

# The Hamlet of **Au Sable Forks**

## NYMS TECHNICAL ASSISTANCE PACKAGE

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<b>14232 NYS R9N</b>	Hollywood Movie Theater
<b>14226 NYS R9N</b>	Laundromat
<b>14234 NYS R9N</b>	Tahawus Cultural Center
<b>14227 NYS R9N</b>	Soulshine Energy
<b>14233 NYS R9N</b>	Hair Salon / Liquor Store
<b>14231 NYS R9N</b>	Tavern / Bar
<b>14229 NYS R9N</b>	AuBuchon Building

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**14232 NYS R9N - Au Sable Forks, NY**

**Hollywood Movie Theater**

1. Repair and repoint masonry as needed.
2. New neon fixture prominently displayed above marquee (motif inspired by art deco tiles).
3. Provide (2) new digital LCD style screens in the existing poster areas.
4. Provide (2) new wall sconce fixtures.
5. Repair gutter and fascia at rear of the building.
6. Repair and restore the neon marquee as historically built.
  - a. Remove backlit "now playing" board, etc.
  - b. Replace existing neon.
  - c. Replace "HOLLYWOOD" with "AU SABLE"
  - d. New illuminated ceiling at underside of canopy.

**TOTAL COST RANGE:**

**\$186,000 - \$227,000\***

**ELIGIBLE FOR UP TO \$50,000 NYMS FUNDING**

*\*In current year dollars, a range is shown, and cannot anticipate for future inflation, material shortage, and labor cost increases. All estimates are order-of-magnitude, with assumptions made about existing structural and material conditions based on preliminary visual inspection. Only work listed above has been calculated, with a contingency for soft costs.\**



**14226 NYS R9N - Au Sable Forks, NY**

**Laundromat Building**

1. Remove existing store frontage of commercial unit.
2. Provide new aluminum clad wood storefront units (or similar) with transom windows to full ceiling height.
3. New doorway to access side plaza for seating.
4. Scrape, repair, and repaint existing surfaces as required.
5. New signboard zones above existing storefronts at transom window zone.
6. Activate patio with exterior seating, planters, and lighting.
7. Provide new perpendicular signage and wall graphics.

**PAINT COLORS:**

SW 7741

SW 9560

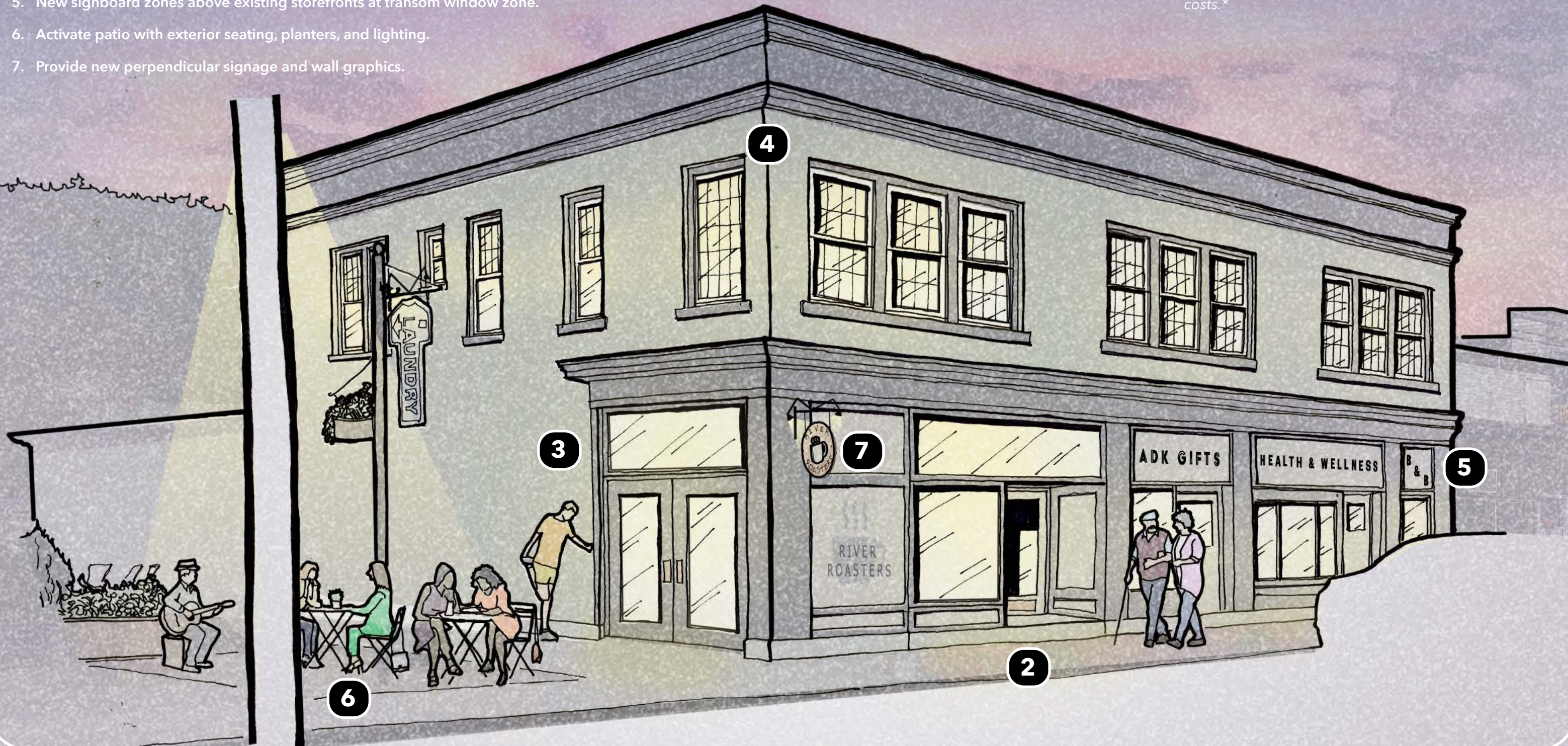
SW 7650

**EXTERIOR TOTAL COST RANGE:**

**\$175,000 - \$214,000\***

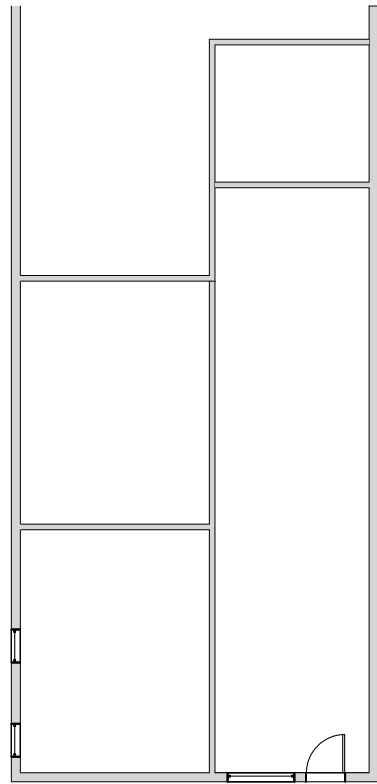
**ELIGIBLE FOR UP TO \$50,000 NYMS FUNDING**

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**14226 NYS R9N - Au Sable Forks, NY**

**Laundromat Building**



**EXISTING PLAN**  
 1/16" = 1'-0"  
 +/- 1,140 SF

**INTERIOR WORK COST RANGE:**

**\$151,000 - \$184,000\***

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**PRELIMINARY CODE SUMMARY:**

*(Lower floor tenant spaces)*

**Occupancy:** Tenant 1 (B), Tenant 2 (M)

**Alterations Level:** Partial Change of Occupancy

**Exits:** 1 exit from each Tenant Space  
*maximum travel distance 75'*

**Sprinklers:** No sprinklers required

**Separation:** 2 hour ceiling (separate from residential above)

**Notes:** 1 shared ADA toilet required  
*maximum 25 occupants*

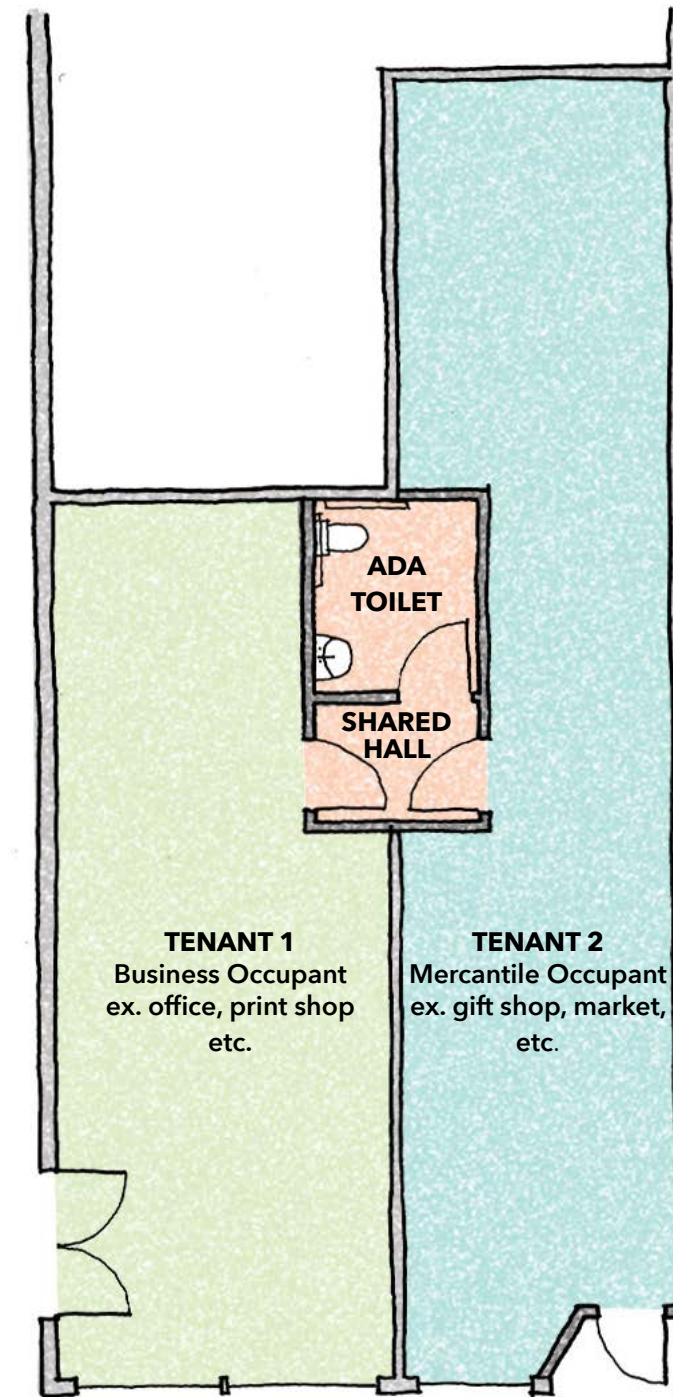
No service sink required  
*maximum 15 total occupants*

**SQUARE FOOTAGE SUMMARY:**

**Tenant 1:** +/- 460 SF (4 occupants)

**Tenant 2:** +/- 550 SF (10 occupants)

**Shared toilet and hall :** +/- 92 SF

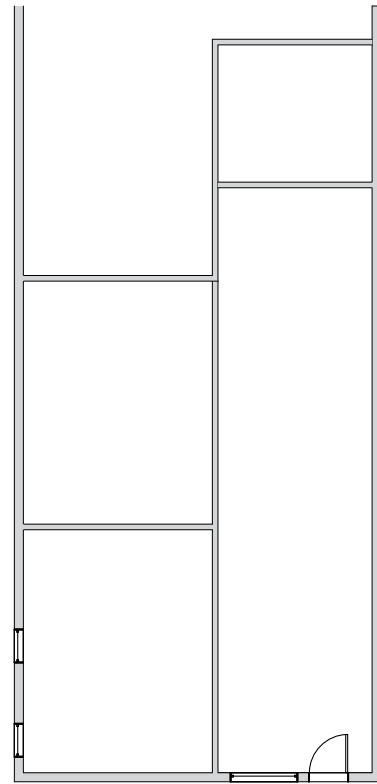


**Build out interior of (2) tenant spaces. Including (1) shared ADA toilet room.**

**PROPOSED PLAN OPTION A**  
 1/8" = 1'-0"

**14226 NYS R9N - Au Sable Forks, NY**

**Laundromat Building**



**EXISTING PLAN**  
 1/16" = 1'-0"  
 +/- 1,140 SF

**INTERIOR WORK COST RANGE:**

**\$160,000 - \$195,000\***

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**PRELIMINARY CODE SUMMARY:**

