

**5571 Orange
Budget Summary
7/24/23**

8 Homes

Category	Budget	Note
Non Construction Costs	103,000	minus Developer Fee, Interest, & Land
A&E and Permitting costs	362,600	
Gen. Construction Categories	465,513	
Construction Tasks	2,370,200	
Developer Fee	255,000	
Construction Interest	182,500	
Land	717,000	
Total	4,455,813	

Habitat for Humanity of Greater Los Angeles

NOTE: This is a preliminary budget and is subject to change.

5571 Orange
Budget Line Item
7/24/23

8 Homes

Cost Code	Category	Description	Budget	Cost Per Unit	Notes
01-001	Non Construction Cc	Land	717,000		
01-002	Non Construction Cc	Closing Costs	-		
01-003	Non Construction Cc	Real Estate Commissions	-		
01-004	Non Construction Cc	Property Taxes	35,000	4,375	
01-100	Non Construction Cc	Finance/Loan Fees/Interest	182,500	22,813	
17-001	Non Construction Cc	Disposition Closing Costs	-	-	
01-365	Non Construction Cc	Admin - Legal	8,000	1,000	
01-367	Non Construction Cc	Admin - Insurance - Liability	40,000	5,000	
	Non Construction Cc	City Lender Fee	20,000	2,500	
	Non Construction Cc	Developer Fee	255,000	31,875	
				-	
Non Construction Costs			1,257,500	157,188	
				-	
	A&E and Permitting c	To be allocated to Items	-	-	
01-010	A&E and Permitting c	Permits & Fees	165,000	20,625	
01-015	A&E and Permitting c	Bonding	5,000	625	
01-101	A&E and Permitting c	HOA FEES	-	-	
01-200	A&E and Permitting c	Architect	30,000	3,750	
01-201	A&E and Permitting c	Plan Reproduction	7,000	875	
01-202	A&E and Permitting c	Structural Engineering	10,000	1,250	
01-203	A&E and Permitting c	Mechanical Engineering	-	-	
01-204	A&E and Permitting c	Electrical Engineering	-	-	
01-205	A&E and Permitting c	Plumbing Design	-	-	
01-206	A&E and Permitting c	Fire Protection Design	5,600	700	
01-207	A&E and Permitting c	Asbest/Lead Pnt/Environ	5,000	625	
01-208	A&E and Permitting c	Geological Consulting	2,500	313	
01-209	A&E and Permitting c	Soils Analysis	11,500	1,438	
01-210	A&E and Permitting c	Consulting/Design Other	12,000	1,500	
01-211	A&E and Permitting c	Civil / Survey / Mapping	45,000	5,625	
01-404	A&E and Permitting c	Inspections/Observations Other	3,000	375	
01-349	A&E and Permitting c	R/E Drafting Permits Assist.	8,000	1,000	

01-359	A&E and Permitting c Dir Housing Dev & Desgn	53,000	6,625
A&E and Permitting costs		362,600	45,325
01-380	General Constructor Taxes	12,763	1,595
01-383	General Constructor Insurance-Med	15,450	1,931
01-385	General Constructor Workers Comp	15,400	1,925
01-387	General Constructor 401 K	2,900	363
21-030	General Constructor Project Management	45,000	5,625
21-035	General Constructor Site Superintendent	80,000	10,000
21-040	General Constructor Supervisor	-	-
21-005	General Constructor Mileage/Parking	-	-
21-010	General Constructor Americorps/Vista Labor	-	-
21-015	General Constructor Trash Hauling	10,000	1,250
21-016	General Constructor Site Rentals	70,000	8,750
21-017	General Constructor Small Tools	-	-
21-020	General Constructor Safety Equipment	4,000	500
21-025	General Constructor Security	20,000	2,500
21-100	General Constructor Gen Requirements-Other	15,000	1,875
21-105	General Constructor Contingency	175,000	21,875
General Construction Categories		465,513	58,189
N/A	Construction Tasks Crew Leader/Const Worker	-	-
N/A	Construction Tasks Senior Crew Leader	-	-
22-005	Construction Tasks Site Prep	60,000	7,500
22-010	Construction Tasks Grading	50,000	6,250
22-011	Construction Tasks Dirt Removal/Hauling	10,000	1,250
22-015	Construction Tasks Excavation	25,000	3,125
22-020	Construction Tasks Foundation & Slab	250,000	31,250
22-025	Construction Tasks Plumbing Underground	32,000	4,000
22-026	Construction Tasks Underslab Plumbing	23,000	2,875
22-030	Construction Tasks Sewer Connection	55,000	6,875
22-035	Construction Tasks Electrical Underground & OH	90,000	11,250
22-040	Construction Tasks Offsite Requirements	160,000	20,000
22-045	Construction Tasks Water Supply & Meter	75,000	9,375

