

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

Feb 2017 -December 31, 2023

* Anticipated sale price based on 80% ami, 7.2% interest rate, back lot no charge, Sale date January 2025

Sources		Costs			Anticipated Sales Proceeds*	Anticipated All-In Cost to the Trust
					\$ 320,000.00	
HAHT	tbd	Purchase July 2018 (+ closing costs)		\$ (552,966.20)		
Other Town Fnds	\$ -	Carrying Costs - Anticipated				\$ (23,487.18)
State Funds	\$ -	Carrying Costs - Current	\$ (18,109.00)			
Rental Income (Feb 2017- present)	\$ 108,000.00	Insurance	\$ (14,608.28)			
		Gas	\$ -			
		Electric	\$ (147.80)			
		Water	\$ (2,880.43)			
		Oil	\$ (472.49)			
		Subdivision Engineering				\$ (25,286.00)
		Work completed	\$ (6,760.55)			
		Estimated to complete (based on signed contract in file Feb 2020 for \$20,650 less \$2125 paid out in Feb 2021)	\$ (18,525.45)			
		Construction - Estimate				\$ (270,000.00)
		Work completed	\$ -			
		Estimated to completion	\$ (270,000.00)			
		Construction - repairs		\$ (27,240.00)		
		Plumber repairs		\$ (2,393.06)		
		Lottery Agent fee estimate - 2.5%				\$ (9,000.00)
		Misc. to date		\$ (14,364.40)		
Total Sources	\$ 108,000.00	Total Costs		\$ (596,963.66)	\$ 320,000.00	\$ (496,736.84)