

Property Address

Preliminary subject to change

Trailside at QR
 Total Units
 Total Square Footage

13

Home Plan: QR 13 Plex

No. of Days
0

BLDG. PERMIT ISSUED:	Expenses to date	Estimated Per Unit	1	2	3	4	5	Draw	Over / Under	
Construction Items	Est. Expense									
Land	373,978.82	373,978.82							0.00	
Survey	2,600.00	0.00							2,600.00	
Plans	13,000.00	0.00								
Manuel J&D	4,550.00	0.00							4,550.00	
Permits	13,000.00	0.00							13,000.00	
Erosion Control	1,950.00	0.00							1,950.00	
Excavate / Backfill	6,500.00	0.00							6,500.00	
Foundation [including materials]	96,380.00	0.00							96,380.00	
Sand / Gravel / Trucking	5,200.00	0.00							5,200.00	
Slab with rock	71,370.00	0.00							71,370.00	
Driveway and Sidewalks	100,000.00	0.00							100,000.00	
Lumber	354,644.35	0.00							354,644.35	
Windows	25,431.77	0.00							25,431.77	
Framing Labor	110,500.00	0.00							110,500.00	
Siding Labor	9,800.00	0.00							9,800.00	
Siding Material	25,698.18	0.00							25,698.18	
Masonry	42,250.00	0.00							42,250.00	
Gutters	13,200.00	0.00							13,200.00	
Fireplace(s)	0.00	0.00							0.00	
Overhead Door/Transmitters	13,000.00	0.00							13,000.00	
Roofing Materials & Labor	37,754.10	0.00							37,754.10	
HVAC	94,250.00	0.00							94,250.00	
Fire Sprinkler System	34,710.00	0.00							34,710.00	
Duct Seal	0.00	0.00							0.00	
Plumbing Rough-in & Finish	110,500.00	0.00							110,500.00	
Electrical Rough-in and Finish	113,980.00	0.00							113,980.00	
Electrical Service [Underground]	4,550.00	0.00							4,550.00	
Temporary Utilities	5,200.00	0.00							5,200.00	
Insulation Materials & Labor	44,200.00	0.00							44,200.00	
Drywall Materials & Labor	115,700.00	0.00							115,700.00	
Trim Material/Hardware/Doors	54,119.18	0.00							54,119.18	
Trim Labor	22,392.00	0.00							22,392.00	
Cabinets	42,900.00	0.00							42,900.00	
Countertops	55,900.00	0.00							55,900.00	
Paint/Stain	34,885.50	0.00							34,885.50	
Floor Covering - All floor coverings	68,325.14	0.00							68,325.14	
Light Fixtures	13,000.00	0.00							13,000.00	
Mirrors	6,500.00	0.00							6,500.00	
Closet Shelves	5,850.00	0.00							5,850.00	
Appliances	48,100.00	0.00							48,100.00	
Deck Labor	0.00	0.00							0.00	
Sod/Final Grade	7,410.00	0.00							7,410.00	
Final Clean	10,400.00	0.00							10,400.00	
Blinds	8,450.00	0.00							8,450.00	
Dump Fees / Scrap-out	8,450.00	0.00							8,450.00	
Miscellaneous	5,000.00	0.00							5,000.00	
Interest (9 months construct, 6 month lease up)	89,413.68	0.00							89,413.68	
Insurance	4,300.00	0.00							4,300.00	
Construction Costs	\$2,329,292.72	\$373,978.82	\$150,408.76	0.00	0.00	0.00	0.00	0.00	0.00	1,955,313.90

\$28,767.60

Total Costs per unit \$179,176.36
 Total Cost \$2,329,292.72

PRELIMINARY SUBJECT TO CHANGE

Investor Variables

	<u>ANNUAL</u>
Purchase Price	2,329,293
Money Down (Assump 20%)	465,859
Annual Payments	101,317
NOI Before Debt Service	146,652.00
Cash Flow After Debt Service	45,335
ROI Potential	9.73%

Amortization Calculator

Loan Amount	1,863,434
Interest Rate	3.5%
Years	30
Monthly Payment	8,443

SALE ASSUMPTIONS

CAP Rate		Profit	Profit Margin
5	2,933,040.00	603,747.28	21%
5.5	2,666,400.00	337,107.28	13%
6	2,444,200.00	114,907.28	5%

