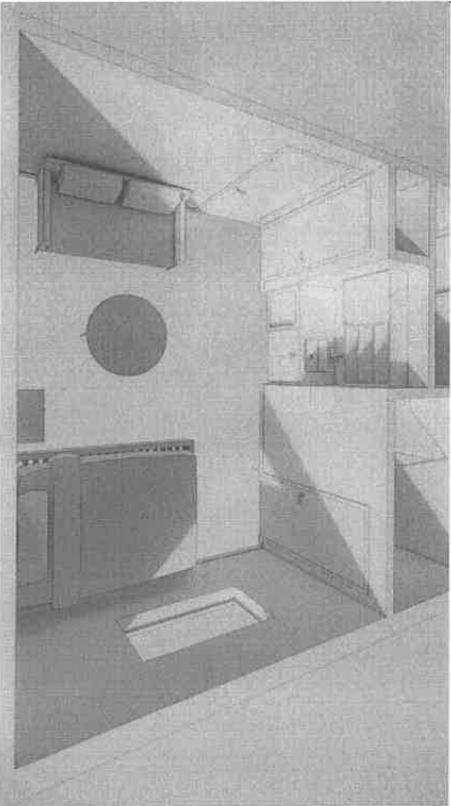
**2** EXISTING CLOSET CONDITION



**3** PROPOSED NEW ROOM LAYOUT



**4** PROPOSED NEW CLOSET / KITCHENETTE



**5** 3D VIEW OF PROPOSED NEW LAYOUT

25014

02/20/25

OVERALL FLOOR PLAN  
UNIVERSITY  
1100 UNIVERSITY AVENUE, SUITE 25014