*(Lower floor tenant spaces)*

**Occupancy:** Tenant (A3)

**Alterations Level:** Change of Occupancy

**Exits:** 2 exits provided

**Sprinklers:** No sprinklers required

**Separation:** 2 hour ceiling (separate from residential above)  
 2 hour wall (separate from laundromat behind)

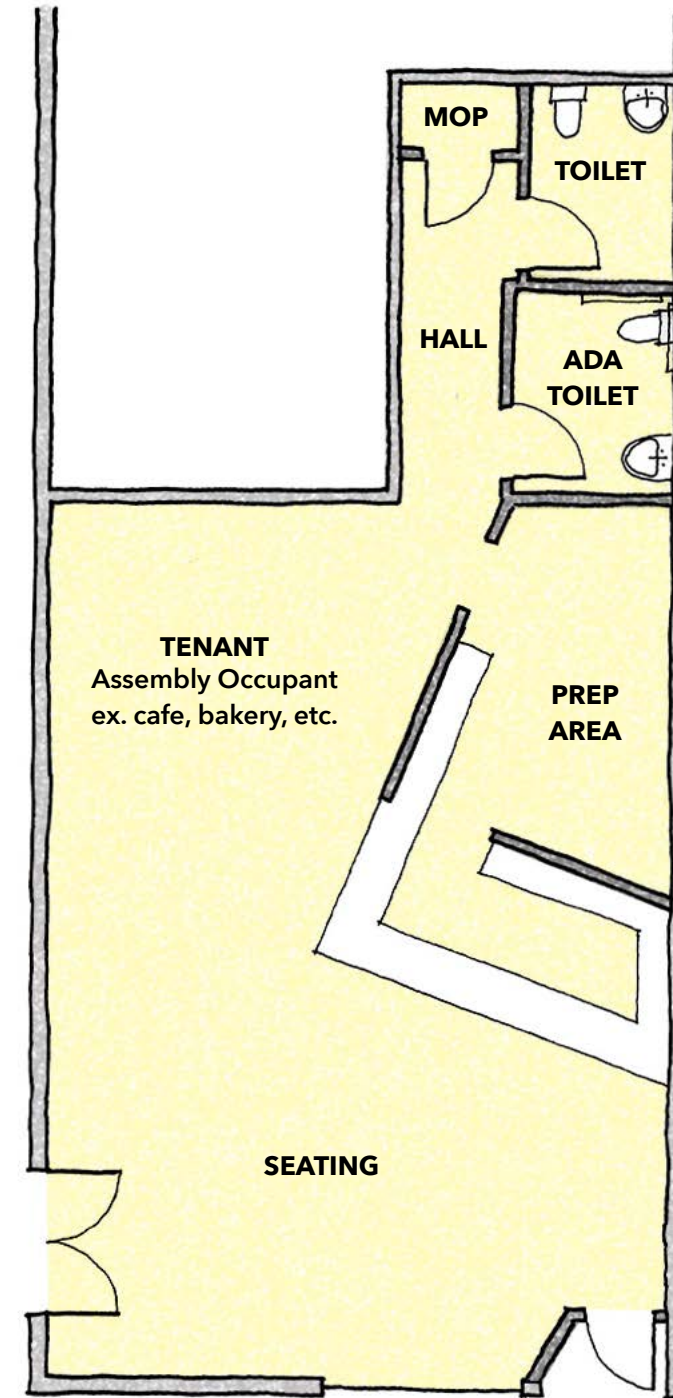
**Notes:** 2 toilets required, minimum 1 ADA toilet

Service sink required

**SQUARE FOOTAGE SUMMARY:**

**Assembly Tenant:** +/- 1,140 SF

*Seating: +/- 600 SF (40 occupants)*



**Build out interior as 1 tenant space. Including (2) toilet rooms and mop closet.**

**PROPOSED PLAN OPTION B**  
 1/8" = 1'-0"

**14234 NYS R9N - Au Sable Forks, NY**

**Tahawus Cultural Center**

1. Scrape, repair, and repaint coating on exterior of building. Paint new (3) color scheme as shown to match frontage.
2. Provide a new covered two story wood stair access to the ground level and basement floor from the rear.
3. Open former window openings and provide new aluminum clad wood windows (or suitable alternative).
4. New, modest but clean screen around propane tanks in alley.
5. Raise the height of and provide new doors into the basement. Also, provide an interior lift for ADA accessibility.

**TOTAL COST RANGE:**

**\$254,000 - \$311,000\***

**ELIGIBLE FOR UP TO \$50,000 NYMS FUNDING**

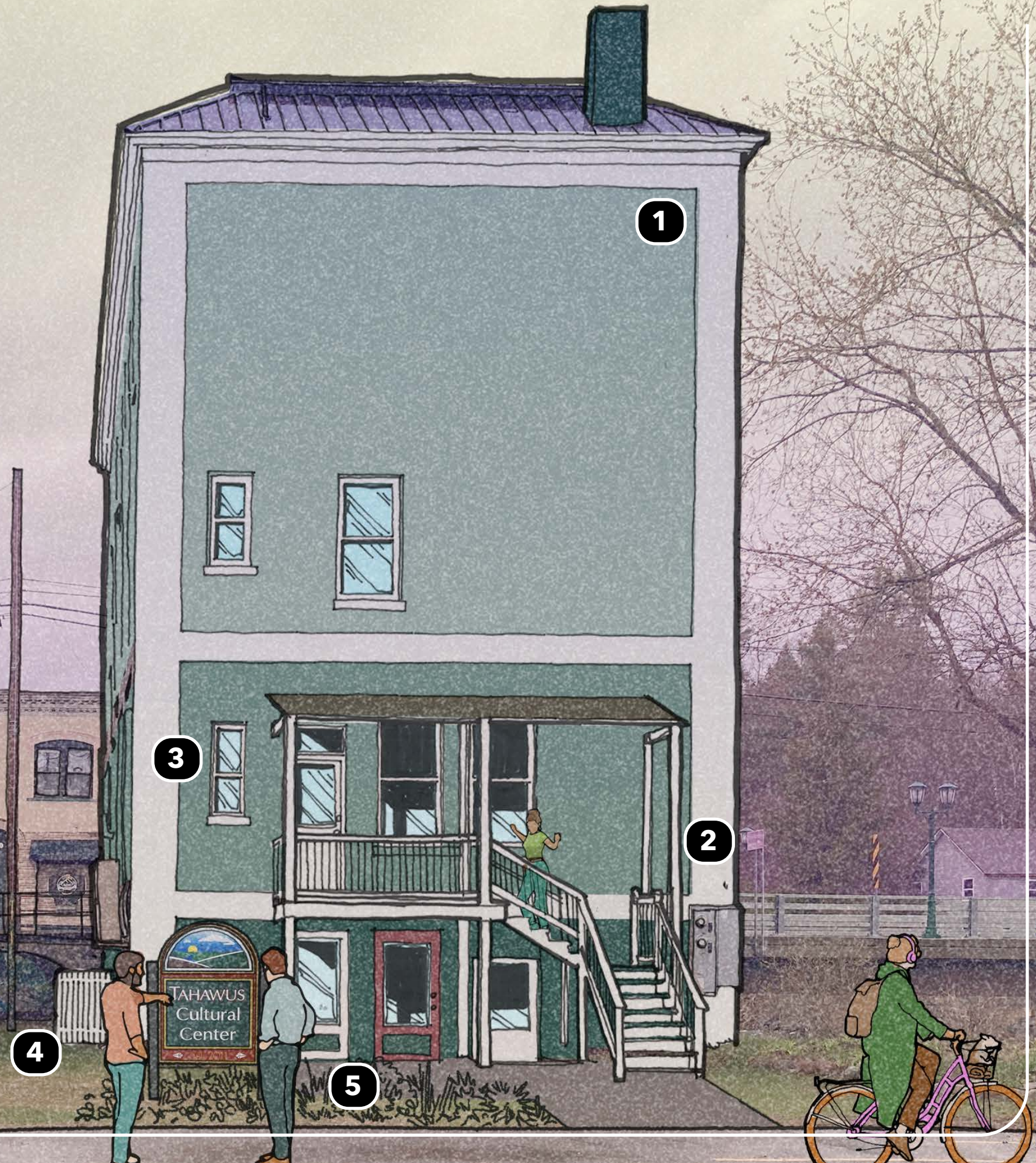
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**PAINT COLORS:**

SW 9050

SW 6473

SW 6475



**14227 NYS R9N - Au Sable Forks, NY**

**SoulShine Energy**

1. Remove existing cedar shingle awning and associated structure.
2. Replace awning with new suspended steel awning.
3. Provide new externally illuminated signboard.
4. Remove existing perpendicular sign and replace with new, fun "Ramen" externally illuminated perpendicular sign.
5. New (3) color scheme at panels below windows and signboards.
6. Repair and repoint masonry as required.
7. New window decals inspired by "Boba Tea" to match branding.
8. Revise furniture layout to define circulation.
  - a. Create defined area for line to form before point of sale zone (P.O.S.)
  - b. Create buffet zone along circulation path for Ramen Bar.

**TOTAL COST RANGE:**

**\$59,000 - \$73,000\***

**ELIGIBLE FOR UP TO \$50,000 NYMS FUNDING**

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**PAINT COLORS:**

- SW 6325
- SW 6394
- SW 9074



**PROPOSED FIRST FLOOR PLAN**  
3/16" = 1'-0"

**14233 NYS R9N - Au Sable Forks, NY**

**Dee's Salon and Liquor Store**

1. Scrape, repair, and repaint all stucco finishes on the facade surface.
2. Repair and repoint masonry as required.
3. Provide (2) new retractable fabric awnings.
4. Provide (2) new aluminum clad wood storefront units on both frontages.
5. New externally illuminated perpendicular signage for Dee's Salon.
6. Provide (4) new exterior-rated light fixtures.
7. New built-out fiber cement cornice.
8. Refurbish neon liquor perpendicular sign.

**PAINT COLORS:**

SW 9150

SW 6095

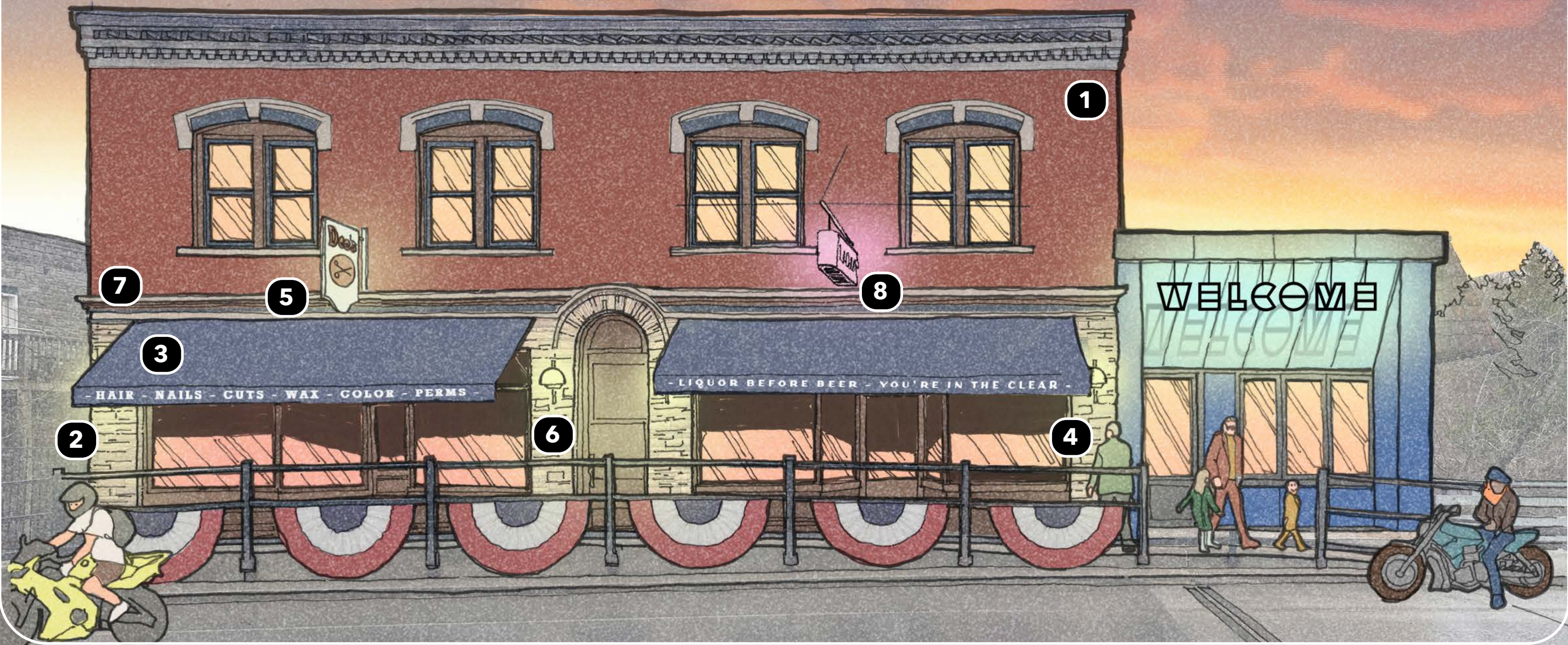
SW 2839

**EXTERIOR WORK COST RANGE:**

**\$151,000 - \$184,000\***

**ELIGIBLE FOR UP TO \$50,000 NYMS FUNDING**

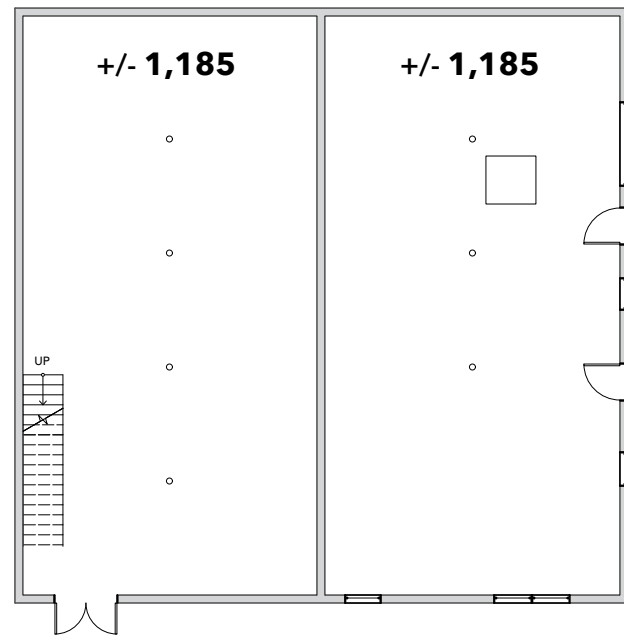
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**14233 NYS R9N - Au Sable Forks, NY**

**Lower Level - Dee's Salon and Liquor Store**



**INTERIOR WORK COST RANGE:**

**\$483,000 - \$590,000\***

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**EXISTING LOWER LEVEL PLAN**  
3/32" = 1'-0"

**PRELIMINARY CODE SUMMARY:**

*(Lower floor apartment & bar)*

**Occupancy:** Apartment (R-3), Bar & Lounge (A-2), Storage (S)

**Alterations Level:** Change in Occupancy

**Exits:** 1 exit from Bar & Lounge  
*maximum travel distance 75'*  
2 exits from Apartment

**Sprinklers:** No sprinklers required

**Separation:** 2 hour between all separate occupancies  
(ceilings and walls)

**Notes:** No elevator required

2 toilets required at Bar & Lounge

Installing sprinklers would reduce separation requirement between occupancies to 1 hour and reduce required number of exits from apartment to 1