Proforma Income Statement

Gross Rental Income

Unit 1	\$ 1,650.00	\$ 19,800.00
Unit 2	\$ 1,650.00	\$ 19,800.00
Unit 3	\$ 1,650.00	\$ 19,800.00
Unit 4	\$ 1,650.00	\$ 19,800.00
Unit 5	\$ 1,650.00	\$ 19,800.00
Unit 6	\$ 1,650.00	\$ 19,800.00
Unit 7	\$ 1,650.00	\$ 19,800.00
Unit 8	\$ 1,650.00	\$ 19,800.00
Unit 9	\$ 1,650.00	\$ 19,800.00
Unit 10	\$ 1,650.00	\$ 19,800.00
Unit 11	\$ 1,650.00	\$ 19,800.00
Unit 12	\$ 1,650.00	\$ 19,800.00
Unit 13	\$ 1,650.00	\$ 19,800.00
Gross Rental Income	\$ 21,450.00	\$ 257,400.00

Assumptions

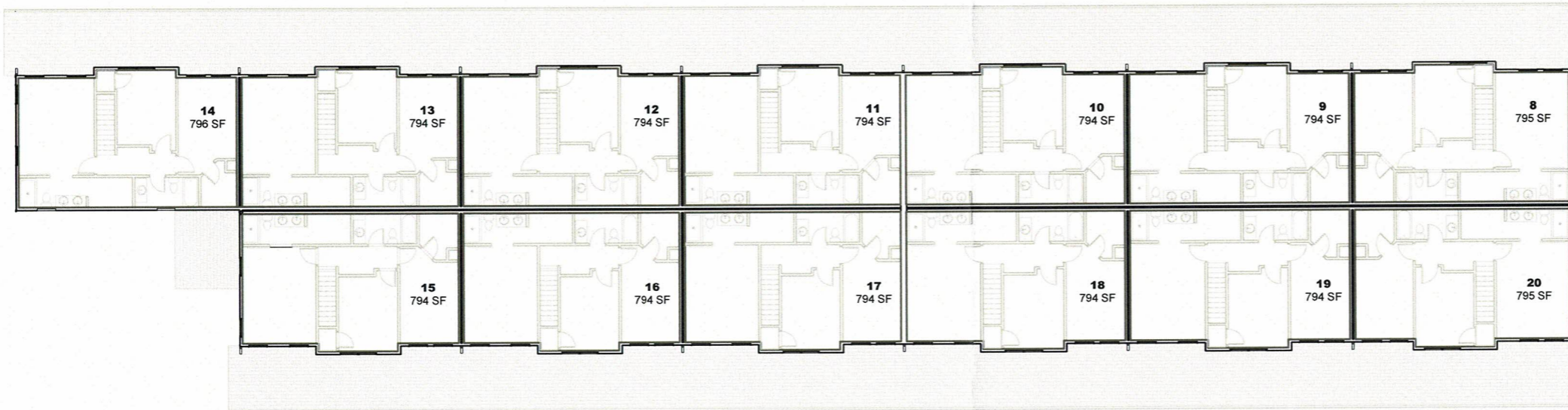
Rental Rate:	\$ 1,650
Vacancy Rate:	0.05
Maintance Rate:	0.05
Management Rate:	0.05
Reserve Rate:	0.03
Insurance Rate:	0.055

Less:

Taxes	3,575			
Vacancy	1,073			
Maintenance	1,073			
Management	1,073			
Utilities	250			
Trash	468			
Snow/Mowing	625			
Reserves	644			
Professional Fees	100			
Insurance	350			
Total Variable Expense	9,229	110,748.00		

