

1088 Howard Street

24 residential condominiums + 1 commercial

Bicycle parking included | no vehicular parking permitted

3.12.2024

LOT VALUE	\$ 4,200,000			
	Sq.Ft.		Today's Value	\$/Sq.Ft.
Total Sales	17,986		\$17,080,000	\$1,045
Acquisition	\$ (4,200,000)			
Construction	\$ (8,093,700.00)	\$450.00 /sq.ft.		
Permitting	\$ (150,000.00)	est		
Taxes	\$ (75,600)	1.2%	18 months	
Construction Financing	\$ (971,244)	8%	18 months	
Loan Origination Fee	\$ (121,406)	1.5%		
Condominium Wrap Policy	\$ (250,000)			
Professional and Legal Fees	\$ (50,000)			
TOTAL COST	\$ (13,911,950)		\$ (13,911,950)	
Staging			\$ (100,000)	
Real Estate Commissions 5%			\$ (854,000)	
Transfer Tax			\$ (128,100)	
NET PROFIT			\$ 2,085,951	14.99%

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	unit	sq.ft.	bd/ba	orientation	price - low	\$/sq.ft.	comments
Floor 1							
	101	2559		ground floor	\$ 1,000,000	\$391	ground floor commercial
Floor 2							
	201	705	2/1	front	\$ 695,000	\$986	
	202	784	2/1	front	\$ 749,000	\$955	
	203	603	2/1	rear	\$ 649,000	\$1,076	515 sq.ft. deck
	204	665	2/1	rear	\$ 669,000	\$1,006	225 sq.ft. deck
Floor 3							
	301	700	2/1	front	\$ 695,000	\$993	
	302	568	2/1	front	\$ 649,000	\$1,143	145 sq.ft. deck
	303	605	2/1	rear	\$ 595,000	\$983	
	304	661	2/1	rear	\$ 659,000	\$997	
Floor 4							
	401	700	2/1	front	\$ 710,000	\$1,014	
	402	568	2/1	front	\$ 595,000	\$1,048	
	403	605	2/1	rear	\$ 610,000	\$1,008	
	404	661	2/1	rear	\$ 675,000	\$1,021	
Floor 5							
	501	700	2/1	front	\$ 725,000	\$1,036	
	502	568	2/1	front	\$ 610,000	\$1,074	
	503	605	2/1	rear	\$ 625,000	\$1,033	
	504	661	2/1	rear	\$ 690,000	\$1,044	
Floor 6							
	601	700	2/1	front	\$ 740,000	\$1,057	
	602	568	2/1	front	\$ 625,000	\$1,100	
	603	605	2/1	rear	\$ 640,000	\$1,058	
	604	661	2/1	rear	\$ 705,000	\$1,067	
Floor 7							
	701	700	2/1	front	\$ 755,000	\$1,079	
	702	568	2/1	front	\$ 640,000	\$1,127	
	703	605	2/1	rear	\$ 655,000	\$1,083	
	704	661	2/1	rear	\$ 720,000	\$1,089	
TOTAL		17,986	sq.ft.	\$	17,080,000	\$1,045	(average residential)