**SQUARE FOOTAGE SUMMARY:**

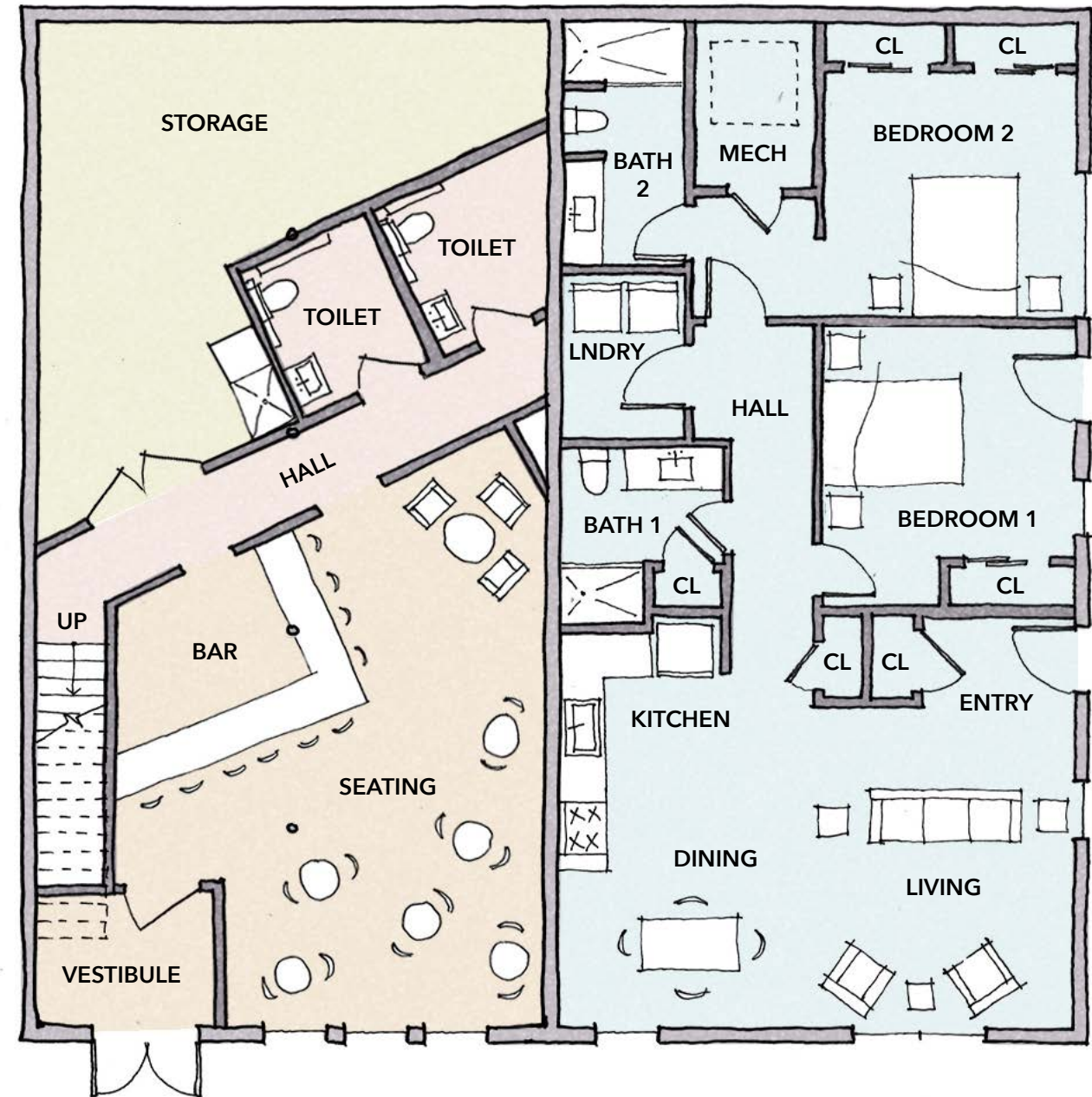
**Apartment:** +/- 1,185 SF

**Bar & Lounge:** +/- 730 SF

*Seating: +/- 390 SF*

*Bar, Hall, Toilets: +/- 340 SF*

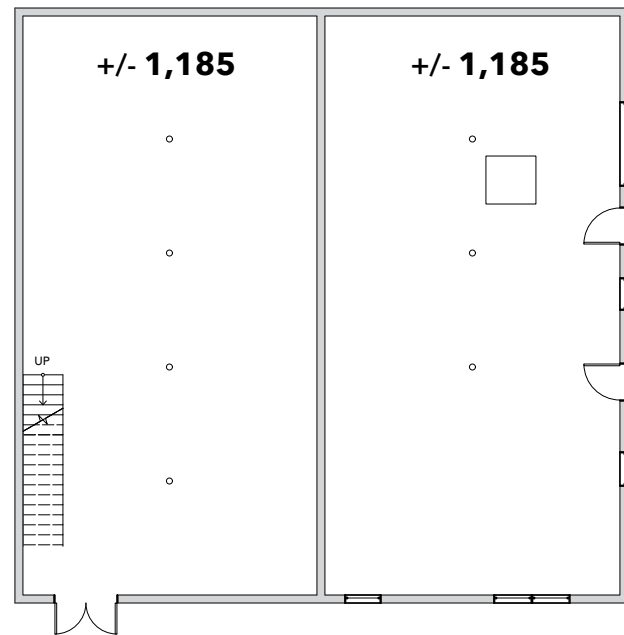
**Storage:** +/- 360 SF



**PROPOSED LOWER LEVEL PLAN OPTION A**  
1/8" = 1'-0"

**14233 NYS R9N - Au Sable Forks, NY**

**Lower Level - Dee's Salon and Liquor Store**



**INTERIOR WORK COST RANGE:**

**\$368,000 - \$450,000\***

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 **EXISTING LOWER LEVEL PLAN**  
3/32" = 1'-0"

**PRELIMINARY CODE SUMMARY:**

*(Lower floor apartment & bar)*

**Occupancy:** Apartment (R-3), Storage (S)\*

*\*verify type and quantity of liquids stored do not trigger Hazardous Materials occupancy*

**Alterations Level:** Change in Occupancy

**Exits:** 1 exit from Storage

2 exits from Apartment

**Sprinklers:** No sprinklers required

**Separation:** 2 hour between all separate occupancies (ceilings and walls)

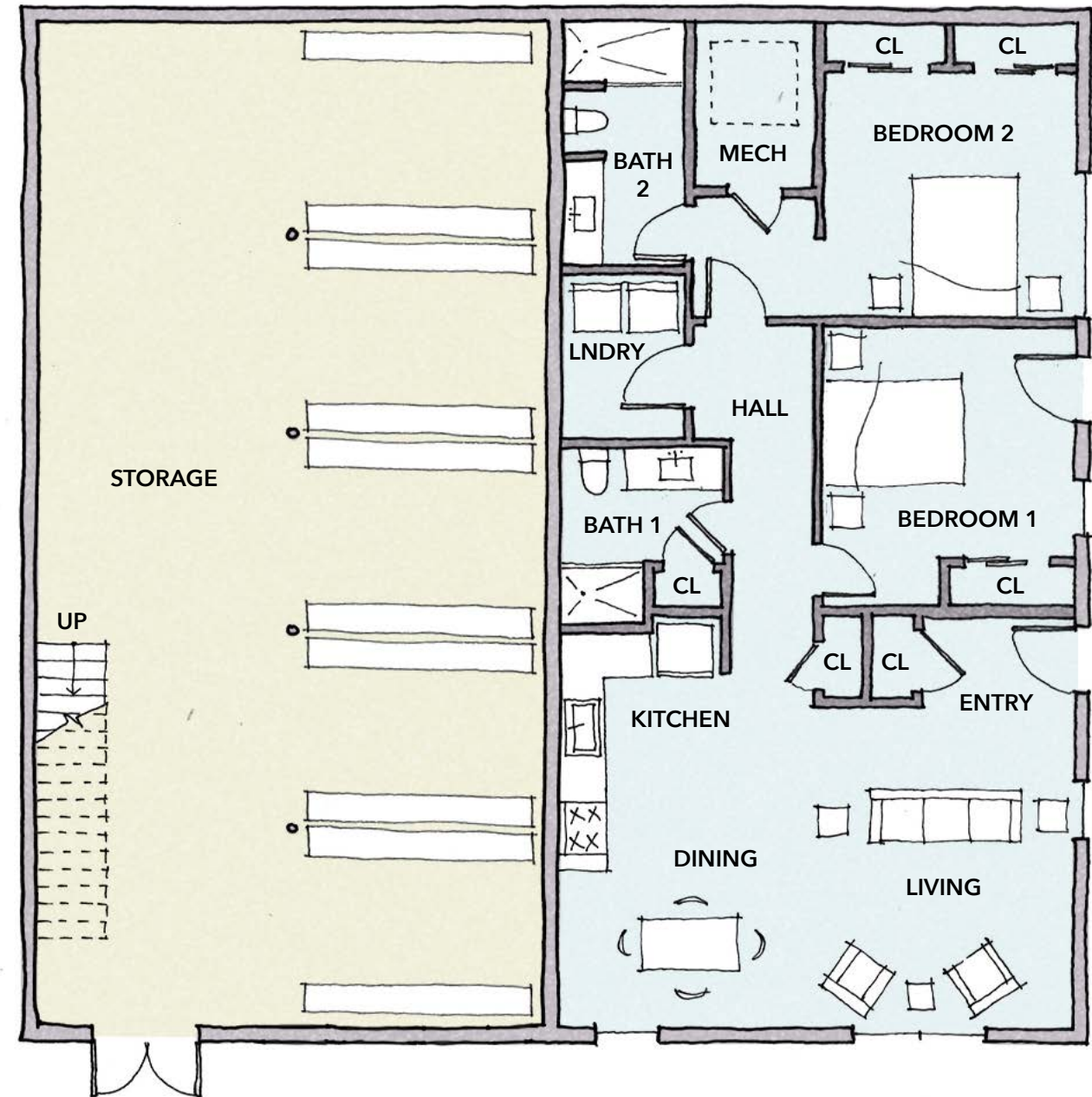
**Notes:** No elevator required

Installing sprinklers would reduce separation requirement between occupancies to 1 hour

**SQUARE FOOTAGE SUMMARY:**

**Apartment:** +/- 1,185 SF

**Storage:** +/- 1,185 SF



 **PROPOSED LOWER LEVEL PLAN OPTION B**  
1/8" = 1'-0"

**14231 NYS R9N - Au Sable Forks, NY**

**Tavern**

1. Remove existing glass block storefront system/ windows/doors on front and side of building frontage.
2. Repaint ONLY previously painted masonry.
3. Repoint, repair, or replace damaged masonry as needed.
4. Expand the existing toilet rooms into the side alley for increased ADA access.
5. Provide a new aluminum clad wood storefront system with:
  - a. Operable windows to provide light and ventilation to the interior
  - b. Decorative transom windows with integrated signage.
6. Refinish existing doors and reuse in storefront system.
7. Repaint the exterior wood elements with a new 3 color scheme and repair millwork at necessary.

**TOTAL COST RANGE:**

**\$96,000 - \$118,000\***

**ELIGIBLE FOR UP TO \$50,000 NYMS FUNDING**

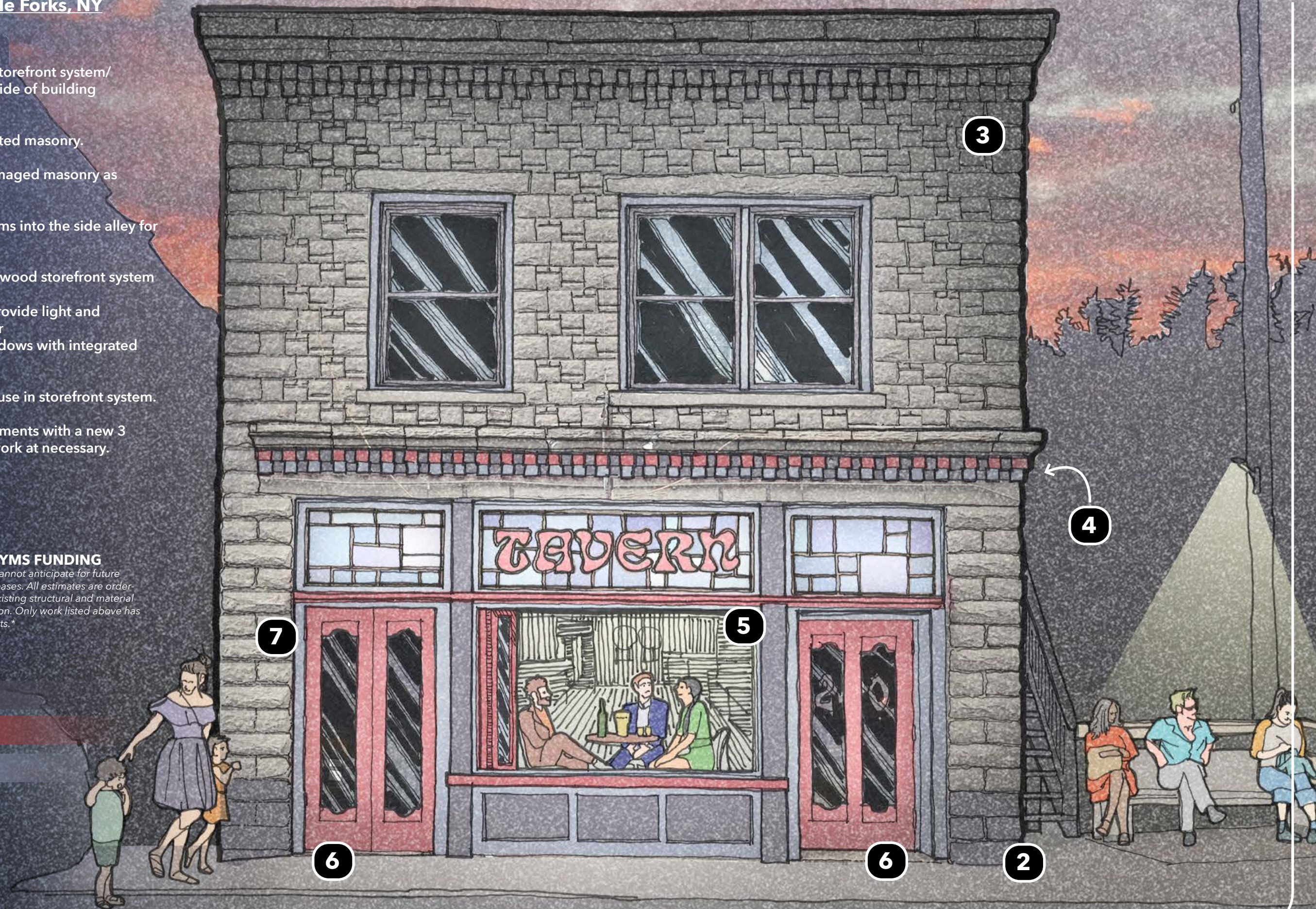
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**PAINT COLORS:**

SW 6265

SW 6594

SW 6543



### TWIN RIVERS SQUARE

A collaborative use of three adjacent parcels to create a pedestrian destination that bolsters adjacent commercial business in the downtown and engages the river.