22-050	Construction Tasks	Framing/Trusses/Roof Sheeting	300,000	37,500
22-055	Construction Tasks	Scaffolding	16,000	2,000
22-060	Construction Tasks	Windows/Doors	36,000	4,500
22-065	Construction Tasks	Moisture Protection	16,000	2,000
22-070	Construction Tasks	Siding, Trim, Metal Flashing	100,000	12,500
22-075	Construction Tasks	Garage Door	11,000	1,375
22-080	Construction Tasks	Roof Covering/ Shingles/Vents	24,000	3,000
22-085	Construction Tasks	Fire Sprinkler	24,000	3,000
22-090	Construction Tasks	HVAC	112,000	14,000
22-100	Construction Tasks	Rough Plumbing	94,000	11,750
22-105	Construction Tasks	Rough Electrical	76,000	9,500
22-110	Construction Tasks	Insulation	27,200	3,400
22-120	Construction Tasks	Drywall	104,000	13,000
22-125	Construction Tasks	Interior Paint	16,000	2,000
22-130	Construction Tasks	Ext. Paint, Stucco, Signs, Mailboxes	44,000	5,500
22-140	Construction Tasks	Cabinetry	24,000	3,000
22-145	Construction Tasks	Counter tops	8,000	1,000
22-150	Construction Tasks	Finish Plumbing	32,000	4,000
22-155	Construction Tasks	Finish Electrical	38,000	4,750
22-156	Construction Tasks	Solar Panels	85,000	10,625
22-160	Construction Tasks	Install Appliances	16,000	2,000
22-165	Construction Tasks	Interior Finish	24,000	3,000
22-170	Construction Tasks	Flooring	34,000	4,250
22-175	Construction Tasks	Rain Gutters	10,000	1,250
22-180	Construction Tasks	Irrigation/Landscape	80,000	10,000
22-185	Construction Tasks	Fencing	25,000	3,125
22-195	Construction Tasks	Hardscape onsite	100,000	12,500
22-196	Cultec System	Cultec System	64,000	8,000
			-	-
Construction Tasks			2,370,200	296,275
			-	-
Grand Total			4,455,813	556,977

Habitat for Humanity of Greater Los Angeles
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**5571 Orange
Sources & Uses
7/24/23**

8 Homes

Uses	Budget	Long Beach Land	Habitat LA							
			Const. Loan	Const. Loan Interest	HUD Funding	Habitat LA Fundraising	Habitat LA GIK	Habitat LA Equity	Deferred Dev. Fee	
Non Construction Costs	103,000								\$ 103,000	
A&E and Permitting costs	362,600		\$ 112,600		\$200,000				\$ 50,000	
Gen. Construction Categories	465,513		\$ 123,988			\$ 100,000			\$ 241,525	
Construction Tasks	2,370,200		\$1,405,200		\$245,000	\$ 340,000	\$120,000		\$ 260,000	
Developer Fee	255,000									\$ 255,000
Construction Loan Interest	182,500			\$ 182,500						
Land	717,000	\$717,000								
Total	\$4,455,813	\$717,000	\$1,641,788	\$ 182,500	\$445,000	\$ 440,000	\$120,000	\$ 654,525	\$ 255,000	

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**5571 Orange
Costs & Revenue Projection
7/24/23**

8 Homes

Development Costs

Non Construction Costs	\$	103,000
A&E and Permitting costs	\$	362,600
Gen. Construction Categories	\$	465,513
Construction Tasks	\$	2,370,200
Developer Fee	\$	255,000
Construction Interest	\$	182,500
Land	\$	717,000
TOTAL	\$	4,455,813

Sources

Land	\$	717,000
Const. Loan	\$	1,641,788
Const. Loan Interest	\$	182,500
HUD Funding	\$	445,000
Habitat LA Fundraising	\$	440,000
Habitat LA GIK	\$	120,000
Habitat LA Equity	\$	654,525
Deferred Dev. Fee	\$	255,000
TOTAL	\$	4,455,813

Sales Revenue

Sales Price	\$	5,020,000
Buyer Down Payment	\$	50,200
First Mortgages	\$	1,686,968
Calhome	\$	800,000
WISH	\$	232,000
Other 2nd Mortgage	\$	2,250,832
GROSS SALES PROCEEDS	\$	5,020,000

Net Sales Proceeds (*cash proceeds)

Buyer Down Payment	\$	50,200
First Mortgages	\$	1,686,968
Calhome	\$	800,000
WISH	\$	232,000
NET SALES PROCEEDS	\$	2,769,168

Distribution of Net Sales Proceeds

Habitat Const. Loan	\$	1,641,788
Const. Loan Interest	\$	182,500
Developer Fee	\$	255,000
Habitat LA Equity	\$	654,525
Habitat LA Net Proceeds	\$	35,355

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