

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : Momark Development	OWNER : Momark Development
PROJECT : Canopy at Westgate Grove II	FUNDING CYCLE DEADLINE : August 6, 2021
FEDERAL TAX ID NO: 27-1389879	DUNS NO:
PROJECT ADDRESS: 8601 West Gate Blvd. 78745	PROGRAM : OHDA
CONTACT NAME : Terry Mitchell	AMOUNT REQUESTED: \$945,000
CONTACT ADDRESS AND PHONE : 1711 E. Cesar Chavez St., Suite B, Austin TX 78702 512-827-2745	

APPLICATION TABS		INITIALS
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A 2	PROJECT SUMMARY FORM	TM
A 3	PROJECT TIMELINE	TM
A 4	DEVELOPMENT BUDGET	TM
A 5	OPERATING PRO FORMA	TM
A 6	SCORING SHEET	TM

ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience	TM
		1.b.	Certificate of Status	TM
		1.c.	Statement of Confidence	N/A
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	TM
		2.b.	Resumes of development team	N/A
		2.c.	Resumes of property management team	N/A
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	N/A
		3.b.	Certified Financial Audit	N/A
		3.c.	Board Resolution	N/A
		3.d.	Financial Statements	TM
		3.e.	Funding commitment letters.	TM
4	PROJECT INFORMATION	4.a.	Market Study	TM
		4.b.	Good Neighbor Policy	TM
		4.c.	SMART Housing Letter	TM
		4.d.	MOU with ECHO	N/A
		4.e.	Resident Services	N/A
5	PROPERTY INFORMATION	5.a.	Appraisal	TM
		5.b.	Property Maps	TM
		5.c.	Zoning Verification Letter	Pending, see note
		5.d.	Proof of Site control	TM
		5.e.	Phase I ESA	TM
		5.f.	SHPO	TM

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct.
Unsigned/undated submissions will not be considered.

SIGNATURE OF APPLICANT



PRINTED NAME

DATE AND TIME STAMP OF RECEIPT

Empty box for date and time stamp of receipt.

Terry Mitchell

TITLE OF APPLICANT

**Manager of Westgate Momark
LLC**

DATE OF SUBMISSION

8/5/2021

FOR AHFC USE ONLY



**Application to the City of Austin
Ownership Housing Development Assistance (OHDA) – 2021**

Executive Summary

Momark Development, Inc. is pleased to submit this proposal requesting financial support in the amount of \$945,000 to support the completion of at least 50 affordable homes for purchase by buyers with incomes up to 80% of the local Median Family Income in the Canopy at Westgate Grove II development. Canopy is a South Austin community located at 8601 West Gate Boulevard, in City Council District Five.

When complete, Canopy will feature 11 multifamily housing structures supporting 88 homes for low-to-moderate income families, including homes that are accessible for people with disabilities. All City of Austin funding, if received, will support ongoing vertical construction and related costs on the Canopy site. With the rapid, severe and continuing changes to the costs of construction materials, labor and other required elements for homebuilding, the City of Austin funding will be critical to the completion of the final five units at Canopy (buildings 7-11) supporting 40 homes for hardworking families in need.

Affordable Homebuilding Challenges

The 88-unit Canopy at Westgate Grove II development is fully income-restricted to be affordable to families that are otherwise priced out of Austin’s skyrocketing housing market. In particular, 50 homes are earmarked for families with incomes at or below 80% of the area MFI, and the remaining 38 homes are reserved for purchasers with incomes up to 100% MFI.

- We have kept costs low to ensure the success of low-to-moderate income purchasers, but have had to increase the cost of our units. For example, the unit that now sells for slightly more than \$180,000 was \$125,000 when the homes were first marketed.
- While this model provides a strong boost to the affordable homeownership supply in Austin, it also creates a situation where the team is not able to support the costs of the income-restricted homes with market-rate sales.

Significant increases in construction costs and the severe supply-chain issues, related to the ongoing Covid-19 pandemic, the Texas winter storms, and other factors have forced a rapid increase in the costs of construction materials.

- The first six of the 11 buildings in the Canopy Development were built with total costs between \$1.23 million and \$1.36 million, the final five buildings will each cost more than \$1.55 million to build.

