

**499 Cushing St - 3 Bedroom PLUS SUBDIVISION / 2nd Lot**  
**February 2017 - April 30, 2025**

<b>Projected costs - total</b>	
[A+B+C+D+E+F+G+H+I]	\$ (1,039,344.33)
Purchase July 2018 ( + closing costs) (A)	\$ (552,966.20)
Carrying Costs (B)	\$ (34,718.13)
Insurance	\$ (28,187.66)
Gas	\$ -
Electric	\$ (620.85)
Water	\$ (3,321.92)
Oil	\$ (2,587.70)
Subdivision Engineering (C)	\$ (25,285.55)
Work - to date	\$ (11,473.05)
Estimate to completion	\$ (13,812.50)
Construction Grant (Rear Lot) (D)	\$ (100,000.00)
Renovation - Estimate (499 Cushing) (E)	\$ (270,000.00)
Work completed	\$ -
Estimated to completion	\$ (270,000.00)
Repairs (F)	\$ (29,633.06)
Construction - repairs	\$ (27,240.00)
Plumber - repairs	\$ (2,393.06)
Landscape/ Snow removal (G )	\$ (80.00)
Lottery Agent fee - 2.5% + \$1,000 (H)	\$ (9,000.00)
Work completed	\$ -
Estimate to completion	\$ (9,000.00)
Misc (I)	\$ (17,661.39)

<b>Sources - total</b>	\$ 428,000.00
HAHT	tbd
Other Town Fnds	\$ -
State Funds	\$ -
Rental Income	\$ 108,000.00
Energy rebates	\$ -
Projected Sales Proceeds*	\$ 320,000.00

<b>Estimated Net Cost to the Trust</b>	\$ (611,344.33)
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<b>Net Cost per unit</b>	\$ (305,672.17)
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\*Sales proceeds based on 80% ami, 7.2% interest rate, back lot no charge.

Projected sale date December 2025. Anticipated transfer of rear lot to nonprofit for construction of second home, CY 2025.