Tax abatement	Yr 1 (75%)	Year 2 (60%)	Year 3 (45%)
	893.75	1,430.0	1,966.25

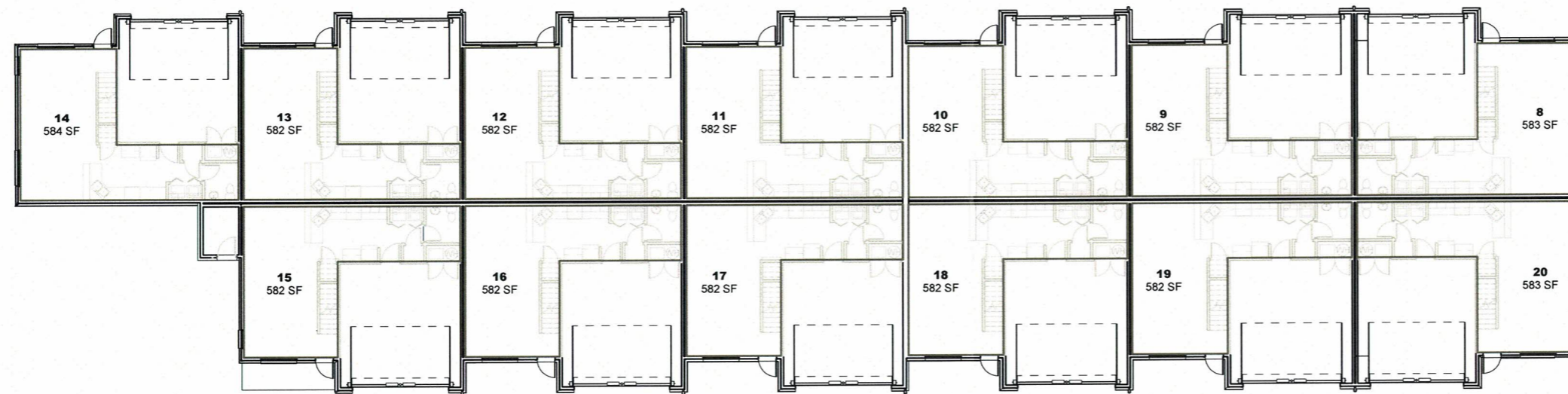
NOI Before Debt Service	12,221	146,652.00
Monthly Cash Flow	3,778	45,334.60



UNIT AREAS	
AREA	SQ FT
8	1377 SF
9	1376 SF
10	1376 SF
11	1376 SF
12	1376 SF
13	1376 SF
14	1379 SF
15	1376 SF
16	1376 SF
17	1376 SF
18	1376 SF
19	1376 SF
20	1378 SF

GARAGES - NOT INCLUDED IN CALCULATIONS
GARAGES ARE 20'-0" x 20'-6" (410 SF)

1 SECOND FLOOR UNIT AREAS
SCALE: 3/32" = 1'-0"
NORTH



2 FIRST FLOOR UNIT AREAS
SCALE: 3/32" = 1'-0"
NORTH



This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is provided as an instrument of service by the Designer/Architect and is intended for use on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. © Copyright 2020 by Simonson & Associates Architects, LLC.