- This development was not conceived to be a profit driver, but a means to assisting families that would not normally be able to take advantages of the benefits of homeownership, from improved health to increased educational attainment. However, the current model without City of Austin subsidy would lead to losses of more than \$55,000 per building, which is not tenable for the ongoing health of the business.
- Momark is committed to continuing to build affordable homes with 92 additional in the works and the possibility of building several hundred more. The team considers the Canopy project to be a pilot, which has led to a learning experience around the ability to quickly absorb rapid cost increases.
- The Momark/HomeBase partnership has previously sought City of Austin subsidy only for the land acquisition and very limited predevelopment costs. This is rare for a fully income-restricted development, and the rapid and significant increase in costs has led to a request for City of Austin OHDA support at this time.
- Even with these major cost increases, the total City of Austin subsidy per unit over the lifespan of the Canopy project is only \$43,900 for each of the 50 units reserved for families at or below 80% MFI.
- This subsidy would allow Momark to build the remaining units concurrently and complete the development in 2022.

The Canopy Development – Project Description and Team

Canopy offers eight floor plans from 696 to 988 square feet, priced from \$181,500 to \$229,500. Each building consists of eight units: two one-bedroom, four two-bedroom, and two two-bedroom with study. The first-floor units feature private yards, and all units have convenient access to parking. The property is in close proximity to numerous jobs, excellent public schools, multiple options for healthy food shopping, and parks and other green spaces.

Momark is an experienced developer of housing of all kinds, offering real estate that is “driven by design, inspired by people.” Seeking to capitalize on the community spirit of the Austin area, Momark builds throughout the region in a variety of housing models, including apartment homes like the Weaver Residences on the shores of Lady Bird Lake; condominiums like the Tyndall building in East Austin; townhomes like the Denizen in South Austin; luxury towers like the Austonian downtown; and planned communities like the Plum Creek development in Kyle. The team is experienced in working with local governments and adhering to all required statutes, regulations and local processes for homebuilding, including City of Austin ordinances and the federal Fair Housing Act.

The Momark team, led by company President Terry Mitchell, has won awards and garnered praise for the high quality of their housing developments and their work increasing access to affordable homes. Six of their developments have won awards ranging from Best Multifamily Development to a “Going Green” award for the environmentally-friendly high-rise building. The Canopy development received positive media attention including features on KVUE and in the Austin American-Statesman when the project broke ground.

Because Momark's Canopy project is designed to provide access to homeownership for families who might otherwise be excluded from Austin's housing market, the Momark team has developed a long-term relationship with Austin Habitat for Humanity's HomeBase affiliate to qualify homebuyers, provide financial counseling and education to help them get on track for successful home purchase and long-term ownership, and assist them through the lending process. Momark and HomeBase continue to strengthen their partnership on behalf of hardworking local families, and look forward to continuing to work together to place low-to-moderate income families at the Canopy development and hopefully others in the future.

The Canopy project is a partnership between Momark; Austin Habitat for Humanity/HomeBase; the City of Austin, which has already provided more than \$1 million for land acquisition and pre-development; Wes Peoples Homes, Momark's construction partner on the development; and Pioneer Bank, which has provided construction financing.

Role of Partners

Austin Habitat for Humanity, through HomeBase (its wholly-owned subsidiary and Type I supporting organization), serves the low-to-moderate income families who purchase the homes in Canopy at Westgate Grove II. HomeBase performs community outreach to attract potential buyers, including through social media and at community events; performs income qualification and other pre-qualification work for potential buyers; provides required education and financial counseling to ensure a strong understanding of the cost of home purchase and the ongoing costs of homeownership; work with the families throughout the lending process to ensure approval, as well as any additional opportunities such as down-payment assistance; and assists with the closing process. This ensures that developers that wish to provide affordable housing units but do not have the infrastructure to serve families directly are able to do so. Wes Peoples Homes is a developer and construction contractor that is a subcontractor to Momark for the building of the homes at Canopy. Wes Peoples Home serves as the general contractor for the project, completing construction and hiring plumbers, electricians and other specialty workers as needed.

The project's history has been ongoing through several years, but the team is positioned to complete the remaining units with the funding requested. We recognize that the project has had a long timeline for several reasons. In particular, PeopleTrust (now HomeBase) was originally working with another developer to create the affordable homes, but that developer was not able to complete the project so PeopleTrust sought partnership with Momark. Because Momark (as Westgate Momark LLC) is a real-estate developer, the team determined that Momark would be the entity that would be developing the land into affordable homes. Therefore, to allow Momark to collateralize the value of the land in order to obtain financing, the team transferred ownership of the property to the Westgate Momark entity. Westgate Momark LLC was added to the \$1.25 million City of Austin loan as the owner of the property in a modification agreement in 2016.