#### General Parking Area

The following concept shows up to 36 parking spaces behind 14233 with a gravel and semi-permeable paver surface that mitigates stormwater runoff into the river. Configuration allows for hosting events, food trucks, motorcycle nights, farmers markets, etc...

#### Riparian Buffer

Protecting against flooding and stormwater erosion along the edge of the river, a lush array of native and adaptive plantings are used between clusters of existing stones.

#### Boardwalk

Improve accessibility to the views along the river on the site.

#### Fire Ring

Used for hosting evening events

#### Pavilion

Screened from neighboring views from trees, a pavilion at the rear of the site allows for small gatherings at the waters edge.

#### Forge Street Access

Two way access from the Post Office to the parking plaza

#### Viewing Platform

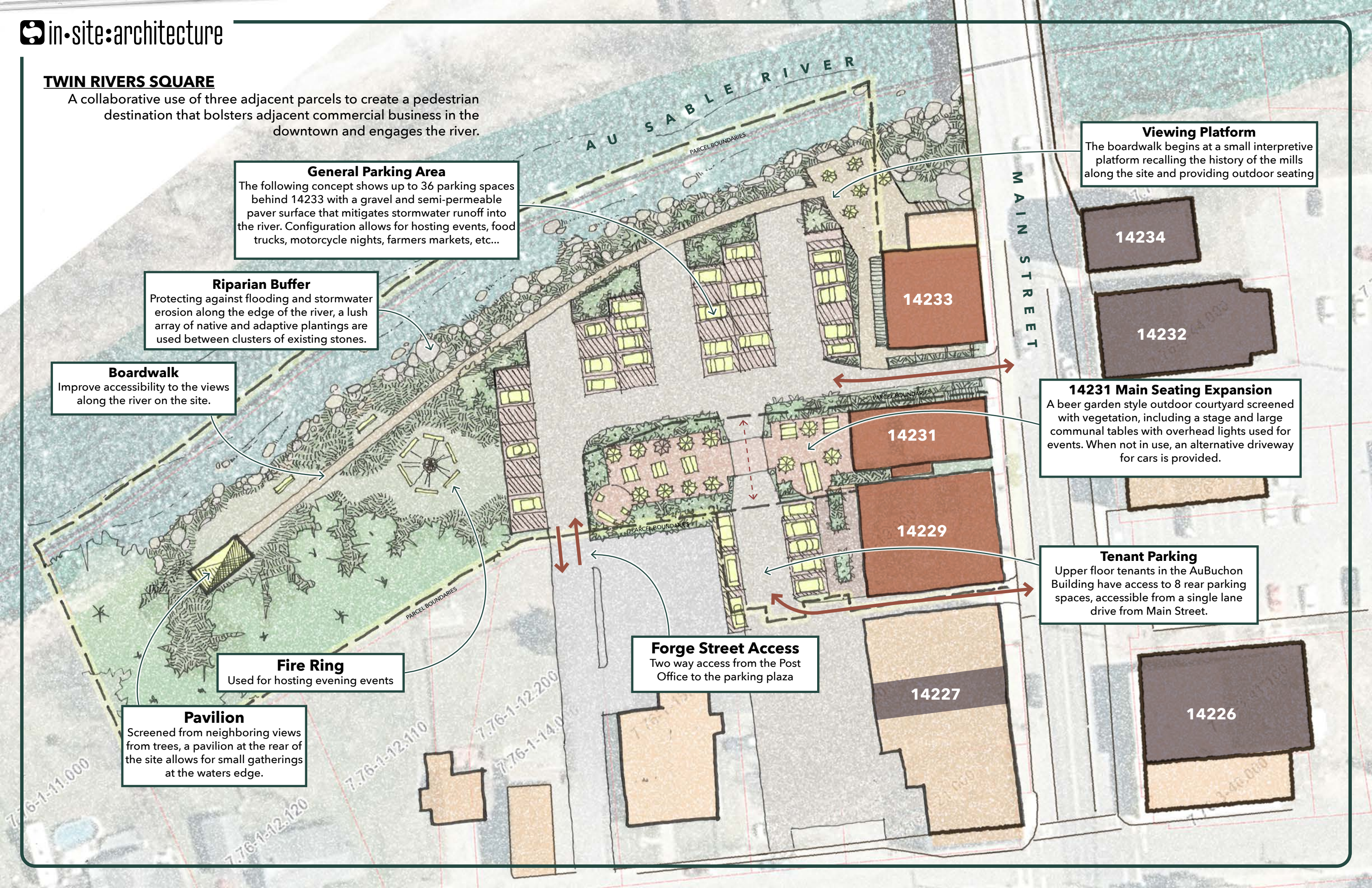
The boardwalk begins at a small interpretive platform recalling the history of the mills along the site and providing outdoor seating

#### 14231 Main Seating Expansion

A beer garden style outdoor courtyard screened with vegetation, including a stage and large communal tables with overhead lights used for events. When not in use, an alternative driveway for cars is provided.

#### Tenant Parking

Upper floor tenants in the AuBuchon Building have access to 8 rear parking spaces, accessible from a single lane drive from Main Street.



**14229 NYS R9N - Au Sable Forks, NY**

**AuBuchon Building**

1. Demolish the rear addition to the building, along with the wrap around balcony structure, and remove debris from the site.

2. Repair and replace damaged masonry all throughout the exterior of the building

3. Renovate the first floor commercial interior into a 3,400sf "Artisan's Arcade" where people can rent portions of the space to start up small businesses.

4. Renovate the existing commercial storefront

- Build out a small recessed entry alcove
- Provide new alum. clad wood full glass commercial doors
- Fiber cement rain screen detail as cladding on the first floor at the Main Street Frontage
- New built out fiber cement cornice
- New individually raised storefront letters
- New vinyl window decals for branding
- New perpendicular signage at the frontage

5. Renovate the vacant upper floor spaces into 4-5 apartment units providing affordable local rentals

- All electrical appliances to attain an electrification grant
- Provide new exterior balcony space for tenants with secure ground floor access to main street for safety.
- Provide tenant parking and green space in the rear