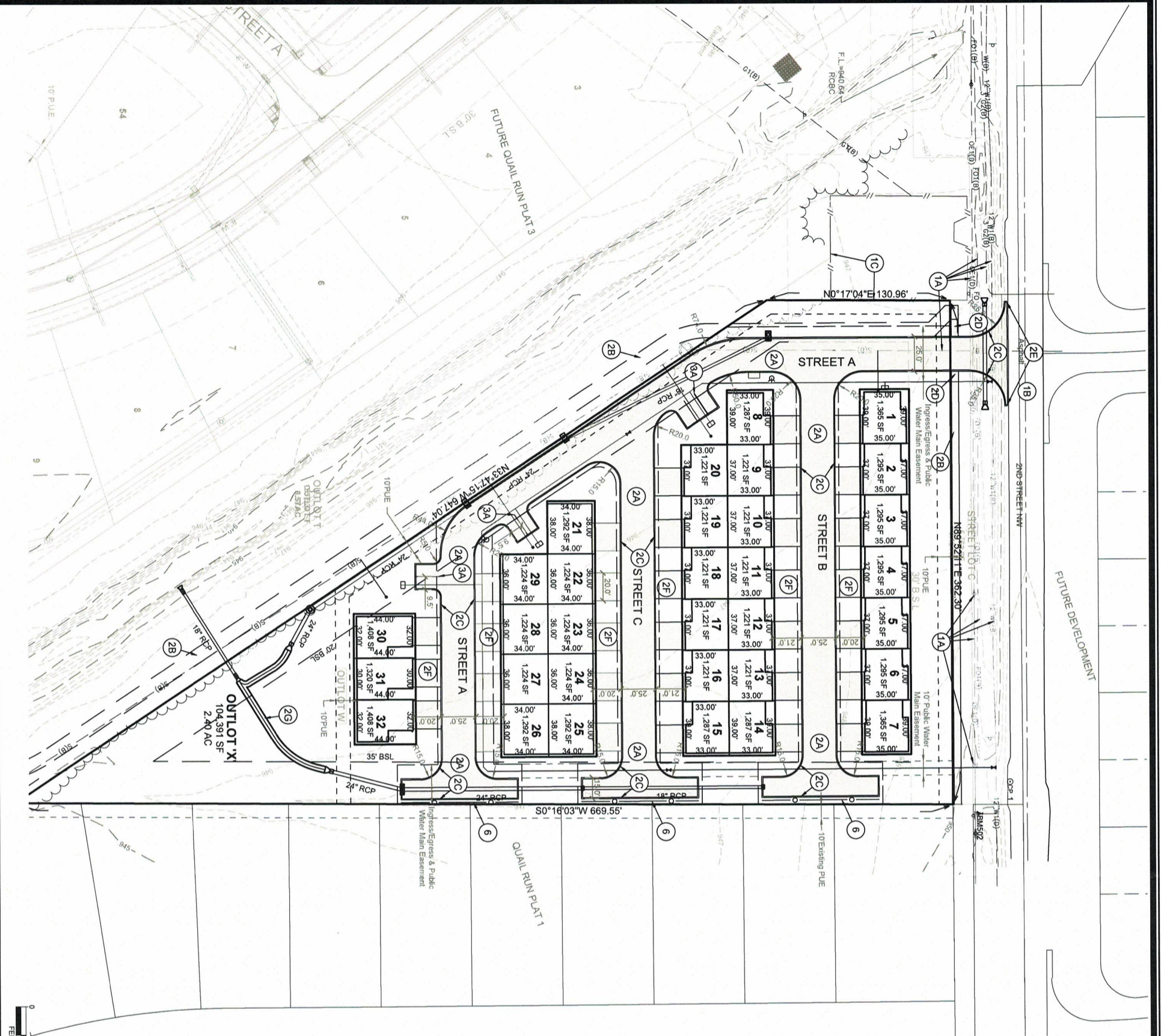
QUAIL RUN TOWNHOMES

WEBB PROPERTY
BONDURANT, IA
10/27/20

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 20062

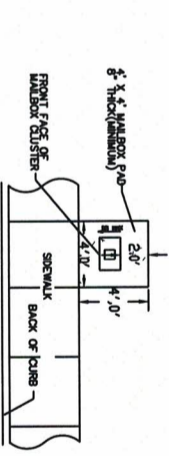
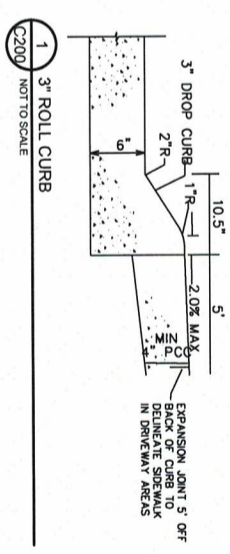


simonson & associates architects llc
1717 ingersoll avenue suite 117 des moines ia 50399
pnn 515 440 5626 www.simonsonassoc.com