Momark and Mr. Mitchell are experienced in obtaining construction financing and other support for their developments, and are also able to provide significant up-front financial support, allowing the homes at Canopy to be sold at significantly below market cost for hardworking families. The team is particularly grateful for the opportunity to apply for support from the City of Austin as the cost of construction materials and labor continues to rise in the Austin area; for example, the first Canopy building cost \$1.2 million, but the buildings yet to be constructed will cost more than \$1.55 million.

Financial Notes

<u>Sources</u>		<u>Uses</u>	
Debt	14,221,866	Acquisition	947,060
Third Party Equity		Off-Site	842,296
Grant		Site Work	2,293,868
Deferred Developer Fee	443,661	Site Amenities	
Other		Building Costs	10,584,368
<i>Previous AHFC Funding</i>	1,250,000	Contractor Fees	
<i>Current AHFC Request</i>	945,000	Soft Costs	1,564,480
		Financing	184,794
		Developer Fees	443,661
Total	\$ 16,860,527	Total	\$ 16,860,527

Please note that our total sales projection is approximately \$18 million and the project budget is currently approximately \$17 million. The difference is encompassed by closing costs and approximately \$1 million over the life of the project for overhead and fees. Also, please note that the “Debt” category includes revolving loans that were paid down as units were sold and are not current obligations; the current debt obligation for the Canopy development is \$7.798 million as reflected in the attached documentation from Pioneer Bank.

Project Summary Form

1) Project Name Canopy at Westgate Grove II	2) Project Type Mixed-Income	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 8601 West Gate Boulevard, near William Cannon Drive in South Austin		5) Mobility Bond Corridor South Lamar Blvd
6) Census Tract 17.29	7) Council District District 5	8) Elementary School CUNNINGHAM EL
9) Affordability Period 99 Years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction Only

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

14) Summary of Units for Sale at MFI Level -- **Expected Ratios - Required to have 50 units at 80% and 38 units at 100%. ENTIRE PROJECT is 88 Units. Below is an estimate of what MFI purchases will be.**

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI		16	34			50
Up to 100% MFI		6	32			38
Up to 120% MFI						0
No Restrictions						0
Total Units	0	22	66	0	0	88

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	6	Continuum of Care Units	
Accessible Units for Sensory Impairments			

Use the City of Austin GIS Map to Answer the questions below

16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

18) Is the property within 3/4 mile of Transit Service?

19) The property has Healthy Food Access?