6. Repaint in a new (3) color scheme

**PAINT COLORS:**

SW 2815

SW 0015

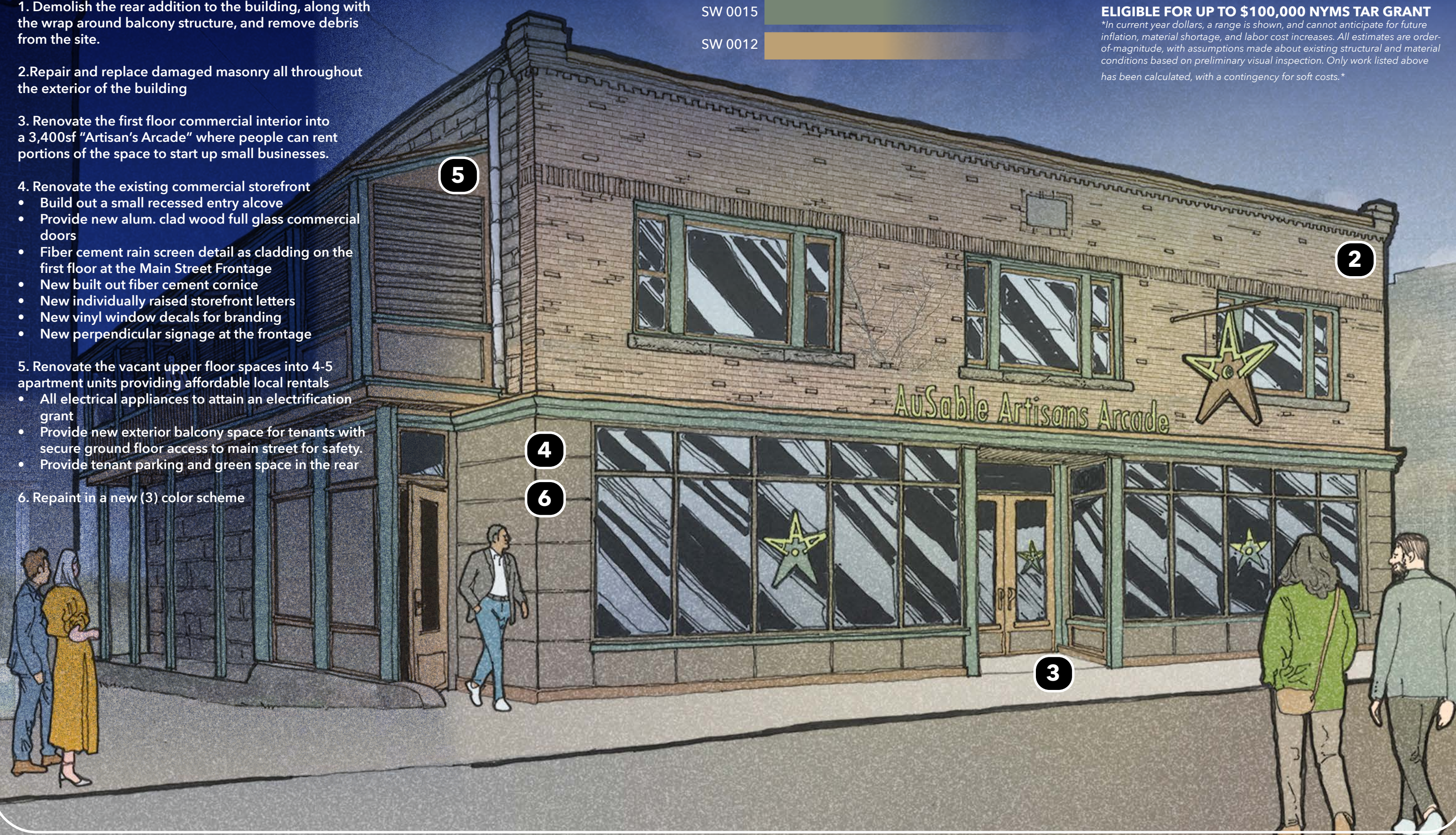
SW 0012

**EXTERIOR WORK COST RANGE:**

**\$209,000 - \$255,000\***

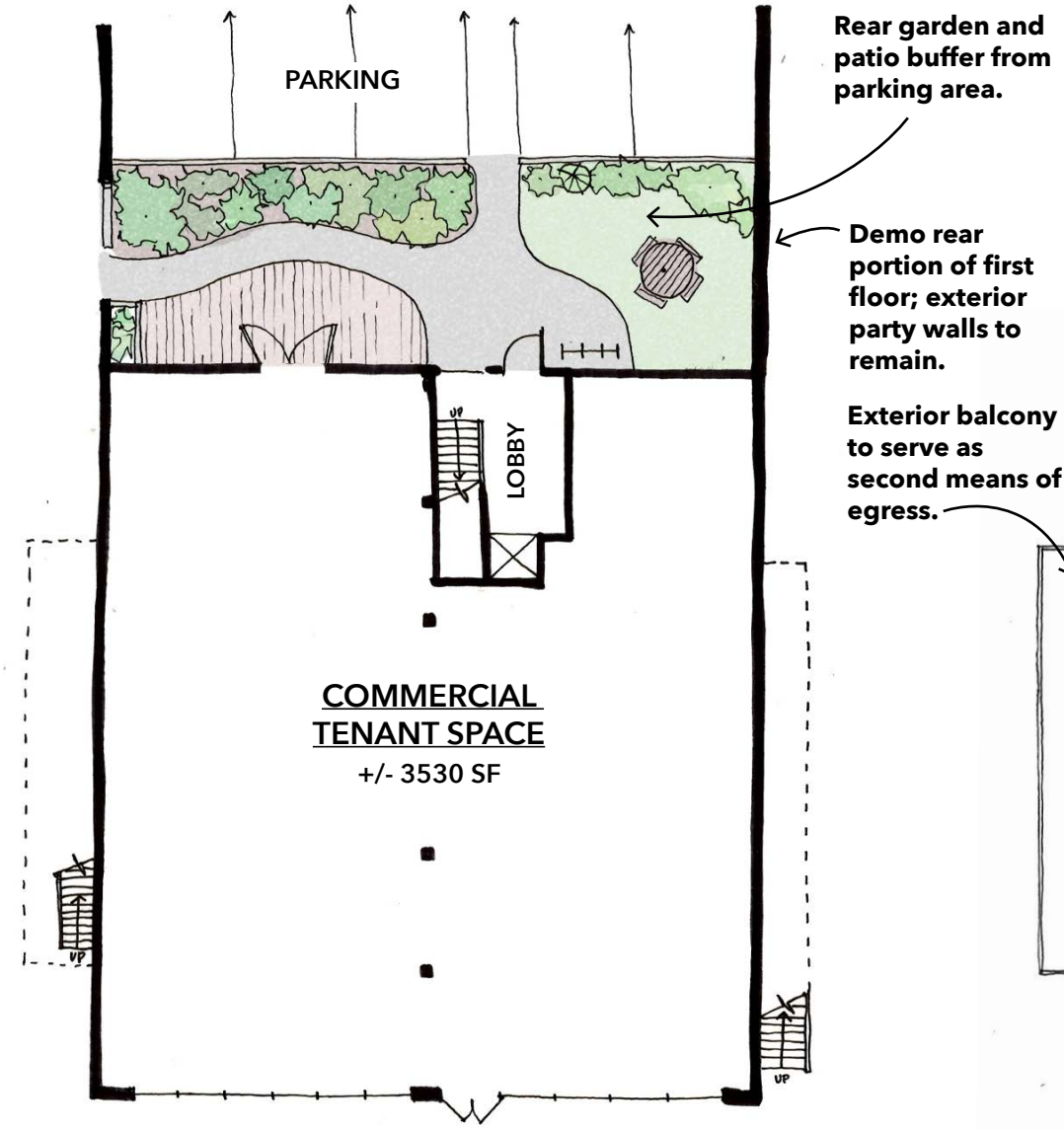
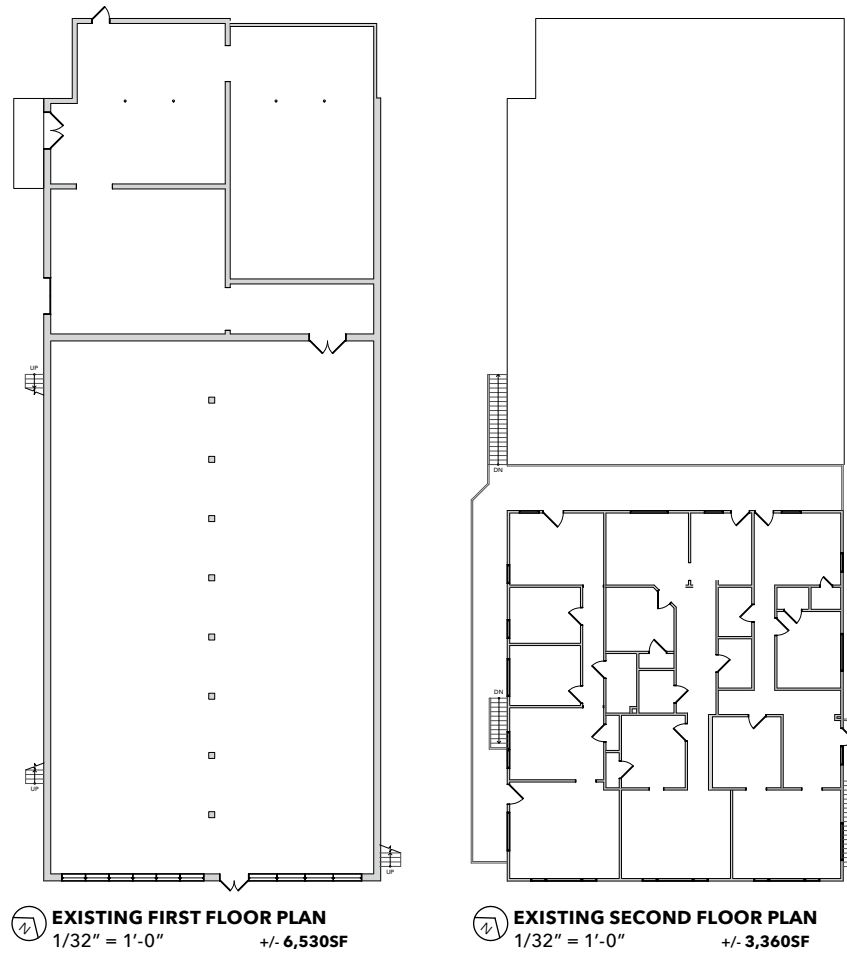
**ELIGIBLE FOR UP TO \$100,000 NYMS TAR GRANT**

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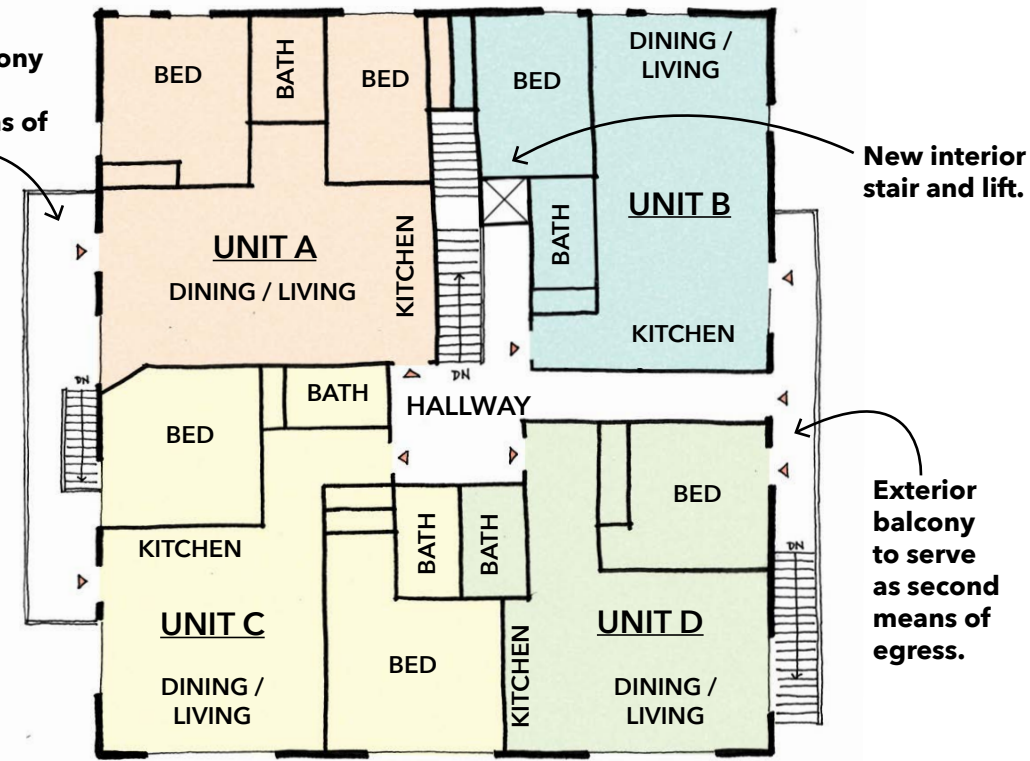


14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building



**PROPOSED FIRST FLOOR PLAN**  
**OPTION A4.1 & OPTION A4.2**  
 1/16" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**  
**OPTION A4.1 & OPTION A4.2**  
 1/16" = 1'-0"

**PRELIMINARY CODE SUMMARY:**

**Occupancy:** Second Floor Apartments (R-2)

**Alterations Level:** 3 (work exceeds 50% of building area)

**Exits:** 2 exits required from each unit

**Sprinklers:** No sprinklers required

**Separation:** 1 hour between R-2 and first floor occupancy  
*(verify with occupancy type at first floor)*

**Notes:** Lift or elevator required with 4 (+) units

**SQUARE FOOTAGE SUMMARY:**

**UNIT A:** 2 Bed, 1 Bath; +/- 875 SF

**UNIT B:** 1 Bed, 1 Bath; +/- 600 SF

**UNIT C:** 2 Bed, 2 Bath; +/- 935 SF

**UNIT D:** 1 Bed, 1 Bath; +/- 610 SF

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building

A4.1 COST AUBUCHONS (4 UPPER UNITS) NYFORWARD

	UNIT NAME	X	COST PER X	SUM	Cost for P.A. buildout	ASSUMPTIONS/NOTES
<b>DEMOLITION</b>	REAR of building	1	\$30,000.00	\$30,000.00	<b>\$30,000.00</b>	Demo of rear of building
<b>FACADE</b>	Frontage, windows, etc...	1	\$145,000.00	\$145,000.00	<b>\$145,000.00</b>	
<b>COMMERCIAL RENOVATION</b>	New Roof	3,600	\$12.00	\$43,200.00	<b>\$374,160.00</b>	"White box ready" commercial buildout of first floor
	New rear envelope + windows/doors	750	\$135.00	\$101,250.00		
	White box buildout comm. space	3,534	\$65.00	\$229,710.00		
<b>SITE WORK</b>	Parking lot + garden	1	\$50,000.00	\$50,000.00	<b>\$50,000.00</b>	Rear parking + tenant green
<b>APARTMENT ADDITION</b>	2b1ba	862	\$200.00	\$172,400.00	<b>\$876,440.00</b>	OPTION A: 4 units proposed without sprinklers to optimize buildout costs and rents for the upper floors
	1b1ba	521	\$200.00	\$104,200.00		
	1b1ba	639	\$200.00	\$127,800.00		
	2b2ba	845	\$200.00	\$169,000.00		
	Elevator	1	\$200,000.00	\$200,000.00		
	Interior stair/shaft/common	392	\$120.00	\$47,040.00		
	Balconies	4	\$14,000.00	\$56,000.00		
<b>SOFT COSTS</b>	12% construction cost				<b>\$108,772.80</b>	
<b>CONTENGINCY</b>	+10% for unknowns				<b>\$90,644.00</b>	
<b>PHASE 1 NEW YORK FORWARD</b>					<b>\$1,675,016.80</b>	
<b>OWNER CAPITAL</b>	At initial construction cost				<b>\$500,000.00</b>	STRATEGY: Apply to NYF and get awarded at least 1M for project. Do entire project in one construction phase. BIG ASSUMPTION: 500k owner capital to begin construction
<b>NYFORWARD</b>	NY FORWARD APPLICATION ACCEPTED				<b>\$1,000,000.00</b>	
<b>CLIMATE FRIENDLY HOMES</b>	25k per unit electrified unit				<b>\$100,000.00</b>	
<i>HCR Rural and urban CIF</i>	150k per unit new housing/adaptive reuse, 70% of units must be at or below 90% AMI				\$600,000.00	
<i>Senior Housing</i>	95k per unit, must be at 60% AMI max				\$380,000.00	

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building

A4.1 ROI AUBUCHONS (4 UPPER UNITS) NYFORWARD

		LEASABLE SQUARE FOOTAGE	RENT/MO (Market)	RENT/MO (90%AMI)	REALISTIC RENT	Annual income BEFORE expenses	ASSUMPTIONS/NOTES	
COMMERCIAL	TENANT 1	1,500	\$1,100.00	N/A	N/A	\$2,200.00		
	TENANT 2	1,500	\$1,100.00	N/A	N/A			
APARTMENTS	2b1ba	862	\$1942.19	\$1,747.97	\$1,500.00	\$5,000.00	5500 per month in tenant income for 5 units vs 5000 per month in tenant income for 4 units.	
	1b1ba	521	\$1510.94	\$1,359.84	\$900.00			
	1b1ba	639	\$1726.56	\$1,553.91	\$1,100.00			
	2b2ba	845	\$1942.19	\$1,747.97	\$1,500.00			
	Interior stair/shaft/common	600	N/A	N/A	N/A			
2026	NY FORWARD GRANT AWARD						• monthly: $A = P(1 + r/12)^{12t}$	
PHASE 1 DEBT	-\$1,675,016.80	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$72,472	(A) INTEREST	
OWNER CAPITAL	\$500,000.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$165,000.00	TAXES ON GRANTS AS INCOME	
GRANT INCOME UPON COMPLETION	\$1,100,000.00	TOTAL DEBT minus owner capital (P)	-\$1,175,016.80	(1+R/12)^12t	1.061678	-\$1,654.00	TAXES ON BUILDING	
2027	CONSTRUCTION COMPLETED - BUILDING CASHFLOWS							
Remaining Debt	-\$314,143.27	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$35,083	ANNUAL 20YR MORTGAGE PAYMENT	
TOTAL ANNUAL INCOME POST EXPENSES (.80)	\$69,120.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$4,147.20	TAXES AND FEES	
		TOTAL DEBT minus owner capital (P)	-\$314,143.27	(1+R/12)^12t	1.061678	-\$4200.00	INSURANCE	
ANNUAL PROFIT	\$25689.97	5.14%					Total investment (300k)/profit	
		ANNUAL ROI						

NYFORWARD used to do demo of rear addition, rear parking and green, rear building envelop, and the facade - along with commercial work to build out commercial and residential. 100k ELECTRIFICATION and 850K assumed awarded by NYF. Note the taxes paid on grants as income the year you receive them, and interest paid during the construction phase.

Upon completion of the project, the upper floor apartments and commercial units cashflow and an assumed 20 year mortgage received for the outstanding debt. Insurance is estimated based on similar sized buildings. Taxes from earnings also subtracted.



