

TRF-BCHG
Shenandoah Woods
Construction & Sales Proforma

February 25, 2010

Construction	Unit Type			
	Detached A	Detached B	Semi-Detached A	Semi-Detached B
Unit Count	13	12	44	44
Net Square Footage (garage not included)	2,400	2,400	1,452	1,452
Building Structures	\$ 239,910	\$ 239,910	\$ 98,754	\$ 98,754
Site Work	\$ 22,768	\$ 22,768	\$ 22,768	\$ 22,768
Demo	\$ 34,601	\$ 34,601	\$ 18,221	\$ 18,221
Storm	\$ 4,224	\$ 4,224	\$ 4,224	\$ 4,224
Total Unit Cost	\$ 301,503	\$ 301,503	\$ 143,967	\$ 143,967
Total Cost	\$ 3,919,534	\$ 3,618,032	\$ 6,334,559	\$ 6,334,559
Square Foot Cost	\$ 125.63	\$ 125.63	\$ 99.15	\$ 99.15

Sale Summary	Detached A	Detached B	Semi-Detached A	Semi-Detached B
Price Per Square Foot	\$ 172	\$ 162	\$ 207	\$ 197
Sales Price	\$ 412,800	\$ 388,800	\$ 300,564	\$ 286,044
Total Sale Proceeds	\$ 5,366,400	\$ 4,665,600	\$ 13,224,816	\$ 12,585,936

Total Units	113
Total Square Footage	187,776
Average Sq/Ft	1,661.73
Construction Cost Per Sq Ft	\$109.89