

Construction Costs  
Colonial Estates

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CONSTRUCTION COSTS BY UNIT TYPE	Single Family Capes	Single Family Ranches
Site preparation, Demolition	6,000	6,000
Sewer laterals / Septic	5,000	5,000
Well / Water	12,000	12,000
Concrete / Foundation	12,500	13,000
Framing	22,000	19,000
Electric - rough in	11,500	12,000
Electric - finish and fixtures	8,500	8,500
Plumbing - rough in	12,750	10,000
Plumbing - finish and fixtures	16,500	16,000
Heating / Air Conditioning	11,000	10,000
Siding	17,000	17,500
Roofing	12,000	13,500
Masonry / Chimney / Fireplaces	11,500	9,000
Windows / Doors	12,500	11,000
Sheetrock and Taping	16,000	14,000
Interior Trim and Floors	19,000	17,500
Deck	0	6,500
Painting, Interior	6,500	6,000
Painting, Exterior	5,800	5,200
Kitchen Cabinets and Appliances	17,250	14,000
Carpeting	0	0
Security / Alarm System	0	0
Paving	4,500	4,600
Landscaping	3,000	3,000
Elevators	0	0
Miscellaneous	5,000	3,000
Other	0	0
Other	0	0
<b>TOTAL CONSTRUCTION COST PER UNIT:</b>	247,800	236,300
Square feet	2,300	2,100
<b>TOTAL CONSTRUCTION COST PER SQUARE FOOT:</b>	107.74	112.52

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<b>PERCENTAGE OF UNIT CONSTRUCTION COST ALLOCATED TO EACH MONTH OF CONSTRUCTION</b> (Maximum of 24 months to complete a unit)	<b>Single Family Capes</b>	<b>Single Family Ranches</b>
Month 1 of Unit Construction	25%	25%
Month 2	15%	15%
Month 3	15%	15%
Month 4	20%	20%
Month 5	25%	25%
Month 6	0%	0%
Month 7	0%	0%
Month 8	0%	0%
Month 9	0%	0%
Month 10	0%	0%
Month 11	0%	0%
Month 12	0%	0%
Month 13	0%	0%
Month 14	0%	0%
Month 15	0%	0%
Month 16	0%	0%
Month 17	0%	0%
Month 18	0%	0%
Month 19	0%	0%
Month 20	0%	0%
Month 21	0%	0%
Month 22	0%	0%
Month 23	0%	0%
Month 24	0%	0%
	<b>100%</b>	<b>100%</b>