14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building

A4.2 COST AUBUCHONS (4 UPPER UNITS) STABILIZE + ANCHOR 2 PHASE

	UNIT NAME	X	COST PER X	SUM	Cost for P.A. buildout	ASSUMPTIONS/NOTES
<b>DEMOLITION</b>	REAR of building	1	\$30,000.00	\$30,000.00	<b>\$30,000.00</b>	Demo of rear of building
<b>FACADE</b>	Frontage, windows, etc...	1	\$145,000.00	\$145,000.00	<b>\$145,000.00</b>	
<b>COMMERCIAL RENOVATION</b>	New Roof	3,600	\$12.00	\$43,200.00	<b>\$374,160.00</b>	"White box ready" commercial buildout of first floor
	New rear envelope + windows/doors	750	\$135.00	\$101,250.00		
	White box buildout comm. space	3,534	\$65.00	\$229,710.00		
<b>SITE WORK</b>	Parking lot + garden	1	\$50,000.00	\$50,000.00	<b>\$50,000.00</b>	Rear parking + tenant green
<b>APARTMENT ADDITION</b>	2b1ba	862	\$200.00	\$172,400.00	<b>\$876,440.00</b>	OPTION A: 4 units proposed only to avoid paying for sprinklers - lowers construction cost per sf but requires more egress points
	1b1ba	521	\$200.00	\$104,200.00		
	1b1ba	639	\$200.00	\$127,800.00		
	2b2ba	845	\$200.00	\$169,000.00		
	ELEVATOR	1	\$200,000.00	\$200,000.00		
	Interior stair/shaft/common	392	\$120.00	\$47,040.00		
	Balconies	4	\$14,000.00	\$56,000.00		
<b>SOFT COSTS</b>	12% construction cost				<b>\$108,772.80</b>	
<b>CONTENGINCY</b>	+10% for unknowns				<b>\$90,644.00</b>	
<b>PHASE 1 STABILIZATION/ COMM</b>					<b>\$730,975.20</b>	
<b>PHASE 2 HOUSING WORK</b>					<b>\$1,069,256.80</b>	
<b>OWNER CAPITAL</b>	PHASE 1				<b>\$250,000.00</b>	STRATEGY: Apply for NYMS stabilization grant to do the demolition of rear, site work, facade, and commercial buildout. Then apply for NYMS Anchor grant to build out upper floor units. BIG ASSUMPTION: 500k owner capital over two phases of construction
<b>OWNER CAPITAL</b>	PHASE 2				<b>\$250,000.00</b>	
<b>NYMS STABILIZATION</b>	100k to 500k - assume the best case				<b>\$500,000.00</b>	
<b>NYMS ANCHOR</b>	100k to 500k - assume the best case				<b>\$500,000.00</b>	
<b>CLIMATE FRIENDLY HOMES</b>	25k per unit electrified unit				<b>\$100,000.00</b>	
HCR Rural and urban CIF	150k per unit new housing/adaptive reuse, 70% of units must be at or below 90% AMI				\$600,000.00	
Senior Housing	95k per unit, must be at 60% AMI max				\$380,000.00	AMI req's too low to be profitable

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building

A4.2 ROI AUBUCHONS (4 UPPER UNITS) STABILIZE + ANCHOR 2 PHASE

		LEASABLE SQUARE FOOTAGE	RENT/MO (Market)	RENT/MO (90%AMI)	REALISTIC RENT	Annual income BEFORE expenses	
COMMERCIAL	TENANT 1	1,500	\$1,100.00	N/A	N/A	\$2,200.00	
	TENANT 2	1,500	\$1,100.00	N/A	N/A		
APARTMENTS	2b1ba	862	\$1942.19	\$1,747.97	\$1,500.00	\$5,000.00	
	1b1ba	521	\$1510.94	\$1,359.84	\$900.00		
	1b1ba	639	\$1726.56	\$1,553.91	\$1,100.00		
	2b2ba	845	\$1942.19	\$1,747.97	\$1,500.00		
	Interior stair/shaft/common	600	N/A	N/A	N/A		
2025	NYMS STABILIZATION GRANT AWARDED, PHASE 1 BEGINS • monthly: $A = P(1 + r/12)^{12t}$						
PHASE 1 DEBT	-\$730,975.20	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$29,665	(A) INTEREST
OWNER CAPITAL	\$250,000.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$75,000.00	TAXES ON GRANTS AS INCOME
GRANT INCOME UPON COMPLETION	\$500,000.00	TOTAL DEBT minus owner capital (P)	-\$480,975.20	(1+R/12)^12t	1.061678	-\$1,654.00	TAXES ON BUILDING
2026	STABILIZATION COMPLETED, ANCHOR GRANT AWARDED, PHASE 2 BEGINS						
PHASE 2 DEBT	-\$1,156,551.50	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$85,151	(A) INTEREST
OWNER CAPITAL	\$250,000.00	MONTHS OF TIME (12T):	18	1+R/12	1.005000	-\$90,000.00	TAXES ON GRANTS AS INCOME
GRANT INCOME UPON COMPLETION	\$600,000.00	TOTAL DEBT minus owner capital (P)	-\$906,551.50	(1+R/12)^12t	1.093929	-\$1654.00	TAXES ON BUILDING
2028 onward	END OF 18 MONTH CONSTRUCTION FOR PHASE II, AWARDS RECEIVED						
Remaining Debt	-\$483,356.92	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$53,980	ANNUAL 20YR MORTGAGE PAYMENT
TOTAL ANNUAL INCOME POST EXPENSES (.80)	\$69,120.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$4,147.20	TAXES AND FEES
		TOTAL DEBT minus owner capital (P)	-\$483,356.92	(1+R/12)^12t	1.061678	-\$4200.00	INSURANCE
ANNUAL PROFIT	\$6792.56	1.36%					
		ANNUAL ROI					

ASSUMPTIONS/NOTES

NYMS STABILIZATION GRANT used to do demo of rear addition, rear parking and green, rear building envelop, and the facade - along with commercial work to build out ground floor. 500k from NYMS. **Note the taxes paid on grants as income the year you receive them, and building taxes.**

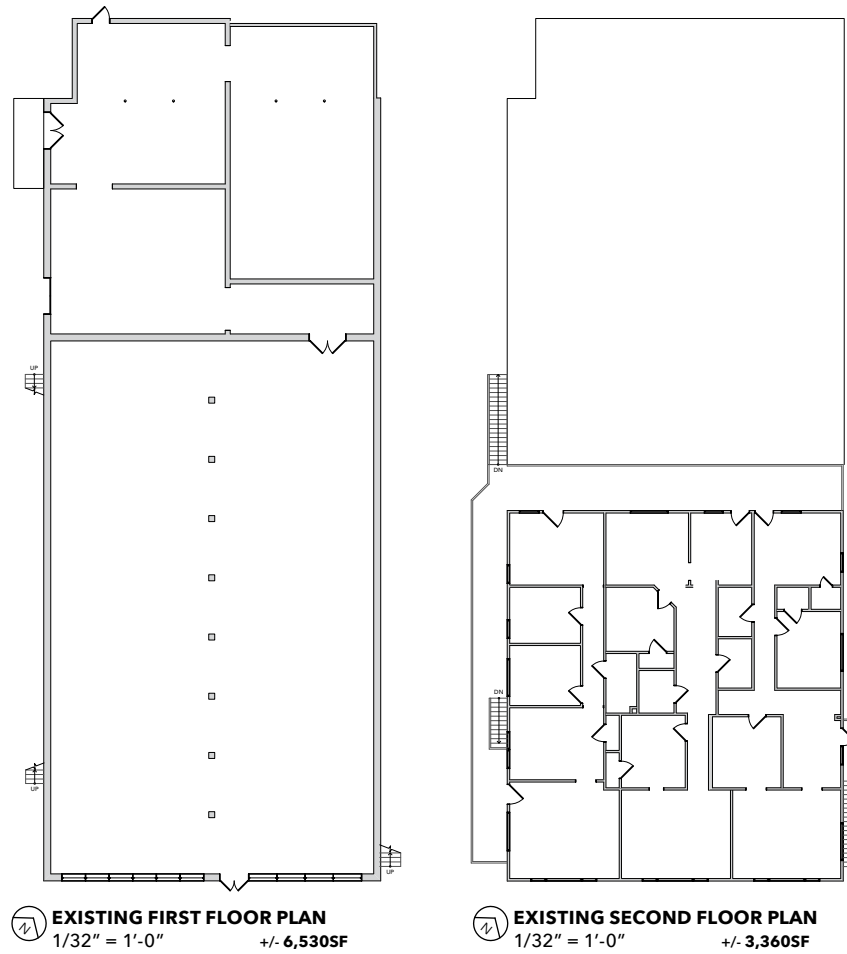
NYMS ANCHOR GRANT used to do 4 upper floor apartments (without sprinklers) which then receives an assumed 500k from NYMS and 100k for ELECTRIFICATION. **Note the taxes paid on grants as income the year you receive them, and building taxes.**

Upon completion of the project, the upper floor apartments cashflow and an assumed 20 year mortgage received for the outstanding debt. **Insurance is estimated based on similar sized buildings. Taxes from earnings also subtracted.**

Total investment (500k)/profit

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building



**PRELIMINARY CODE SUMMARY:**

**Occupancy:** Second Floor Apartments (R-2)

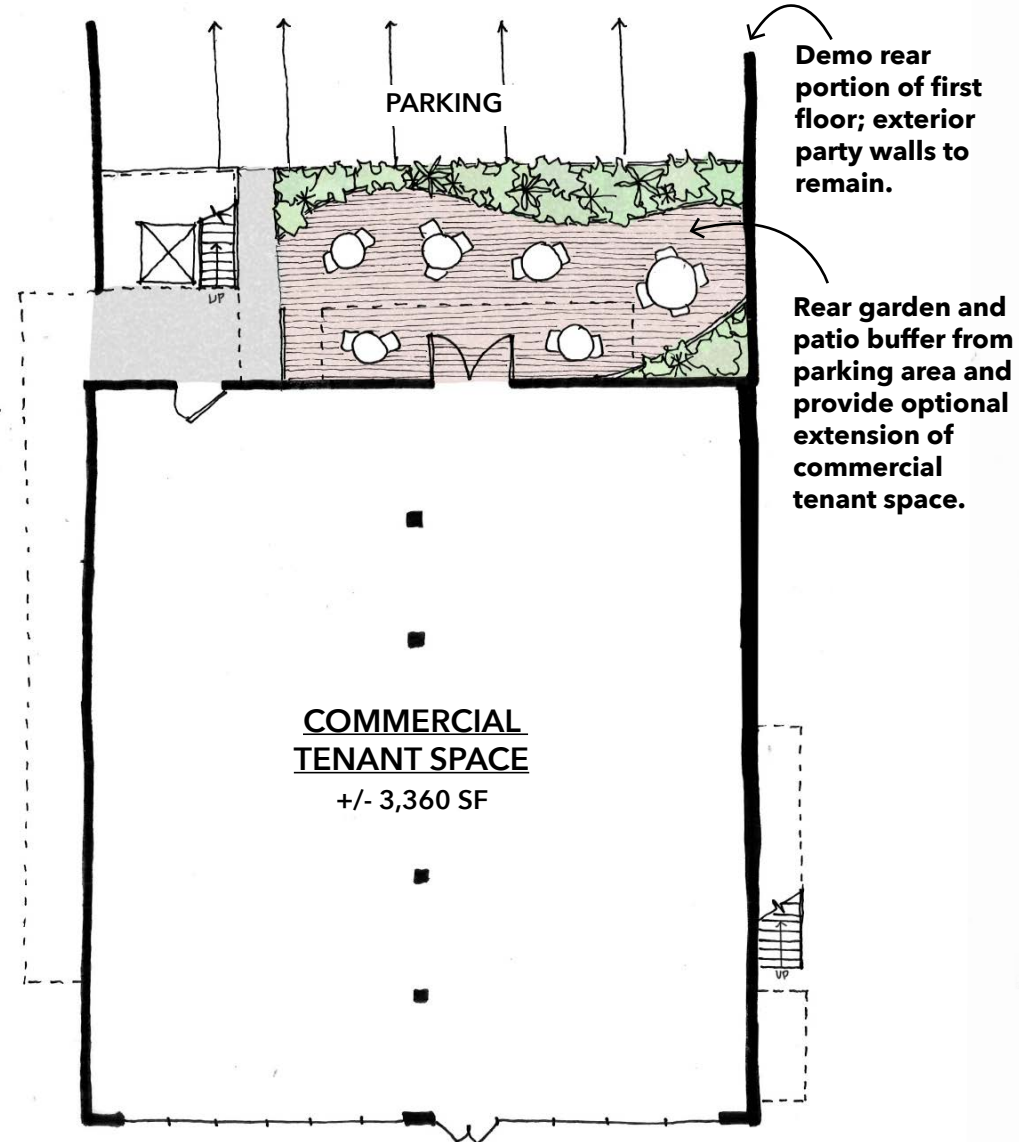
**Alterations Level:** 3 (work area exceeds 50% of building area)

**Exits:** 1 exit from each unit

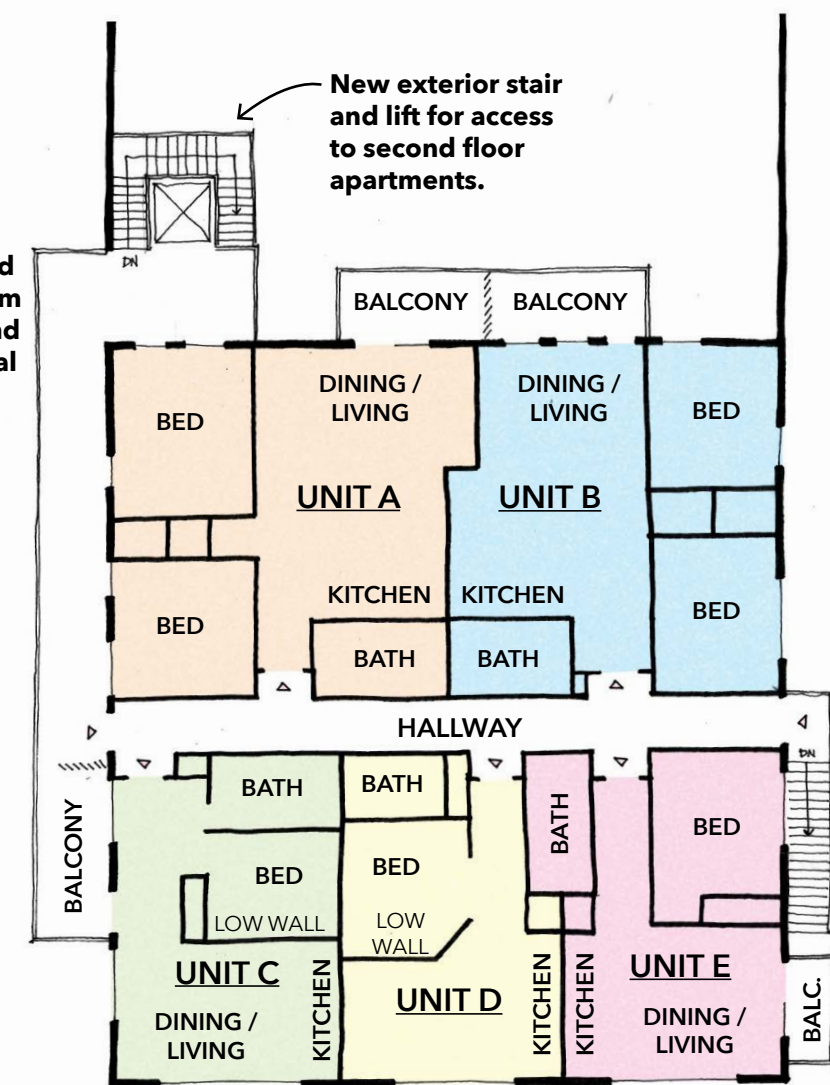
**Sprinklers:** Sprinklers required

**Separation:** 1 hour between R-2 and first floor occupancy  
*(verify with occupancy type at first floor)*

**Notes:** Lift required with 4 (+) units



**PROPOSED FIRST FLOOR PLAN**  
**OPTION B5.1**  
1/16" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**  
**OPTION B5.1**  
1/16" = 1'-0"

