

499 Cushing St - 3 Bedroom PLUS SUBDIVISION / 2ND Lot						
Feb 2017 - February 28, 2023		* Anticipated sale price based on 80%ami, 7.2% interest rate, back lot no charge				
Sources		Costs			Anticipated Sales Proceeds*	Anticipated All-In Cost to the Trust
HAHT		Purchase July 2018 (+ closing costs)		552966	260000	
Other Town Fnds	0	Carrying Costs		11685		
State Funds	0	Insurance	9229			
Rental Income	96000	Gas	0			
		HMLP	147.8			
		Water	2307.79			
		Carrying Costs- anticipated 1 yr to dispo.		2921		
		Subdivision Engineering-Cavanaro		25286		
		Work completed	6760.55			
		Estimated to complete	18,525.00			
		(based on signed contract in file				
		Feb 2020 for \$20,650 less \$2125				
		paid out in Feb 2021)				
		Construction - repairs		27240		
		Plumber repairs		993.5		
		Lottery Agent fee - 2.5%		6500		
		Misc.		8554		
Total Sources	\$ 96,000	Total Costs		\$ 636,145	\$ 260,000	\$ (280,145)