

499 Cushing St - 3 Bedroom PLUS SUBDIVISION / 2ND Lot					
Feb 2017 - April 30, 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		14536	
State Funds	0	Insurance	11857.28		
Rental Income	100000	Gas	0		
		HMLP	147.8		
		Water	2530.96		
		Carrying Costs- anticipated 1 yr to dispo.		3634	
		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 estimate - 2.5%	6500		
		Misc.		11024	
Total Sources	\$ 100,000	Total Costs	\$ 635,680	\$ 260,000	\$ (275,680)