

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

Feb 2017 –October 24, 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 Funds	\$ -	Carrying Costs		\$ (17,443.61)	
State Funds	\$ -	Insurance	\$ (14,608.28)		
Rental Income (Feb 2017-present)	\$ 108,000.00	Gas	\$ -		
		HMLP	\$ (147.80)		
		Water	\$ (2,687.53)		
		Carrying Costs- anticipated 1 yr to dispo.		\$ (4,360.90)	
		Subdivision Engineering-Cavanaro		\$ (25,286.00)	
		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		\$ (2,393.06)	
		Lottery Agent fee estimate - 2.5%	\$ (6,500.00)		
		Misc.		\$ (11,619.33)	
Total Sources	\$ 108,000	Total Costs		\$ (641,309)	\$ 260,000
					\$ (273,309)