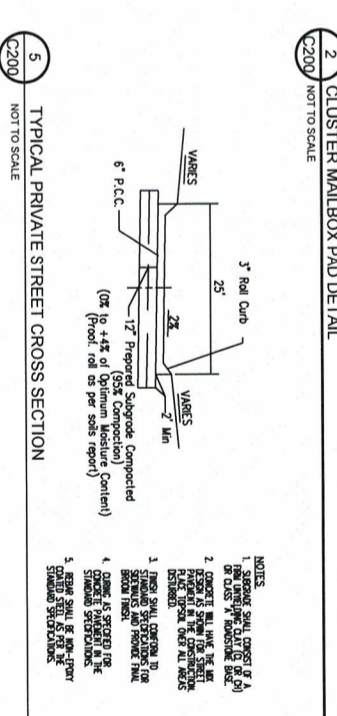


DIMENSION PLAN CONSTRUCTION NOTES

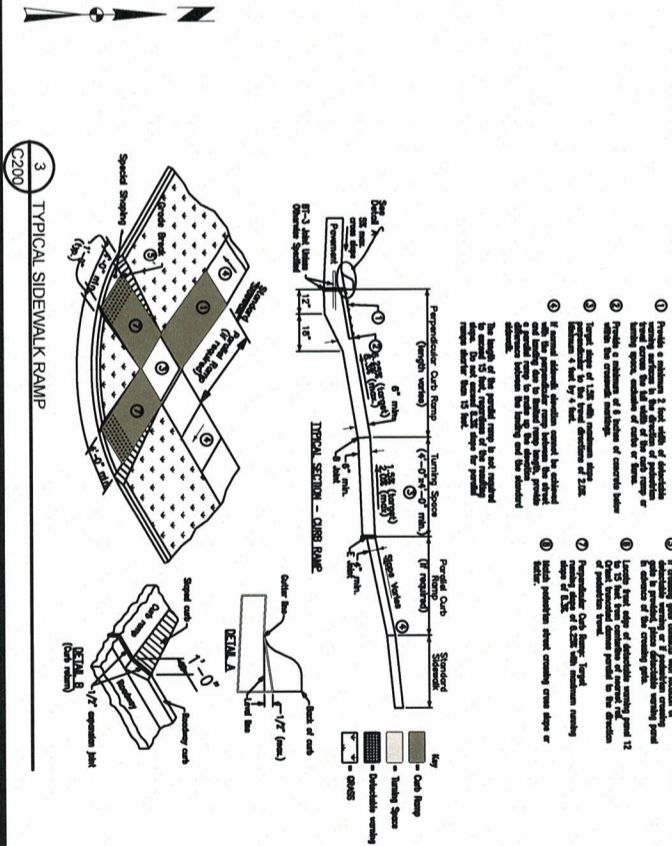
1. PROTECT THE FOLLOWING SITE FEATURES:
 A. EXISTING UTILITY. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
 B. EXISTING PAVEMENT.
 C. EXISTING FENCE
2. PAVEMENTS. PROVIDE THE FOLLOWING:
 A. 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 B. 4" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 C. 3" PCC ROLL CURB.
 D. PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%.
 E. CONNECT TO EXISTING PAVEMENT WITH A SUDAS TYPE 'X' CONNECTION (7030.101), MATCH EXISTING ELEVATION.
 F. 5" PCC DRIVEWAY.
 G. 5" PCC CURB WITH @ 0.65%.
 H. FUTURE 10' TRAIL BY OTHERS.
3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 A. PAINTED PARKING STALL LINE. 4" WIDE, PAINTED YELLOW.
 B. PAINTED PARKING STALL LINE. 4" WIDE, PAINTED YELLOW.
 C. PAINTED PARKING STALL LINE. 4" WIDE, PAINTED YELLOW.
 D. 8" PCC, 4"x4" CLUSTER MAIL BOX PAD. SEE DETAIL, THIS SHEET.
5. PROVIDER TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICES CONTRACTOR, THE CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
6. 6" HEIGHT CEDAR FENCE.



- NOTES:**
1. CLUSTER MAILBOX TO BE LOCATED ON THE NE CORNER OF THE PROPERTY.
 2. DO NOT LOCATE AT INTERSECTION.
 3. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.



5 TYPICAL PRIVATE STREET CROSS SECTION
 C2000 NOT TO SCALE



3 TYPICAL SIDEWALK RAMP
 C2000

MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDC	Scale: 1" = 40'	
Technician: LJM	Date: 10-23-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0743.01		Sheet C200	

SNYDER & ASSOCIATES

Project No: 120.0743.01
 Sheet C200

TRAILSIDE AT QUAIL RUN

DIMENSION PLAN

BONDURANT, IOWA

2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Trailside at Quail Run (Preliminary Subject to change)

Last Revision: 10/26/20

Single-family

Gross No. of Acres: 4.77
 Net No. of Acres 3.35
 Gross Density 6.71
 Net Density 9.55
 No. of Lots: 32
 Start Date: March 2021
 Duration Period (Yrs.): 3
 Interest Rate: 4.50%

