

18K Beals Cove Road - Two Bedrooms
December 2023 - January 31, 2024

Costs - total [A+B+C+D+E+F]	\$ (407,109.77)
Purchase Dec 2023 (A)	\$ (384,636.25)
Carrying Costs - to date (B)	\$ (1,351.02)
Insurance	\$ -
Condo fees	\$ (1,112.00)
Water	\$ -
Elec	\$ -
Sewer	\$ (239.02)
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Estimate (D)	\$ (15,000.00)
Work - to date	
Estimate to completion	\$ (15,000.00)
Lottery Agent Fee - 2.5% + \$1,000 (E)	\$ (6,087.50)
Misc. - to date (F)	\$ (35.00)

Sources - total	\$ 203,500.00
HAHT	tbd
Other Town Fnds	\$ -
State Funds- grant	\$ -
Rental Income	
Energy Rebates/Funds	\$ -
Anticipated Sales Proceeds*	\$ 203,500.00

Anticipated All-In Cost to the Trust	\$ (203,609.77)
---	------------------------

*Anticipated sale price based on 80% ami, 7.34 % interest , \$538 /month condo fee.
 Sale date October 2024