**SQUARE FOOTAGE SUMMARY:**

**UNIT A:** 2 Bed, 1 Bath; +/- 860 SF

**UNIT B:** 2 Bed, 1 Bath; +/- 800 SF

**UNIT C:** Studio; +/- 470 SF

**UNIT D:** Studio; +/- 430 SF

**UNIT E:** 1 Bed, 1 Bath; +/- 500 SF

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building

**B5.1 COST AUBUCHONS (5 UPPER UNITS) STABILIZE + ANCHOR 2 PHASE**

	UNIT NAME	X	COST PER X	SUM	Cost for P.A. buildout	ASSUMPTIONS/NOTES
<b>DEMOLITION</b>	REAR of building	1	\$30,000.00	\$30,000.00	<b>\$30,000.00</b>	Demo of rear of building
<b>FACADE</b>	Frontage, windows, etc...	1	\$145,000.00	\$145,000.00	<b>\$145,000.00</b>	
<b>COMMERCIAL RENOVATION</b>	New Roof	3,600	\$12.00	\$43,200.00	<b>\$374,160.00</b>	"White box ready" commercial buildout of first floor
	New rear envelope + windows/doors	750	\$135.00	\$101,250.00		
	White box buildout comm. space	3,534	\$65.00	\$229,710.00		
<b>SITE WORK</b>	Parking lot + garden	1	\$50,000.00	\$50,000.00	<b>\$50,000.00</b>	Rear parking + tenant green
<b>APARTMENT ADDITION</b>	2b1ba	860	\$220.00	\$189,200.00	<b>\$964,980.00</b>	OPTION B: 5 units proposed, however this requires sprinklers so a higher per/sf build number. Keep in mind smaller units now return less, and so construction is estimated at \$88,580 more for 5 units, however rent is only increased \$500 per month.
	2b1ba	800	\$220.00	\$176,000.00		
	studio	471	\$220.00	\$103,620.00		
	studio	428	\$220.00	\$94,160.00		
	1b1ba	500	\$220.00	\$110,000.00		
	Elevator	1	\$200,000.00	\$200,000.00		
	Interior stair/shaft/common	300	\$120.00	\$36,000.00		
Balconies	4	\$14,000.00	\$56,000.00			
<b>SOFT COSTS</b>	12% construction cost				<b>\$119,397.60</b>	
<b>CONTINGENCY</b>	+10% for unknowns				<b>\$99,498.00</b>	
<b>PHASE 1 STABILIZATION/ COMM</b>					<b>\$730,975.20</b>	
<b>PHASE 2 HOUSING WORK</b>					<b>\$1,177,275.60</b>	
<b>OWNER CAPITAL</b>	PHASE 1				<b>\$250,000.00</b>	STRATEGY: Apply for NYMS stabilization grant to do the demolition of rear, site work, facade, and commercial buildout. Then apply for NYMS Anchor grant to build out upper floor units. BIG ASSUMPTION: 500k owner capital over two phases of construction
<b>OWNER CAPITAL</b>	PHASE 2				<b>\$250,000.00</b>	
<b>NYMS STABILIZATION</b>	100k to 500k - assume the best case				<b>\$500,000.00</b>	
<b>NYMS ANCHOR</b>	100k to 500k - assume the best case				<b>\$500,000.00</b>	
<b>CLIMATE FRIENDLY HOMES</b>	25k per unit electrified unit				<b>\$125,000.00</b>	
HCR Rural and urban CIF	150k per unit new housing/adaptive reuse, 70% of units must be at or below 90% AMI				\$600,000.00	AMI req's too low to be profitable
Senior Housing	95k per unit, must be at 60% AMI max				\$380,000.00	

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building

**B5.1 ROI AUBUCHONS (5 UPPER UNITS) STABILIZE + ANCHOR 2 PHASE**

		LEASABLE SQUARE FOOTAGE	RENT/MO (Market)	RENT/MO (90%AMI)	REALISTIC RENT	Annual income BEFORE expenses																									
COMMERCIAL	TENANT 1	1,400	\$1,100.00	N/A	N/A	\$2,200.00																									
	TENANT 2	1,600	\$1,100.00	N/A	N/A																										
APARTMENTS	2b1ba	860	\$1942.19	\$1,747.97	\$1,400.00	\$5,500.00																									
	2b1ba	800	\$1942.19	\$1,747.97	\$1,400.00																										
	studio	471	\$1510.94	\$1,359.84	\$900.00																										
	studio	428	\$1510.94	\$1,359.84	\$900.00																										
	1b1ba	500	\$1510.94	\$1,359.84	\$900.00																										
	Interior stair/shaft/common	600	N/A	N/A	N/A																										
<p>2025 STABILIZATION GRANT AWARDED, PHASE 1 BEGINS • monthly: <math>A = P(1 + r/12)^{12t}</math></p> <table border="1"> <tr> <td>PHASE 1 DEBT</td> <td>-\$730,975.20</td> <td>INTEREST RATE (R):</td> <td>6%</td> <td>(R/12)</td> <td>0.005000</td> <td>-\$29,665</td> <td>(A) INTEREST</td> </tr> <tr> <td>OWNER CAPITAL</td> <td>\$250,000.00</td> <td>MONTHS OF TIME (12T):</td> <td>12</td> <td>1+R/12</td> <td>1.005000</td> <td>-\$75,000.00</td> <td>TAXES ON GRANTS AS INCOME</td> </tr> <tr> <td>GRANT INCOME UPON COMPLETION</td> <td>\$500,000.00</td> <td>TOTAL DEBT minus owner capital (P)</td> <td>-\$480,975.20</td> <td>(1+R/12)^12t</td> <td>1.061678</td> <td>-\$1,654.00</td> <td>TAXES ON BUILDING</td> </tr> </table>								PHASE 1 DEBT	-\$730,975.20	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$29,665	(A) INTEREST	OWNER CAPITAL	\$250,000.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$75,000.00	TAXES ON GRANTS AS INCOME	GRANT INCOME UPON COMPLETION	\$500,000.00	TOTAL DEBT minus owner capital (P)	-\$480,975.20	(1+R/12)^12t	1.061678	-\$1,654.00	TAXES ON BUILDING
PHASE 1 DEBT	-\$730,975.20	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$29,665	(A) INTEREST																								
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GRANT INCOME UPON COMPLETION	\$500,000.00	TOTAL DEBT minus owner capital (P)	-\$480,975.20	(1+R/12)^12t	1.061678	-\$1,654.00	TAXES ON BUILDING																								
<p>2026 STABILIZATION COMPLETED, ANCHOR GRANT AWARDED, PHASE 2 BEGINS</p> <table border="1"> <tr> <td>PHASE 2 DEBT</td> <td>-\$1,264,570.30</td> <td>INTEREST RATE (R):</td> <td>6%</td> <td>(R/12)</td> <td>0.005000</td> <td>-\$95,298</td> <td>(A) INTEREST</td> </tr> <tr> <td>OWNER CAPITAL</td> <td>\$250,000.00</td> <td>MONTHS OF TIME (12T):</td> <td>18</td> <td>1+R/12</td> <td>1.005000</td> <td>-\$93,750.00</td> <td>TAXES ON GRANTS AS INCOME</td> </tr> <tr> <td>GRANT INCOME UPON COMPLETION</td> <td>\$625,000.00</td> <td>TOTAL DEBT minus owner capital (P)</td> <td>-\$1,014,570.30</td> <td>(1+R/12)^12t</td> <td>1.093929</td> <td>-\$1654.00</td> <td>TAXES ON BUILDING</td> </tr> </table>								PHASE 2 DEBT	-\$1,264,570.30	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$95,298	(A) INTEREST	OWNER CAPITAL	\$250,000.00	MONTHS OF TIME (12T):	18	1+R/12	1.005000	-\$93,750.00	TAXES ON GRANTS AS INCOME	GRANT INCOME UPON COMPLETION	\$625,000.00	TOTAL DEBT minus owner capital (P)	-\$1,014,570.30	(1+R/12)^12t	1.093929	-\$1654.00	TAXES ON BUILDING
PHASE 2 DEBT	-\$1,264,570.30	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$95,298	(A) INTEREST																								
OWNER CAPITAL	\$250,000.00	MONTHS OF TIME (12T):	18	1+R/12	1.005000	-\$93,750.00	TAXES ON GRANTS AS INCOME																								
GRANT INCOME UPON COMPLETION	\$625,000.00	TOTAL DEBT minus owner capital (P)	-\$1,014,570.30	(1+R/12)^12t	1.093929	-\$1654.00	TAXES ON BUILDING																								
<p>2028 onward END OF 18 MONTH CONSTRUCTION FOR PHASE II, AWARDS RECEIVED</p> <table border="1"> <tr> <td>Remaining Debt</td> <td>-\$580,271.81</td> <td>INTEREST RATE (R):</td> <td>6%</td> <td>(R/12)</td> <td>0.005000</td> <td>-\$64,803</td> <td>ANNUAL 20YR MORTGAGE PAYMENT</td> </tr> <tr> <td>TOTAL ANNUAL INCOME POST EXPENSES (.80)</td> <td>\$73,920.00</td> <td>MONTHS OF TIME (12T):</td> <td>12</td> <td>1+R/12</td> <td>1.005000</td> <td>-\$4,435.20</td> <td>TAXES AND FEES</td> </tr> <tr> <td></td> <td></td> <td>TOTAL DEBT minus owner capital (P)</td> <td>-\$580,271.81</td> <td>(1+R/12)^12t</td> <td>1.061678</td> <td>-\$4200.00</td> <td>INSURANCE</td> </tr> </table>								Remaining Debt	-\$580,271.81	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$64,803	ANNUAL 20YR MORTGAGE PAYMENT	TOTAL ANNUAL INCOME POST EXPENSES (.80)	\$73,920.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$4,435.20	TAXES AND FEES			TOTAL DEBT minus owner capital (P)	-\$580,271.81	(1+R/12)^12t	1.061678	-\$4200.00	INSURANCE
Remaining Debt	-\$580,271.81	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$64,803	ANNUAL 20YR MORTGAGE PAYMENT																								
TOTAL ANNUAL INCOME POST EXPENSES (.80)	\$73,920.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$4,435.20	TAXES AND FEES																								
		TOTAL DEBT minus owner capital (P)	-\$580,271.81	(1+R/12)^12t	1.061678	-\$4200.00	INSURANCE																								
ANNUAL PROFIT	\$481.31	0.10%																													
		ANNUAL ROI																													

ASSUMPTIONS/NOTES

5500 per month in tenant income for 5 units vs 5000 per month in tenant income for 4 units.

NYMS STABILIZATION GRANT used to do demo of rear addition, rear parking and green, rear building envelop, and the facade - along with commercial work to build out ground floor. 500k from NYMS. Note the taxes paid on grants as income the year you receive them, and building taxes.

