

499 Cushing St - 3 Bedroom PLUS SUBDIVISION / 2ND Lot

Feb 2017 - May 31, 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		12064	
State Funds	0	Insurance	9229		
Rental Income	102000	Gas	0		
		HMLP	147.8		
		Water	2687.53		
		Carrying Costs- anticipated 1 yr to dispo.		3016	
		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.		11024	
Total Sources	\$ 102,000	Total Costs		\$ 639,090	\$ 260,000
					\$ (277,090)