

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

Feb 2017 - January 31, 2024

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|---|--------------------------|
| Costs - total [A+B+C+D+E+F+G+H+I] | \$ (1,019,438.21) |
| Purchase July 2018 (+ closing costs) (A) | \$ (552,966.20) |
| Carrying Costs - to date (B) | \$ (18,109.00) |
| Insurance | \$ (14,608.28) |
| Gas | \$ - |
| Electric | \$ (147.80) |
| Water | \$ (2,880.43) |
| Oil | \$ (472.49) |
| Subdivision Engineering (C) | \$ (25,285.55) |
| Work - to date | \$ (6,760.55) |
| Estimate to completion | \$ (18,525.00) |
| Construction Grant (Rear Lot) (D) | \$ (100,000.00) |
| Renovation - Estimate (499 Cushing) (E) | \$ (270,000.00) |
| | \$ - |
| Estimated to completion | \$ (270,000.00) |
| Repairs - to date (F) | \$ (29,633.06) |
| Construction - repairs | \$ (27,240.00) |
| Plumber - repairs | \$ (2,393.06) |
| Landscape/ Snow removal - to date (G) | \$ (80.00) |
| Lottery Agent fee - 2.5% + \$1,000 (H) | \$ (9,000.00) |
| Misc - to date (I) | \$ (14,364.40) |

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|-----------------------------|----------------------|
| Sources - total | \$ 428,000.00 |
| HAHT | tbd |
| Other Town Fnds | \$ - |
| State Funds | \$ - |
| Rental Income - to date | \$ 108,000.00 |
| Energy rebates | \$ - |
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| Anticipated Sales Proceeds* | \$ 320,000.00 |

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| Anticipated All-In Cost to the Trust | \$(591,438.21) |
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* Anticipated sale price based on 80% ami, 7.2% interest rate, back lot no charge.
Sale date January 2025.