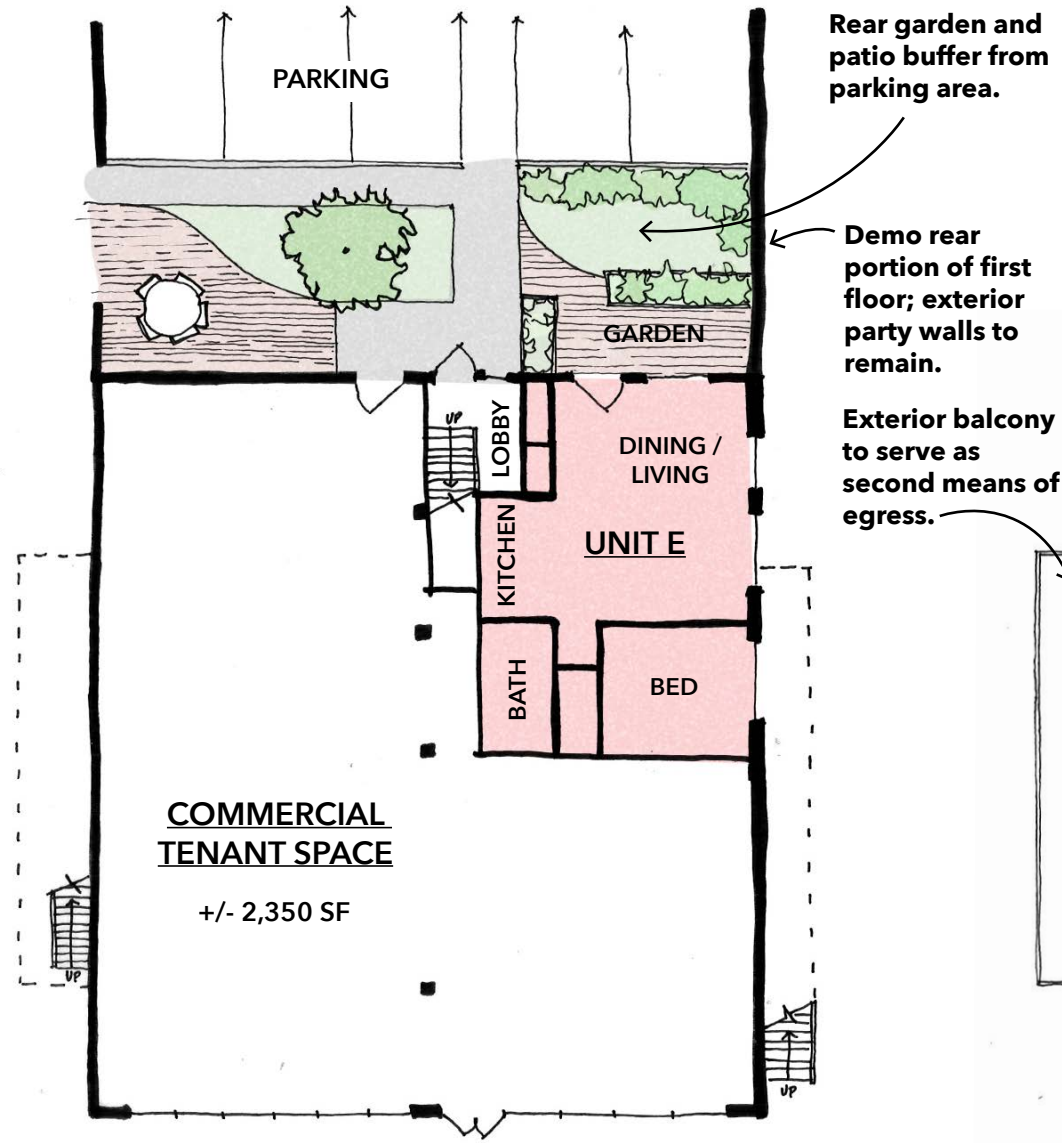
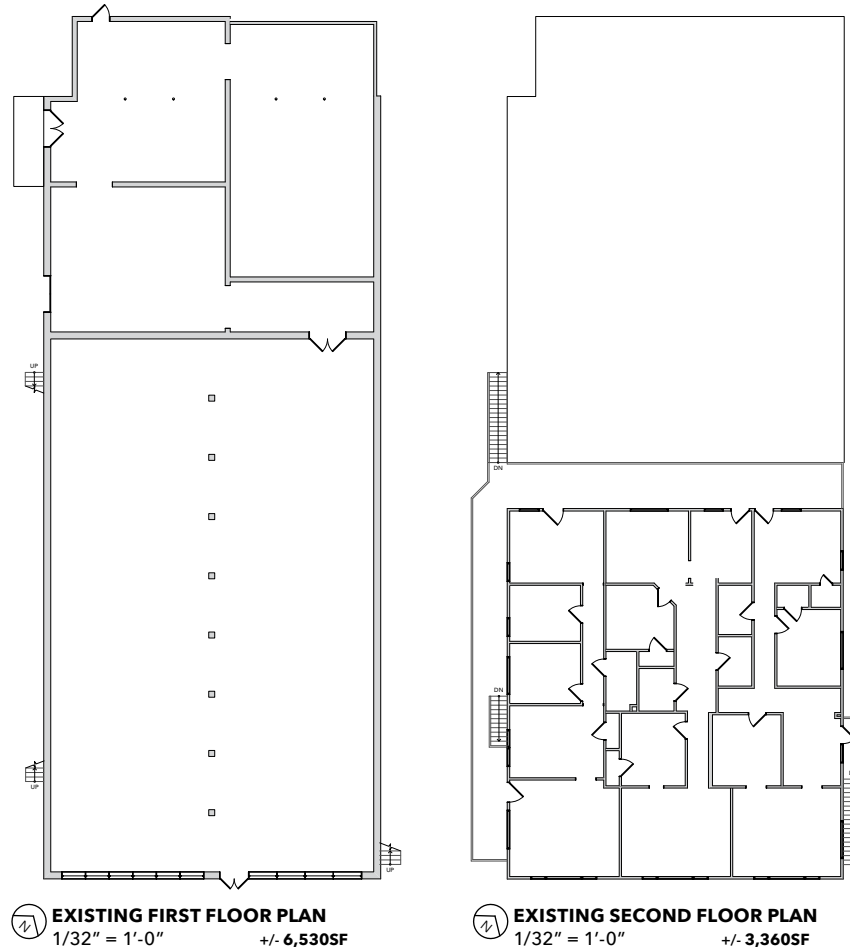
NYMS ANCHOR GRANT used to do 4 upper floor apartments (without sprinklers) which then receives an assumed 500k from NYMS and 125k for ELECTRIFICATION. Note the taxes paid on grants as income the year you receive them, and building taxes.

Upon completion of the project, the upper floor apartments cashflow and an assumed 20 year mortgage received for the outstanding debt. Insurance is estimated based on similar sized buildings. Taxes from earnings also subtracted.

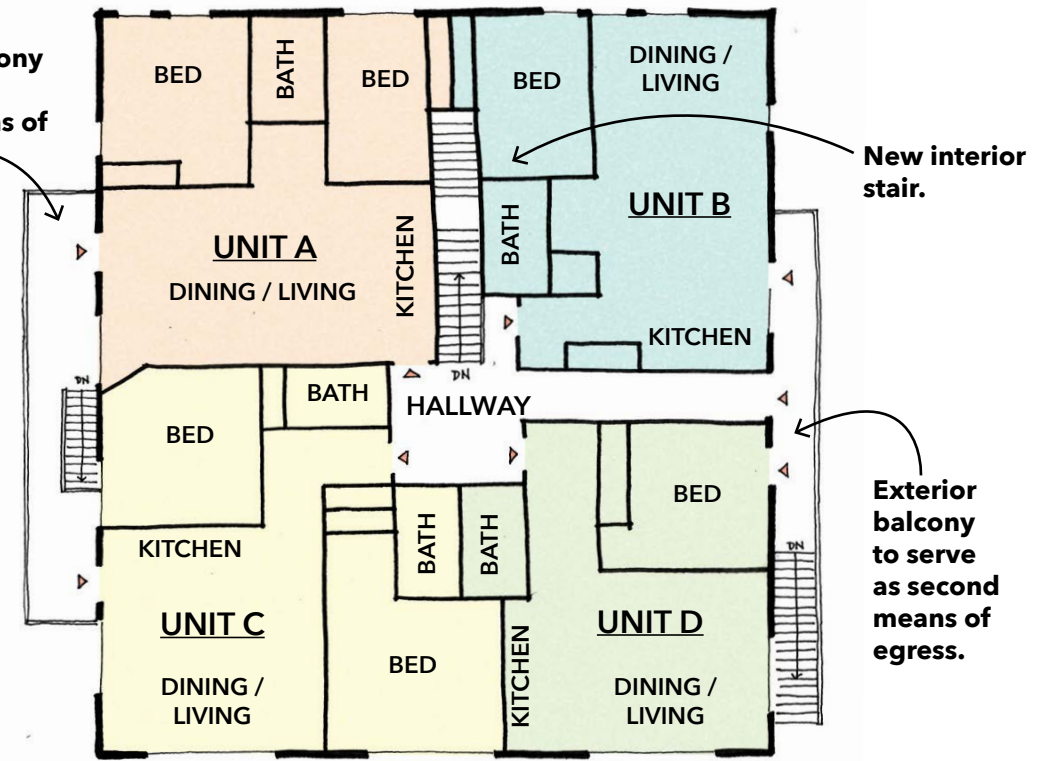
Total investment (500k)/profit

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building



**PROPOSED FIRST FLOOR PLAN**  
**OPTION B5.2**  
 1/16" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**  
**OPTION B5.2**  
 1/16" = 1'-0"

**PRELIMINARY CODE SUMMARY:**

**Occupancy:** Second Floor Apartments (R-2)

**Alterations Level:** 3 (work exceeds 50% of building area)

**Exits:** 2 exits required from each unit

**Sprinklers:** No sprinklers required

**Separation:** 1 hour between R-2 and first floor occupancy  
*(v with occupancy type at first floor)*

**Notes:** Lift or elevator required with 4 (+) units  
 - Ground floor accessible unit provided therefore no elevator/lift required

**SQUARE FOOTAGE SUMMARY:**

**UNIT A:** 2 Bed, 1 Bath; +/- 875 SF

**UNIT B:** 1 Bed, 1 Bath; +/- 600 SF

**UNIT C:** 2 Bed, 2 Bath; +/- 935 SF

**UNIT D:** 1 Bed, 1 Bath; +/- 610 SF

**UNIT E:** 1 Bed, 1 Bath; +/- 800 SF (accessible)

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building

**B5.2 COST AUBUCHONS (4 UPPER 1 LOWER) NYFORWARD**

	UNIT NAME	X	COST PER X	SUM	Cost for P.A. buildout
<b>DEMOLITION</b>	REAR of building	1	\$30,000.00	\$30,000.00	<b>\$30,000.00</b>
<b>FACADE</b>	Frontage, windows, etc...	1	\$145,000.00	\$145,000.00	<b>\$145,000.00</b>
<b>COMMERCIAL RENOVATION</b>	New Roof	3,600	\$12.00	\$43,200.00	<b>\$277,700.00</b>
	New rear envelope + windows/doors	750	\$135.00	\$101,250.00	
	White box buildout comm. space	2,050	\$65.00	\$133,250.00	
<b>SITE WORK</b>	Parking lot + garden	1	\$50,000.00	\$50,000.00	<b>\$50,000.00</b>
<b>APARTMENT ADDITION</b>	2b1ba	862	\$200.00	\$172,400.00	<b>\$846,440.00</b>
	1b1ba	521	\$200.00	\$104,200.00	
	1b1ba	639	\$200.00	\$127,800.00	
	2b2ba	845	\$200.00	\$169,000.00	
	Lower Level Apartment A	850	\$200.00	\$170,000.00	
	Interior stair/shaft/common	392	\$120.00	\$47,040.00	
	Balconies	4	\$14,000.00	\$56,000.00	
<b>SOFT COSTS</b>	12% construction cost				<b>\$105,172.80</b>
<b>CONTINGENCY</b>	+10% for unknowns				<b>\$87,644.00</b>
<b>PHASE 1 STABILIZATION/ COMM</b>					<b>\$1,541,956.80</b>
<b>OWNER CAPITAL</b>	At initial construction cost				<b>\$300,000.00</b>
<b>NYFORWARD</b>	NY FORWARD APPLICATION ACCEPTED				<b>\$850,000.00</b>
<b>CLIMATE FRIENDLY HOMES</b>	25k per unit electrified unit				<b>\$125,000.00</b>
<i>HCR Rural and urban CIF</i>	<i>150k per unit new housing/adaptive reuse, 70% of units must be at or below 90% AMI</i>				<i>\$600,000.00</i>
<i>Senior Housing</i>	<i>95k per unit, must be at 60% AMI max</i>				<i>\$380,000.00</i>

ASSUMPTIONS/NOTES

Demo of rear of building

“White box ready” commercial buildout of first floor

Rear parking + tenant green

OPTION B: 5 units proposed without sprinklers to optimize buildout costs and rents for the upper floors with 1 ground floor units

STRATEGY: Apply to NYF and get awarded at least 1M for project. Do entire project in one construction phase. BIG ASSUMPTION: 300k owner capital to begin construction

14229 NYS R9N - Au Sable Forks, NY

AuBuchon Building

**B5.2 ROI AUBUCHONS (4 UPPER 1 LOWER) NYFORWARD**

		LEASABLE SQUARE FOOTAGE	RENT/MO (Market)	RENT/MO (90%AMI)	REALISTIC RENT	Annual income BEFORE expenses
COMMERCIAL	TENANT 1	2,050	\$1,200.00	N/A	N/A	\$1,200.00

ASSUMPTIONS/NOTES

APARTMENTS	2b1ba	862	\$1942.19	\$1,747.97	\$1,500.00	\$8,000.00
	1b1ba	521	\$1510.94	\$1,359.84	\$900.00	
	1b1ba	639	\$1726.56	\$1,553.91	\$1,100.00	
	2b2ba	845	\$1942.19	\$1,747.97	\$1,500.00	
	1st floor accessible 2b2ba	850	\$1942.19	\$1,747.97	\$1,500.00	
	1st floor accessible 2b2ba	850	\$1942.19	\$1,747.97	\$1,500.00	
	Interior stair/shaft/common	600	N/A	N/A	N/A	

2 accessible ground floor apartments to avoid needing an elevator, a small 1200sf commercial shop at ground level facing main street. 4 larger upper floor apartments as well, for a total of 6 units below 90%AMI.

2026

NY FORWARD GRANT AWARD

• monthly:  $A = P(1 + r/12)^{12t}$

PHASE 1 DEBT	-\$1,541,956.80	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$76,601	(A) INTEREST
OWNER CAPITAL	\$300,000.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$146,250.00	TAXES ON GRANTS AS INCOME
GRANT INCOME UPON COMPLETION	\$975,000.00	TOTAL DEBT minus owner capital (P)	-\$1,241,956.80	(1+R/12)^12t	1.061678	-\$1,654.00	TAXES ON BUILDING

NYFORWARD used to do demo of rear addition, rear parking and green, rear building envelop, and the facade - along with commercial work to build out commercial and residential. 125k ELECTRIFICATION and 850K assumed awarded by NYF. Note the taxes paid on grants as income the year you receive them, and interest paid during the construction phase.

2027

CONSTRUCTION COMPLETED - BUILDING CASHFLOWS

Remaining Debt	-\$491,461.98	INTEREST RATE (R):	6%	(R/12)	0.005000	-\$54,885	ANNUAL 20YR MORTGAGE PAYMENT
TOTAL ANNUAL INCOME POST EXPENSES (.80)	\$88,320.00	MONTHS OF TIME (12T):	12	1+R/12	1.005000	-\$5,299.20	TAXES AND FEES
		TOTAL DEBT minus owner capital (P)	-\$491,461.98	(1+R/12)^12t	1.061678	-\$4200.00	INSURANCE

Upon completion of the project, the upper floor apartments and commercial units cashflow and an assumed 20 year mortgage received for the outstanding debt. Insurance is estimated based on similar sized buildings. Taxes from earnings also subtracted.

ANNUAL PROFIT	\$23935.40	7.98%					
		ANNUAL ROI					

Total investment (300k)/profit