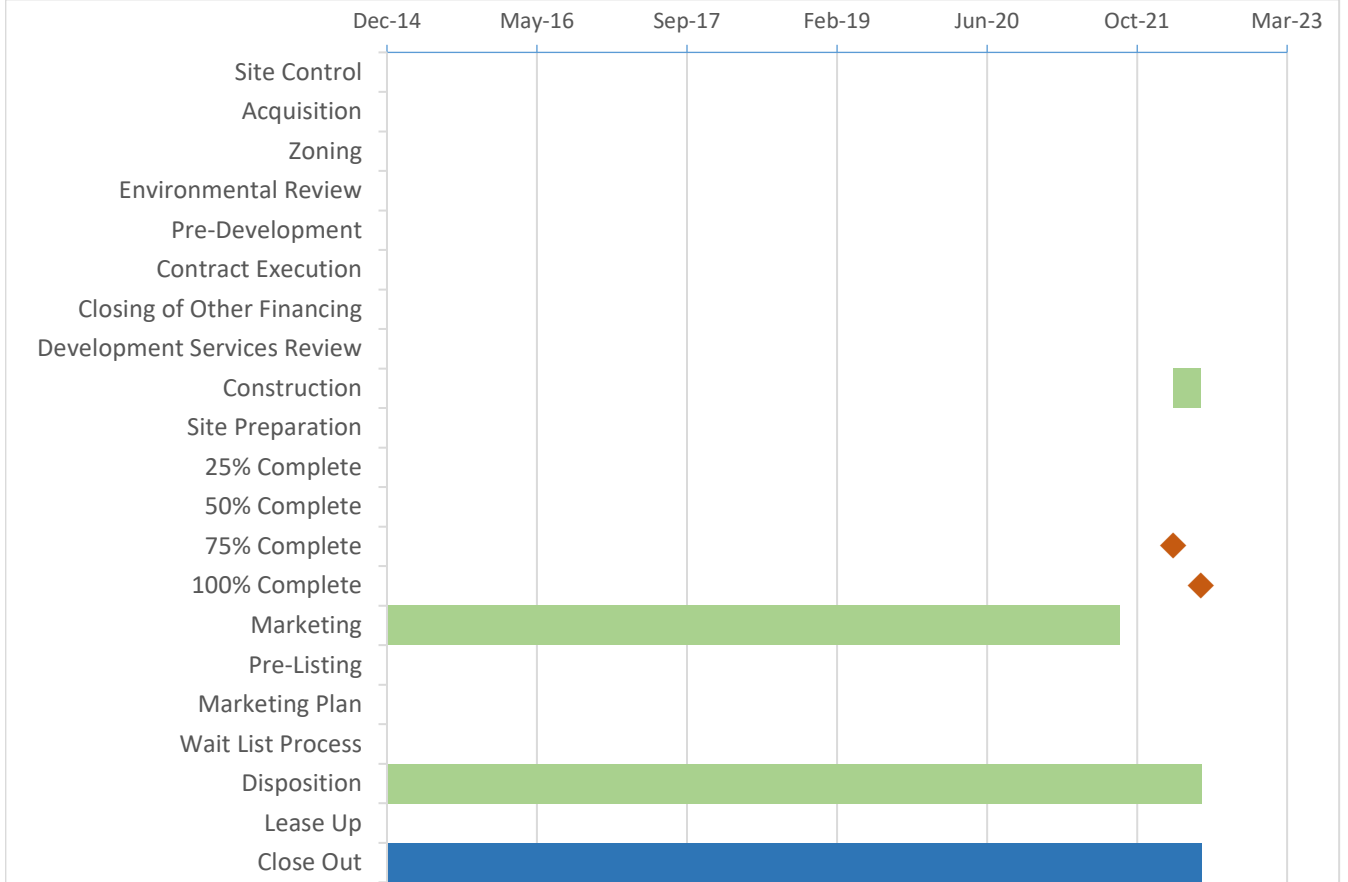
20) Estimated Sources and Uses of funds

<u>Sources</u>	
Debt	14,221,866
Third Party Equity	
Grant	
Deferred Developer Fee	443,661
Other	
Previous AHFC Funding	1,250,000
Current AHFC Request	945,000
Total \$	16,860,527

<u>Uses</u>	
Acquisition	947,060
Off-Site	842,296
Site Work	2,293,868
Site Amenities	
Building Costs	10,584,368
Contractor Fees	
Soft Costs	1,564,480
Financing	184,794
Developer Fees	443,661
Total \$	16,860,527

Development Schedule

	Start Date	End Date
Site Control	Jan-00	Jan-00
Acquisition	Completed	
Zoning	Completed	
Environmental Review	Completed	
Pre-Development	Jan-00	Jan-00
Contract Execution	Completed	
Closing of Other Financing	Completed	
Development Services Review	Completed	
Construction	Mar-22	Jun-22
Site Preparation	Completed	
25% Complete	Completed	
50% Complete	Completed	
75% Complete	Mar-22	
100% Complete	Jun-22	
Marketing	Jan-00	Sep-21
Pre-Listing	Completed	Sep-21
Marketing Plan	Completed	Sep-21
Wait List Process	In Process	Sep-21
Disposition	Jan-00	Jun-22
Lease Up	N/A	N/A
Close Out		Jun-22



