

COST CALCULATION WORKSHEET

Radiance Assisted Living

HARD COSTS

Cost of Land (120,000 sqft @ Rs. 250/sqft)	700,000
Cost of Construction (Rs. 1000/ \$22 /sqft)	2,222,222
Furnishings, Interiors, etc. (Rs 800/\$18 /sqft)	<u>1,777,778</u>
	4,700,000

SOFT COSTS

Architectural & Interior Fees - 2% of CC		
feasibility study	10,000	
construction documents	15,000	
construction supervision & arch details	<u>55,000</u>	
Project Management		80,000
construction & project manager - 1.5%	<u>60,000</u>	
Engineering Fees		60,000
structural engineering - 1%	22,222	
mechanical engineering - 0.3%	6,667	
electrical engineering - 0.3%	6,667	
energy & acoustical evaluation - 0.3%	<u>6,667</u>	
		42,222
Permits		
Other Costs	10,000	
Building permit	<u>5,000</u>	
		15,000
Legal & Accounting Fees		
Legal Expenses	10,000	
Accounting Fees	<u>5,000</u>	
		15,000
Advertising Costs		
writing prospectus and plan	5,000	
advertising & marketing	<u>45,000</u>	
		50,000
Administrative Expenses	<u>10,000</u>	
		10,000
Closing Costs	<u>10,000</u>	
		10,000
Cash needed to carry unsold units	<u>30,000</u>	
		30,000
Misc. Expenses		
Loan Fees	4,000	
Insurances	10,000	
Taxes	20,000	
Developer & Investor Fees	50,000	
Printing & Bidding Costs	15,000	
Reserve Funds for Future	50,000	
		<u>149,000</u>

TOTAL SOFT COSTS **461,222**

TOTAL PROJECT COSTS **5,161,222**