

18K Beals Cove Road - Two Bedrooms
December 2023 - June 30, 2023

Costs - total [A+B+C+D+E+F]	\$ (424,522.13)
Purchase Dec 2023 (A)	\$ (384,636.25)
Carrying Costs (B)	\$ (7,573.38)
Insurance	\$ (3,665.18)
Condo fees	\$ (3,361.00)
Water	\$ -
Elec	\$ (83.22)
Sewer	\$ (463.98)
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Estimate (D)	\$ (25,000.00)
Work completed	\$ (10,500.00)
Estimate to completion	\$ (14,500.00)
Lottery Agent Fee - 2.5% + \$1,000 (E)	\$ (6,732.50)
Work completed	\$ -
Estimate to completion	\$ (6,732.50)
Misc. (F)	\$ (580.00)

Sources - total	\$ 229,300.00
HAHT	tbd
Other Town Fnds	\$ -
State Funds- grant	\$ -
Rental Income	\$ -
Energy Rebates/Funds	\$ -
Projected Sales Proceeds*	\$ 229,300.00

Proposed Net Cost to the Trust	\$ (195,222.13)
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*Sales proceeds based on 80% ami, 7.34 % interest, \$538 /month condo fee;

sale date October 2024; updated April, 2024