Development Budget

	Total Project Cost	Requested AHFC Funds					
Pre-Development							
Appraisal							
Environmental Review	\$ 104,556		SWPP + Fiscal Commitment for Erosion				
Engineering	\$ 156,436		MEP + Civil Eng. Plan Updates + Engineering Cost per Building				
Survey	\$ 5,500						
Architectural	\$ 193,212		Architecture and Design Fees + Ongoing Architecture per Building				
Entry Road Extension	\$ 382,592		Extend ingress/egress from Cameron Loop				
Subtotal Pre-Development Cost	\$ 842,296	\$ -	Previously received from City of Austin and other sources				
Acquisition							
Site and/or Land	\$ 900,000	\$ 900,000					
Structures							
Other (specify)	\$ 47,061		Acquisition financing costs				
Subtotal Acquisition Cost	\$ 947,061	\$ 900,000	Previously received from City of Austin				
Construction							
Infrastructure	\$ 643,241	\$ 150,000	\$150,000 previously requested and received from City of Austin				
Site Work	\$ 1,650,627	\$ 127,490					
Demolition	\$ -	\$ -					
Concrete	\$ 403,471	\$ 31,163					
Masonry	\$ 590,859	\$ 45,637					
Rough Carpentry	\$ -	\$ -					
Finish Carpentry	\$ 1,021,059	\$ 78,864					
Waterproofing and Insulation	\$ 486,421	\$ 37,570					
Roofing and Sheet Metal	\$ 557,741	\$ 43,079					
Plumbing/Hot Water	\$ 950,353	\$ 73,403					
HVAC/Mechanical	\$ 771,152	\$ 59,562					
Electrical	\$ 590,142	\$ 45,581					
Doors/Windows/Glass	\$ 383,190	\$ 29,597					
Lath and Plaster/Drywall and Acoustical	\$ 487,598	\$ 37,661					
Tile Work	\$ -	\$ -					
Soft and Hard Floor	\$ 424,893	\$ 32,818					
Paint/Decorating/Blinds/Shades	\$ 393,561	\$ 30,398					
Specialties/Special Equipment	\$ 38,533	\$ 2,976					
Cabinetry/Appliances	\$ 712,169	\$ 55,006					
Carpet	\$ 42,261	\$ 3,264					
Other (specify)	\$ 1,742,412	\$ 134,580	Foundation Labor (\$434,272); Exterior Steel/Accents (\$222,140); Sprinklers (\$186,375); Austin Energy Meter Pack (\$165,825); Site Lighting (\$122,499); Cleaning/Pressure Washing (\$113,392); Light Fixtures (\$90,807); Mirrors (\$7,680); Fire Alarm (\$69,278); Bike Shelters (\$43,824); Additional Site Cost (\$39,200); Hold Downs/Anchor Bolt Staps (\$30,130); Punch/Make Ready (\$30,800); Gutters (\$29,810); Final Grade (\$25,663); Retaining walls (\$25,080); Finish Hardware (\$20,716); Construction Services (\$15,325); Trailer (\$12,964); Landscaping (\$12,923); Address Blocks/Signs/Building Numbers (\$9,395); Tree Service (\$8,042); Mailboxes (\$6,559); Underpinning (\$5,500); Site Security (\$4,918); Termite Treatment (\$4,400); Lighting Increase (\$3,020); Riser Room Heater (\$1,875)				
Construction Contingency	\$ 196,551	\$ 15,181					
Contractor Fee	\$ 792,000	\$ 61,172					
Subtotal Construction Cost	\$ 12,878,236	\$ 1,095,000	\$150,000 previously received; \$945,000 current request				
Soft & Carrying Costs							
Legal	\$ 85,304		Condo documents, HOA forms, other legal				
Audit/Accounting							
Title/Recording							
Architectural (Inspections)	\$ 58,500						
Financing Interest	\$ 184,794						
Construction Period Insurance	\$ 131,050						
Construction Period Taxes	\$ 110,000						
Relocation							
Marketing	\$ 27,725		Website and community outreach				
Davis-Bacon Monitoring							
Developer Fee	\$ 443,661		Net developer fee exclusive of overhead				
Overhead	\$ 624,184		Project manager, office expense, etc.				
Other (specify)	\$ 527,717	\$ 200,000	HomeBase Fee (\$200,000 total, previously granted by City of Austin); Allocated Common Cost (\$181,500); Plan Reproduction/Printing (\$48,400); Expedited Review Cost (\$45,017); Bonded Builders' Warranty (\$36,800); FNMA (\$16,000)				
Subtotal Soft & Carrying Costs	\$ 2,192,935	\$ 200,000					
TOTAL PROJECT BUDGET	\$ 16,860,527	\$ 2,195,000					

Projected Affordability Data for Home Sales (OHDA)

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7	Unit Model 8
Number of Units	11	11	11	11	11	11	11	11
Number of Bedrooms	1	1	2	2	2	2	2	2
Square Footage	679	776	830	832	866	912	964	988
Anticipated Sale Price	\$181,750	\$189,750	\$198,750	\$203,500	\$199,750	\$217,500	\$229,250	\$229,750
Borrower Contribution	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Homebuyer Subsidy	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Total Principal Amount of Mortgage	\$140,750	\$148,750	\$157,750	\$162,500	\$158,750	\$176,500	\$188,250	\$188,750
Anticipated Interest Rate	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Monthly Principal Amount	\$286	\$302	\$308	\$318	\$310	\$345	\$368	\$369
Monthly Interest	\$235	\$248	\$293	\$302	\$295	\$328	\$350	\$351
Estimated Monthly Taxes	\$338	\$353	\$369	\$378	\$371	\$404	\$426	\$427
Estimated Monthly Insurance	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
TOTAL Estimated PITI	\$898	\$942	\$1,011	\$1,038	\$1,016	\$1,117	\$1,184	\$1,187

