

**DEVELOPMENT COSTS - LONG BEACH - 1950-1960 HENDERSON AVENUE****I. Land Assemblage Cost**

Land Value			382,000
Closing Costs	Allowance		6,000
<b>Total land Assemblage</b>	<b>4 Units</b>	<b>95,900 Unit</b>	<b>\$ 388,000</b>

**II. Direct Costs**

Construction Management	12% Costs		71,520
4 Units		\$80 Sq. Ft.	416,000
General Conditions	4 Units	\$7,000 Unit	28,000
Off-site Improvements	Allowance		60,000
On-site Improvements	4 Units	\$30,000 Unit	120,000
Contingency	10% Costs		69,552
<b>Total Direct Costs</b>		<b>\$191,268 Unit</b>	<b>\$ 765,072</b>

**III. Indirect Costs**

Fees and Permits	4 Units	\$20,000 Unit	80,000
Tax and Legal, Accounting	2% Direct Cost		15,302
Insurance	4 Units	\$5,000 Unit	20,000
Architect (Including Structural	4% Direct Cost		30,603
Engineering	2% Direct Cost		15,301
Other Consultants, Printing	Allowance		5,000
Contingency	4% Indirect+Fin		7,608
<b>Total Indirect Costs</b>	<b>4 Units</b>	<b>\$43,453 Unit</b>	<b>\$ 173,814</b>

**IV. Financing Costs**

Const. Interest	8% Allowance		50,475
End Closing Costs/Sales	4 Units	\$6,000 Unit	24,000
<b>Total Financing Costs</b>	<b>4 Units</b>		<b>\$ 74,475</b>

Developer Fee	12% dir+indir	\$18,619 Unit	112,666
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<b>V. Total Development Costs</b>	<b>4 Units</b>	<b>\$378,507 Unit</b>	<b>\$ 1,514,027</b>
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Off Site Improvements include sidewalk, curb and gutter, utilities and landscaping

On Site Improvements include earthwork, utilities, landscaping, driveways, foundations

**Habitat for Humanity of Greater Los Angeles**

Long Beach - 1950-60 Henderson Avenue

Dec-16

**FUNDING SOURCES - 1950-1960 HENDERSON AVENUE**

	Revenue/Unit	Number	Total
<b>CONSTRUCTION FUNDING SOURCES</b>			
Habitat LA Corp. Sponsorship Funds	150,000	4	600,000
LBCIC/City Land Loan	95,500	4	382,000
Habitat LA Construction Loan	118,007	4	472,027
In-Kind	15,000	4	60,000
<b>Total</b>	<b>\$ 378,507</b>	<b>4</b>	<b>\$ 1,514,027</b>
<b>SALES REVENUE</b>			
<b>Sales Price</b>	<b>\$ 400,000</b>	<b>4</b>	<b>\$ 1,600,000</b>
Buyer Deposits	4,000	4	16,000
First Mortgages	129,700	4	518,800
Calhome	60,000	4	240,000
AHP/Wish	15,000	4	60,000
LBCIC Silent Third Mortgage	60,500	4	242,000
Habitat LA Silent Fourth Mortgage	130,800	4	523,200
<b>GROSS SALES REVENUE</b>	<b>\$ 400,000</b>	<b>4</b>	<b>\$ 1,600,000</b>
<b>Net Sales Revenue</b>			
Buyer Deposits	4,000	4	16,000
First Mortgages	129,700	4	518,800
Calhome	60,000	4	240,000
AHP/Wish	15,000	4	60,000
<b>NET SALES REVENUE</b>	<b>\$ 208,700</b>	<b>4</b>	<b>\$ 834,800</b>
<b>Distribution of Net Sales Revenue</b>			
Habitat LA Const. Loan Repayment			472,027
LBCIC Partial Loan Repayment			140,000
Proceeds to Habitat			222,773
<b>Total</b>			<b>\$ 834,800</b>