

# Investment of Building Cost Analysis

Property Address: 9065 & 9067 Arcadia Ave, San Gabriel

Closed Escrow Date: 9/16/2020

	Paid	Unpaid
Land Purchase :	\$1,668,000.00	
Escrow Closing Cost :	\$9,626.75	
<b>Total Cost:</b>	<b>\$1,677,626.75</b>	
<b>Building Plan Cost</b>		
Architects:	\$100,000.00	
Soil & Civil Survey Engineer:	\$55,000.00	
L A County Subdivision Fee (Up to day)	\$84,829.00	
Structural Engineer:		\$25,000.00
Property Tax:	\$126,589.35	\$65,000.00
Fire Insurance:	\$12,589.36	
Franchise Tax Board	\$6,800.00	
Interest Payment (4.5% For \$500,000.00 For 5 Year	\$112,500.00	
Plan Check Fee:		\$55,000.00
County Library Fee		\$4,000.00
Building Permit, School Fee:		\$100,000.00
C.O.C. + G.L Insurance:		\$180,000.00
Install New Fire Hydrant		\$100,000.00
Utility		\$100,000.00
<b>Total Cost:</b>	<b>\$498,307.71</b>	<b>\$629,000.00</b>

## Construction Cost (Estimated for today)

Living Area: 9184 sqft x \$320.00	\$2,938,880.00
Garage Area 3096 sqft x \$175.00	\$541,800.00
Construction Superintendent Fee:	\$400,000.00

## If 3 Years ago:

\$1,653,120.00 (\$180.00 / sqft)
\$309,600.00 (\$100.00 / sqft)
\$200,000.00



Other Fees: (Unpredictable Fee)

\$200,000.00

\$100,000.00

**Total Cost:**

**\$4,080,680.00**

**\$2,262,720.00**

Construction Loan:

\$5M, 8% + Point + Fees

\$600,000.00

Marketing / Staging

\$50,000.00

Commission: 4%

\$257,152.00

Escrow Closing Fee:

\$32,000.00

**\$939,152.00**

**Total For Today's Cost:**

\$1,677,626.75

\$498,307.71

\$629,000.00

\$4,080,680.00

\$939,152.00

**\$7,824,766.46**

**Total For 3 Years Ago Cost:**

\$1,677,626.75

\$498,307.71

\$629,000.00

\$2,362,720.00

\$939,152.00

**\$6,106,806.46**

Property Selling Price:

\$720.00 / sqft (Per today)

**\$6,612,480.00**

**Attention: This project it's already no profitable with one unit for affordable by three years ago.**