Project Name	Copy at Westgate Grove II	
Project Type	Mixed-Income	
Council District	District 5	
Census Tract	17.29	
Prior AHFC Funding	\$1,250,000	
Current AHFC Funding Request Amount	\$945,000	
Estimated Total Project Cost	\$16,860,527	
High Opportunity	Yes	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	No	
Mobility Bond Corridor	South Lamar Blvd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	0%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	2%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	0%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	2%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	0%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	2%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	50	# of units for purchase at < 80% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	0%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	2%	% of City's affordable housing goal within mobility bond corridors
SCORE	3	% of annual goal * units * 25%, max of 75
Unit Score	3	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	42	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	17	Multi-bedroom Unit/Total Units * 20
TEA Grade	85	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	11	Educational Attainment, Environment, Community Institutions, Social Cohesion,
Accessible Units	6	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	2	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	31	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	23%	% of total project cost funded through AHFC request
Leverage Score	24	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$43,900	Amount of assistance per unit
Subsidy per unit score	20	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$23,859	Amount of assistance per bedroom
Subsidy per Bedroom Score	22	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	66	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	100	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		



Application for OHDA Funding – 2021

Tab 1 – Entity Information



Application for OHDA Funding – 2021

Tab 1a – Developer Experience



What Makes Momark Different?



RESPONSIVE, EXTRAORDINARY DEVELOPMENTS

Rich with culture, entrepreneurs and successful start-ups, Austin is a hub where bright people come together to create new, unique products and ideas that can change the world. Momark is proud to be a similarly innovative developer, with each of our projects uniquely tailored to respond to changing community and market needs. Unlike many developers who use the “widget model,” Momark is committed to making sure each development is thoughtfully customized to best suit the surrounding environment, foster communal growth, and respond effectively to micro market trends. Our sensitivity to the need for natural community spaces and our responsiveness to demographic shifts makes us a preferred developer providing sought-after products.



DRIVEN BY DESIGN, INSPIRED BY PEOPLE

Momark's principal, Terry Mitchell, is passionate about people, believing that we have an inherent desire to connect with others. Using human-centered design principles, Momark seeks to create communities that nurture those connections and offer numerous context-sensitive public amenities and gathering spaces with the intent of improving the quality of life for all residents. Driven by design and inspired by people, Momark's developments are specially crafted so that they promote a sense of community and bring joy to their residents every day.



SERVICE MENTALITY

If you live in Austin, you love Austin. So do we. Our mission is to serve Austin neighborhoods by providing communities that improve peoples' lives. We stay involved with the City on many levels, frequently speaking on issues affecting all of us, including transportation, housing, the environment, and the financial health of our city. Momark understands the intricacies that contribute to a healthy city, and because of our knowledge, we are able to make create developments that truly enrich Austin from several angles, providing housing solutions for all people while working towards a broader goal of improving life for all people.



Awards and Recognition

TYNDALL

- 2019 CREA awards at RBJ, multifamily development winner

SANCTUARY LOFTS

- 2006 American Planning Association Central Texas Project of the Year
- 2006 ABJ Multi-Family Project of the Year
- 2006 Finalist Envision Central Texas Redevelopment Project of the Year

AUSTONIAN

- 2011 Multi-Family Executive Awards Grand Winner: High-Rise, Condo
- 2011 Multi-Family News: Best New Development: High-Rise Category
- 2011 Austin Chronicle: Best of Austin Awards: Best New Building
- 2011 ABJ "Going Green" Award
- 2010 McGraw Hill National Best of Multi-Family/Hospitality Project
- 2010 Texas Construction Magazine State Best of Multi-Family Project
- 2010 City of Austin Four Star Green Builder Rating

PLUM CREEK

- 2006 Envision Central Texas Best New Development of the Year
- 2005 ABJ Master-Planned Community of the Year

MACMORA COTTAGES

- 2007 Envision Central Texas Best New Development of the Year

CHESNUT COMMONS

- 2008 ABJ Community Impact of the Year (donating \$1.1mm to charity)
- 2008 Finalist Envision Central Texas Redevelopment Project of the Year

GABARDINE

- HBA MAX Award: Best Overall Community By a Developer



Application for OHDA Funding – 2021

Tab 1b – Certificate of Status

Franchise Search Results**Public Information Report**

As of : 05/05/2021 12:56:35

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

[Obtain a certification](#) for filings with the Secretary of State.

