

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

Feb 2017 - June 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)		\$ 552,966.20	\$ 260,000.00
Other Town Fnds	\$ -	Carrying Costs		\$ 17,443.61	
State Funds	\$ -	Insurance	\$ 14,608.28		
Rental Income	\$ 104,000.00	Gas	\$ -		
		HMLP	\$ 147.80		
		Water	\$ 2,687.53		
		Carrying Costs- anticipated 1 yr to dispo.		\$ 4,360.90	
		Subdivision Engineering-Cavanaro		\$ 25,285.55	
		Work completed	\$ 6,760.55		
		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		\$ 27,240.00	
		Plumber repairs		\$ 993.50	
		Lottery Agent fee estimate - 2.5%	\$ 6,500.00		
		Misc.		\$ 11,024.33	
Total Sources	\$ 104,000	Total Costs		\$ 639,314	\$ 260,000
					\$ (275,314)