

# Project Cost Estimate

Tempe Project - Wasatch Homes & Development LLC

2/22/2007

Hard Cost	Qty	Per Unit	Total
Land Acquisition (Land Expense)	1	\$67,000.00	\$67,000.00
Land Appraisal Fee	1	\$350.00	\$350.00
Title & Recording Fees	1	\$1,200.00	\$1,200.00
Intrest Reserve for Construction Loan	1	\$10,000.00	\$10,000.00
Inspections	1	\$750.00	\$750.00
Docuement Preparation (Loan Docs)	1	\$550.00	\$550.00
Bank Origniation	1	\$2,500.00	\$2,500.00
Escrow Fees to Title Company	1	\$780.00	\$780.00
Couriers Fees to Title Company	1	\$50.00	\$50.00
Unpaid Taxes	1	\$0.00	\$0.00
Flood Cert.	1	\$15.00	\$15.00
<b>Subtotal</b>		<b>\$83,195.00</b>	<b>\$83,195.00</b>
Soft Cost	LS	Per Unit	Total
Land Survey (Primeter Staking)	1	\$800.00	\$800.00
Tempe Plan Check	1	\$750.00	\$750.00
Building Permit	1	\$1,500.00	\$1,500.00
Sewer Development Fee	1	\$1,558.00	\$1,558.00
Sewer Connect Fee	1	\$1,100.00	\$1,100.00
Water Development Fee	1	\$1,266.00	\$1,266.00
Water Tap & Meter Fee	1	\$633.50	\$633.50
Builders Risk Insurance @ .00044%	1	\$450.00	\$450.00
General Liability Insurance	1	\$2,000.00	\$2,000.00
Outside Eng./Arch. Fees	1	\$0.00	\$0.00
Plans & Specifications	1	\$1,981.20	\$1,981.20
Security	1	\$1,000.00	\$1,000.00
Toilets	1	\$100.00	\$100.00
Dumpster	1	\$650.00	\$650.00
Final Interior Cleaning	1	\$375.00	\$375.00
Earthwork Subcontractor	1	\$0.00	\$0.00
Landscape Subcontractor	1	\$3,000.00	\$3,000.00
Concrete Slab Subcontractor	1	\$16,800.00	\$16,800.00
Tremite Pre-Treatment	1	\$500.00	\$500.00
Masonry Subcontractor	1	\$7,000.00	\$7,000.00
Gate	1	\$500.00	\$500.00
Stucco Subcontractor	1	\$7,000.00	\$7,000.00
Rough Carpentry Lumber	1	\$3,600.00	\$3,600.00
Rough Carpentry Labor	1	\$7,000.00	\$7,000.00
Trusses & Glue Lams	1	\$3,500.00	\$3,500.00
Finish Carpentry Subcontractor	1	\$4,500.00	\$4,500.00
Cabinets	1	\$4,500.00	\$4,500.00
Laminate Countertop (Formica Type) Sub.	1	\$1,500.00	\$1,500.00
Cultured Marble Materials.	0	\$500.00	\$0.00
Building Insulation Subcontractor	1	\$1,200.00	\$1,200.00
Roofing Subcontractor	1	\$7,000.00	\$7,000.00
Overhead Garage Door	1	\$670.00	\$670.00
Metal Windows	1	\$1,900.00	\$1,900.00
Drywall Subcontractor	1	\$6,500.00	\$6,500.00

Tile Subcontractor	1	\$2,500.00	\$2,500.00
Carpet Subcontractor	1	\$2,200.00	\$2,200.00
Painting Subcontractor	1	\$4,000.00	\$4,000.00
Plumbing Subcontractor	1	\$7,000.00	\$7,000.00
H.V.A.C. Subcontractor	1	\$6,800.00	\$6,800.00
Electrical Subcontractor	1	\$5,800.00	\$5,800.00
Light Fixtures And Lamps	1	\$600.00	\$600.00
Toilet & Bath Accessories	1	\$250.00	\$250.00
Appliances	1	\$2,000.00	\$2,000.00
Miscellaneous	1	\$0.00	\$0.00
Contingency	1	\$5,000.00	\$5,000.00
TPT Tax	1	\$5,000.00	\$5,000.00
<b>Soft Cost Total</b>		<b>\$132,483.70</b>	<b>\$131,983.70</b>
<b>Draws</b>	<b>LS</b>	<b>Per Unit</b>	<b>Total</b>
<b>Total Cost</b>		<b>\$215,678.70</b>	<b>\$215,178.70</b>
<b>Builders Profit</b>		<b>0.00%</b>	<b>\$0.00</b>
<b>Sale Price</b>		<b>\$ 305,435.00</b>	<b>\$305,435.00</b>
<b>Salesperson's Commission</b>		<b>\$ 9,163.05</b>	<b>\$ 9,163.05</b>
<b>Total Net Cost Including Commissions &amp; Taxes</b>		<b>\$224,841.75</b>	<b>\$224,341.75</b>
<b>Net Profit After Expenses</b>		<b>\$ 80,593.25</b>	<b>\$81,093.25</b>
		<b>Actual Construction Costs</b>	<b>\$215,178.70</b>
		<b>Square Foot of Home:</b>	<b>1651</b>
		<b>Construction Cost Per S.F.</b>	<b>\$130.33</b>
		<b>Sales Price Per S.F.</b>	<b>\$185.00</b>
		<b>Profit Per SF</b>	<b>\$49.12</b>

*[Handwritten Signature]*  
2-22-07