MOMARK DEVELOPMENT, L.L.C.

Texas Taxpayer Number	32014900958
Mailing Address	3212 BRIDLE PATH AUSTIN, TX 78703-2750
? Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	04/23/2004
Texas SOS File Number	0800333576
Registered Agent Name	TERRY E MITCHELL
Registered Office Street Address	3212 BRIDLE PATH AUSTIN, TX 78703



Application for OHDA Funding – 2021

Tab 1c – Statement of Confidence

Not Required as Momark Development has long history of working in/with City of Austin.



Application for OHDA Funding – 2021

Tab 2 – Principals Information



Application for OHDA Funding – 2021

Tab 2a – Resumes of Principals

Terry E. Mitchell

1711 East Cesar Chavez Street, Suite B, Austin, Texas 78702

Mailing: P.O. Box 5654, Austin, Texas 78703

[512.391.1789](tel:512.391.1789)/tmitchell@momarkdevelopment.com

www.momarkdevelopment.com

2019

Relevant Skills and Experience:

- Extensive experience in all phases of real estate development and related home construction. Have developed over 20,000 residential units and over three billion dollars in residential community value. Have planned another 10,000 units. Total value of real estate development in excess of \$4 billion.
- Extensive land acquisition, financing and development experience (both as an attorney and community developer) involving all facets of real estate including single family, multi-family, urban, suburban, retail, office and resort projects. Projects include high-rise condo projects, urban condo projects, boutique condo projects, multi-family projects, mixed-use projects and master planned communities.
- Extensive operational experience in creating teams to acquire, finance, develop and construct real estate projects. Each project involves the creation of a development team of real estate professionals and consultants necessary to address the issues facing that particular project. Experienced in delivering all form of housing from affordable to luxury housing.
- Extensive financial analysis experience necessary for proper financing and structuring of real estate transactions.
- Focus is to develop “quality, desirable communities that improve people’s lives”. Each community is unique and must be planned within the context of the neighborhood in which it exists. The community must enhance the overall area and also achieve the objectives of the governing City.
- Focus is to create long-term relationships with every stakeholder involved in a project – the collaboration among the stakeholders will result in a better project for the community.

Employment History

- 2003 to Present Momark Development LLC & MG Realty Investments, LLC
Austin, Texas
Principal involved in the planning and development of various residential and mixed-use real estate developments.
- 1991 to 2003 Milburn Homes (D.R. Horton, Inc. division), Austin, Texas
Vice President responsible for Land Acquisition, Land Development and General Operational Issues.
Formerly General Counsel responsible for analysis of all legal issues affecting company, including land acquisitions, land development issues, corporate planning, internal procedures and management of outside counsel.
- 1989 to 1991 Pillsbury, Madison & Sutro (formerly Lillick & McHose),
San Diego, California
Senior Associate responsible handling all types of real estate transactions and development.
- 1985 to 1989 Jones, Day, Reavis & Pogue, Austin, Texas & Los Angeles, CA
Associate responsible for large real estate transactions, including acquisitions, development projects and financings.
- 1983 to 1985 Kelly, Hart & Hallman, Fort Worth, Texas
Associate responsible for extensive document drafting and closing of real estate transactions.
- 1975 to 1980 First City Bank, Austin, Texas
Bank Officer responsible for extensive financial analyses, training of junior credit/loan officers. Junior Officer for large credit transactions.

Education

- 2003 to Present Ongoing Lecturer and Panelist on Development, Planning, Affordable Housing, Transportation and City Fiscal Health Issues.
- 1983 to 2001 Various continuing legal education and development education courses. Continuing author and lecturer on various topics, including transportation, affordable housing, sustainable development, mixed income housing, high-end communities.
- 1980 to 1983 Doctor of Jurisprudence (Articles Editor, *Saint Mary's Law Journal*),
Saint Mary's University, San Antonio, Texas.
- 1978 to 1980 Masters of Business Administration, Saint Edward's University,
Austin, Texas.
- 1973 to 1977 Bachelors of Business Administration (Accounting),
University of Texas, Austin, Texas.

