

**Project Feasibility  
Bradley Square  
Revision 5/12/08**

**1. Ownership Proforma**

**Total Costs**

<b>(a) Site Acquisition</b>	<b>\$</b>	<b>905,000</b>
(e) Subtotal Hard Costs		
Building Hard Costs		
Denniston Building	\$	1,015,522
Bradley Building I	\$	1,131,335
Bradley Building II	\$	1,131,335
Site Hard Costs		
Site Preparation	\$	15,000
Driveway & Parking	\$	20,000
Landscaping	\$	20,000
<b>(g) Total Hard Costs</b>	<b>\$</b>	<b>3,333,192</b>
(h) Subtotal Soft Costs		
Administration	\$	10,000
Financing	\$	221,000
Permit & Survey	\$	30,000
Architecture & Engineering	\$	210,000
Taxes/ Insurance	\$	10,000
Legal & Closing	\$	40,000
Developer Fee	\$	75,000
Property Expenses	\$	4,000
<b>(j) Total Soft Costs</b>	<b>\$</b>	<b>600,000</b>
<b>(I) Hard &amp; Soft Contingency (5%)</b>	<b>\$</b>	<b>196,660</b>
<b>(k) Total Development Costs</b>	<b>\$</b>	<b>5,034,852</b>

**2. Profit Analysis**

**Sources:**

**Bradley I**

Residential (843 sq. ft. live/work 120% AMI)	\$	255,000
Residential (843 sq. ft. live/work 140% AMI)	\$	305,000
Residential (583 sq. ft. 1BR 120% AMI)	\$	245,000
Residential (583 sq. ft. 1BR 80% AMI)	\$	150,000
Residential (937 sq. ft. 2 BR market )	\$	500,000

**Bradley II**

Residential (843 sq. ft. live/work 120% AMI)	\$	255,000
Residential (843 sq. ft. live/work 140% AMI)	\$	305,000
Residential (583 sq. ft. 1BR 80% AMI)	\$	150,000
Residential (583 sq. ft. 1BR 100% AMI)	\$	200,000
Residential (937 sq. ft. 2 BR market)	\$	500,000

**Denniston**

Center (778 sq. ft.)	\$	200,000
Office (256 sq. ft.)	\$	100,000
Residential (1,034 sq. ft. 2 BR 80% AMI)	\$	170,000

**Total Sales** **\$** **3,335,000**

**Grants**

IAHF	\$	1,300,000
Oak Bluffs CPC	\$	400,000

**Total Grants** **\$** **1,700,000**

**(A) Total Sources** **\$** **5,035,000**

**Uses:**

Construction Contract Amount		
(B) Total Development Costs	\$	5,034,852

**Profits:**

(C) Total Profit (A-B)	\$	148
(D) Percentage Profit		0%