

**PROFORMA FOSTER SQUARE PARK**

<b>SEVEN APARTMENT UNITS</b>
Two Units of 3BED/2BAT:1,282 Sf
Two Units of 3BED/2BAT:1,230 Sf
Three Units of 3BED/2BAT:1,187 Sf
Fourteen Parking Spaces (14)
All encompassing landscape

<b>LOT SIZE</b>	18,750 SqFt
<b>ALLOWED RESIDENTIAL UNITS</b>	7
<b>UNDER A/C SQFT</b>	8,585
<b>LOT COST</b>	\$38,000.00
<b>ARQUITECT COST</b>	\$35,000.00
<b>IMPACT FEES&amp; PERMITS</b>	\$78,273.00
<b>PARKING SPACES 14</b>	\$63,000.00
<b>TOTAL COST/SQFT</b>	\$140.00
<b>CONSTRUCTION COST</b>	\$1,200,000.00

<b>TOTAL PROJECT COST</b>	<b>CITY LOAN</b>	<b>DEVELOPER INVESTMENT</b>
\$1,200,000.00	\$600,000.00	\$600,000.00