

# Predicted Construction Budget:

## 49-51 Graham Avenue\*

### Soft Costs:

Item	Description of Work	Budget Amount
1	Architect	\$15,000
2	Attorney	\$7,000
3	Surveyor	\$4,000
4	City Fee	\$8,000
5	Surveyor	\$2,500
6	Architect/Engineers	\$18,000
7	Inspections (Engineer,3rd party)	\$2,500
8	Permits	\$12,000
9	Engineering/sewer fees	\$12,600
10	PVWC Water & Sewer fees	\$6,800
11	Insurance builders risk	\$10,000
	<b>Total Soft Costs</b>	<b>\$98,400</b>

\*49-51 Graham Avenue was renamed 49-51 Rosa Parks Blvd

**Hard Costs:**

<b>Item</b>	<b>Description of Work</b>	<b>Budget Amount</b>
1	Excavating/Earth removal	\$10,000
2	Footings & Foundation	\$85,000
3	Water & Sewer Service Connection	\$5,000
4	Drainage	\$5,000
5	Framing & Staircase	\$100,000
6	Exterior (siding, brick)	\$35,000
7	Roofing	\$20,000
8	Fire Protection System	\$8,000
9	Sprinklers	\$28,000
10	Plumbing	\$75,000
11	PTAC & Mechanical	\$40,000
12	Hot Water Tanks	\$7,000
13	Electric	\$60,000
14	Electric Service	\$2,500
15	Intercom	\$5,000
16	Security Cameras	\$5,000
17	Light Fixtures (exterior)	\$500
18	Insulation	\$6,000
19	Sheetrock	\$35,000

20	Spackle	\$11,000
21	Primer & Paint	\$18,000
22	Kitchen Cabinets	\$7,000
23	Kitchen Countertops	\$7,000
24	Kitchen Sink & Faucets	\$2,000
25	Kitchen Backsplash	\$3,500
26	Appliances	\$11,000
27	Doors	\$5,000
28	Door Frame	\$5,000
29	Door Locks	\$500
30	Trim	\$25,000
31	Flooring in Apartments	\$16,000
32	Common Area Flooring	\$2,500
33	Lobby Door	\$6,000
34	Mailboxes	\$4,000
35	Landscaping	\$5,000
36	Final Cleaning	\$5,000
37	Sidewalks	\$6,000
38	Construction Management	\$20,000
	<b>Total Hard Costs</b>	<b>\$691,500</b>

**Total Construction Budget: \$789,900**

## DISCLAIMER

THESE OFFERING MATERIALS MAY CONTAIN FORWARD-LOOKING STATEMENTS AND INFORMATION RELATING TO, AMONG OTHER THINGS, THE COMPANY, ITS BUSINESS PLAN AND STRATEGY, AND ITS INDUSTRY. THESE FORWARD-LOOKING STATEMENTS ARE BASED ON THE BELIEFS OF, ASSUMPTIONS MADE BY, AND INFORMATION CURRENTLY AVAILABLE TO THE COMPANY'S MANAGEMENT. WHEN USED IN THE OFFERING MATERIALS, THE WORDS "ESTIMATE," "PROJECT," "BELIEVE," "ANTICIPATE," "INTEND," "EXPECT" AND SIMILAR EXPRESSIONS ARE INTENDED TO IDENTIFY FORWARD-LOOKING STATEMENTS. THESE STATEMENTS REFLECT MANAGEMENT'S CURRENT VIEWS WITH RESPECT TO FUTURE EVENTS AND ARE SUBJECT TO RISKS AND UNCERTAINTIES THAT COULD CAUSE THE COMPANY'S ACTUAL RESULTS TO DIFFER MATERIALLY FROM THOSE CONTAINED IN THE FORWARD-LOOKING STATEMENTS. INVESTORS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE ON THESE FORWARD-LOOKING STATEMENTS, WHICH SPEAK ONLY AS OF THE DATE ON WHICH THEY ARE MADE. THE COMPANY DOES NOT UNDERTAKE ANY OBLIGATION TO REVISE OR UPDATE THESE FORWARD-LOOKING STATEMENTS TO REFLECT EVENTS OR CIRCUMSTANCES AFTER SUCH DATE OR TO REFLECT THE OCCURRENCE OF UNANTICIPATED EVENTS.

PLEASE NOTE INVESTORS IN THIS OFFERING WILL BE CLIENTS OF THE ISSUER AND NOT DALMORE GROUP, LLC ("DALMORE"), A REGISTERED BROKER-DEALER AND MEMBER FINRA/SIPC. DALMORE'S ROLE IN THE TRANSACTION IS TO FACILITATE BACK OFFICE AND REGULATORY FUNCTIONS RELATED TO THE REGULATION A TRANSACTION, AND ACTS ONLY AS THE BROKER/DEALER OF RECORD FOR THE OFFERING LISTED. DALMORE IS NOT PROVIDING INVESTMENT ADVICE OR RECOMMENDATIONS, OR LEGAL OR TAX ADVICE. THIS REG A INVESTMENT IS SPECULATIVE, ILLIQUID, AND INVOLVES A HIGH DEGREE OF RISK, INCLUDING THE POSSIBLE LOSS OF YOUR ENTIRE INVESTMENT. ALL INVESTORS SHOULD MAKE THEIR OWN DETERMINATION, WITH THE ASSISTANCE OF THEIR OWN FINANCIAL OR OTHER ADVISORS, AS TO WHETHER OR NOT TO MAKE ANY INVESTMENT, BASED ON THEIR OWN INDEPENDENT EVALUATION, ANALYSIS AND CIRCUMSTANCES.

NO MONEY OR OTHER CONSIDERATION IS BEING SOLICITED, AND IF SENT IN RESPONSE, WILL NOT BE ACCEPTED. NO OFFER TO BUY THE SECURITIES CAN BE ACCEPTED AND NO PART OF THE PURCHASE PRICE CAN BE RECEIVED UNTIL THE OFFERING STATEMENT FILED BY THE COMPANY WITH THE SEC HAS BEEN QUALIFIED BY THE SEC. ANY SUCH OFFER MAY BE WITHDRAWN OR REVOKED, WITHOUT OBLIGATION OR COMMITMENT OF ANY KIND, AT ANY TIME BEFORE NOTICE OF ACCEPTANCE GIVEN AFTER THE DATE OF QUALIFICATION. AN INDICATION OF INTEREST INVOLVES NO OBLIGATION OR COMMITMENT OF ANY KIND.

Mar 11 2024