

**Project Feasibility
Bradley Square
Redesign**

1. Ownership Proforma

Total Costs

(a) Site Acquisition	\$	905,000
(e) Subtotal Hard Costs		
Building Hard Costs		
Denniston Building	\$	1,069,398
Bradley Building I	\$	1,396,428
Bradley Building II	\$	991,744
Site Hard Costs		
Site Preparation	\$	15,000
Driveway & Parking	\$	20,000
Landscaping	\$	20,000
(g) Total Hard Costs	\$	3,512,570
(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
(j) Total Soft Costs	\$	600,000
(I) Hard & Soft Contingency (5%)	\$	205,629
(k) Total Development Costs	\$	5,223,199

2. Profit Analysis

Sources:

Bradley I

Market Commercial	\$	450,000
Market Live/ Work	\$	450,000
Market Live/ Work	\$	450,000
Residential (1BR 100% AMI)	\$	200,000
Residential (1BR 80% AMI)	\$	150,000
Residential (1BR 80% AMI)	\$	150,000

Bradley II

Residential (2BR 140% AMI)	\$	315,000
Residential (2BR 140% AMI)	\$	315,000
Residential (1BR 120% AMI)	\$	245,000
Residential (ft. 1BR 80% AMI)	\$	150,000

Denniston

Meeting Room (778 sq. ft.)	\$	200,000
Office (256 sq. ft.)	\$	100,000
Residential (2 BR 140% AMI)	\$	315,000

Total Sales	\$	3,490,000
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Grants

IAHF	\$	1,335,000
Oak Bluffs CPC	\$	400,000

Total Grants	\$	1,735,000
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(A) Total Sources	\$	5,225,000
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Uses:

Construction Contract Amount		
(B) Total Development Costs	\$	5,223,199

Profits:

(C) Total Profit (A-B)	\$	1,802
(D) Percentage Profit		0%