	NOTES	Estimated Total Job Cost	Estimated Cost Per Lot	Actual Hard Costs	Actual Cost per Lot	Over Est.	% of cost Paid to Date
Land Cost	1	300,000	9,375		0	300,000	#DIV/0!
Due Diligence Cost	2	1,500	47		0	1,500	#DIV/0!
Park Dedication		11,520	360		0	11,520	#DIV/0!
Permits / Fees		1,500	47		0	1,500	#DIV/0!
Water Main Easement		0	0		0	0	#DIV/0!
Water Assessment [_____/acre]		0	0		0	0	#DIV/0!
Storm Assessment [_____/acre]		0	0		0	0	#DIV/0!
Sanitary Sewer Assesment [\$4,100.00/acre]		19,557	611		0	19,557	#DIV/0!
WDM Waterworks inspection fee		0	0		0	0	#DIV/0!
WDM Area Water connection Fee		0	0		0	0	#DIV/0!
Endagered Species Study		0	0		0	0	#DIV/0!
Traffic Study / Traffic Lights		2,000	63		0	2,000	#DIV/0!
Wetland Deliniation		0	0		0	0	#DIV/0!
Wetland Mitigation		0	0		0	0	#DIV/0!
Engineering		34,500	1,078		0	34,500	#DIV/0!
Engineering - Overall Concept		0	0		0	0	#DIV/0!
Soil Borings		0	0		0	0	#DIV/0!
Hydraulic / Hydrology Technical Study		0	0		0	0	#DIV/0!
City Inspections		3,200	100		0	3,200	#DIV/0!
Demolition & Clean-up		0	0		0	0	#DIV/0!
Asbestos Removal		0	0		0	0	#DIV/0!
Tree removal, clearing & grubbing		0	0		0	0	#DIV/0!
Grading	3	57,240	1,789		0	57,240	#DIV/0!
Soil Testing		6,500	203		0	6,500	#DIV/0!
Creek Mitigation and Armoring		0	0		0	0	#DIV/0!
Rip Rap / Creek		0	0		0	0	#DIV/0!
Storm Sewer		94,860	2,964		0	94,860	#DIV/0!
Subdrain		0	0		0	0	#DIV/0!
Sanitary Sewer		34,175	1,068		0	34,175	#DIV/0!
Water Service [Include Bond]		59,133	1,848		0	59,133	#DIV/0!
Traffic Control		0	0		0	0	#DIV/0!
Paving		166,000	5,188		0	166,000	#DIV/0!
Stree repairs (tear out and replacement)		0	0		0	0	#DIV/0!
Sidewalks / Bike Path	4	10,000	313		0	10,000	#DIV/0!
ADA sidewalk ramps		5,000	156		0	5,000	#DIV/0!
Electrical Service [Nonrefundable for streetlights]		30,000	938		0	30,000	#DIV/0!
Streetlight Design		5,200	163		0	5,200	#DIV/0!
Conduit costs under street		8,000	250		0	8,000	#DIV/0!
Conduit costs on back of lots		0	0		0	0	#DIV/0!
Gas Service [Non-refundable]		5,600	175		0	5,600	#DIV/0!
Phone/Cable Service \$1000 per lot		0	0		0	0	#DIV/0!
Landscaping / Entrance Feature		12,615	394		0	12,615	#DIV/0!
Fountains		0	0		0	0	#DIV/0!
Seed and Mulch (\$750.00 per acre)		3,578	112		0	3,578	#DIV/0!
Seeding repair 10%		358	11		0	358	#DIV/0!
Silt Fence (\$170.00 per lot)		5,440	170		0	5,440	#DIV/0!
Silt fence repair 20%		1,088	34		0	1,088	#DIV/0!
Inlet Protection		2,400	75		0	2,400	#DIV/0!
DNR Weekly Inspections [\$75/lot]		2,400	75		0	2,400	#DIV/0!
City Street Signs		1,000	31		0	1,000	#DIV/0!
Cluster Boxes (2 boxes)		5,200	163		0	5,200	#DIV/0!
Bonds - Sidewalk / Other		0	0		0	0	#DIV/0!
Barricades		0	0		0	0	#DIV/0!
Site Clean-up		2,000	63		0	2,000	#DIV/0!
Legal		5,000	156		0	5,000	#DIV/0!
Abstracting [\$165/lot]		1,000	31		0	1,000	#DIV/0!
Storm Water Inspection Fees (City fee)		2,000	63		0	2,000	#DIV/0!
Realtor Commissions		0	0		0	0	#DIV/0!
Tax Abatement		0	0		0	0	#DIV/0!
Marketing		1,000	31		0	1,000	#DIV/0!
Contingency		20,000	625		0	20,000	#DIV/0!
			0		0	0	#DIV/0!
			0		0	0	#DIV/0!
			0		0	0	#DIV/0!
			0		0	0	#DIV/0!
TOTALS		920,563	28,768	0	0	920,563	

1. 4.77 @ \$26,000 per acre
2. Total Units(32) x 3 people per unit x .005 x \$24,000
3. \$12,000 per acre assuming most fill dirt is brought in for free
4. 1,760 sq. ft of sidewalk along 2nd st. at \$5.00 PSF