Significant Projects

- Martin Marietta Redevelopment** 2,100-acre redevelopment of former mining site into 12,000 unit, 2mm sf mixed-use town center, creating live/work/play center to benefit the City of Austin. Creation of PUD zoning and series of MUD financing districts.
- The Tyndall** 182-Unit Downtown Condo community currently being marketed and under construction. Planned delivery, Fall 2018.
- The Hatchery** Redevelopment of urban 12 acres with approximately 500-unit mixed use (office and retail) project located adjacent to downtown Austin. Construction to commence in Summer 2018.
- Westgate Grove** App. 144-unit affordable housing project under construction delivering homes to 80% MFI buyers. Phase I complete. Phase II breaking ground in Spring 2018. Done in partnership with City of Austin and Habitat for Humanity.
- Plum Creek** Development Manager of 2,200-acre master-planned community in Kyle, Texas, containing single-family, multi-family, mixed-use, retail, light industrial and office. Approximately 740 acres remain to be developed. Urban town center with 2,500 units and mixed-use to begin in 2019.
- The Austonian** Award-winning 172-unit downtown luxury condo project (Development consultant responsible for programming project – determine features and amenities; select development consultants and manage marketing).
- The Denizen** 119-unit condo project in SOCO area of Austin, catering to urban residents.
- 2012 City of Austin Four Star Green Builder Rating
 - 3.5 acres of open space, with urban garden, two dog parks, multi-use lawn, a two-acre park and an amphitheater.
- Goodnight Ranch** 6,500–unit, mixed use community in South Austin (in planning and development).
- PUD zoning allowing any residential product within the community up to 60' in height
 - Created the first park district in State of Texas that will provide operations and maintenance dollars for adjacent 555-acre regional metro park.
- Headwaters at Barton Creek** 1,000-unit conservation development project with 1,000-acre park in Dripping Springs
- Development agreement creating one-of-a-kind sustainable community with twelve percent impervious cover and zero degradation water quality.

The Sanctuary Lofts	500-bed Student Housing redevelopment project redeveloping church building next to Texas State campus <ul style="list-style-type: none"> ■ Redevelopment of 78-year old church, to create one-of-a-kind community. 43 units in old sanctuary building.
Edgewick	300-unit condominium project 2 miles from downtown Austin.
Chestnut Commons	64-unit cottage condo project at the MLK TOD, bringing workforce housing to the central core of Austin.
Macmora Cottages	22-unit cottage community designed to test new housing concept
NorthEdge	28-unit urban cottage community near the Domain employment center.
Various Projects	Momark Development LLC is planning and constructing approximately 6,000 residential units with corresponding mixed-use development.
Avery Ranch	With former company, 4,000-unit master planned community in north Austin (developed with prior company). Best-selling Austin Metro community for app. 7 years.
Bauerle Ranch	With former company, 600-unit master planned community in Southwest Austin (prior company)
Cedar Park Town Center	With former company, 1,200-unit mixed product residential/mixed use project in Cedar Park (prior company)

Civic/Charitable Responsibilities

Current Board Member, Capitol Metropolitan Transportation Authority; Current Board member at HousingWorks Austin; Current Member of Executive Committee and Board Member of Capitol Area Metropolitan Planning Organization (CAMPO); Current Member of Central Regional Affordability Committee (government committee addressing regional affordability issues); Current Board Member, Greater San Marcos Regional Partnership (eco dev arm for southern metro area); Current Lecturer for Leadership Austin (program designed to develop civic leaders; topics including housing, planning, transportation and fiscal health of cities); Past Board member of Greater Austin Chamber of Commerce (GACC); former GACC Transportation Committee Chair; past Take On Traffic Chair of GACC; Past President, Real Estate Council of Austin (RECA); Executive Committee and Board member of RECA for 12 years; former Vice President of RECA; Former Treasurer of RECA (2 years); Former Board member of Hill Country Conservancy; Former Advisory Board member for Trust for Public Land; Chairman of CAN Affordable Housing Task Force (1999); Barton Springs Advisory Committee (2007); Water Conservation Citizen's Committee (2007); 2012 City of Austin Bond Advisory Task Force member; past recipient of ULI Rose Fellowship Austin (with Mayor Leffingwell, Council member Riley, and Asst. City Manager Rodney Gonzales), analyzing traffic/congestion; Active in church activities; Various other civic/charitable activities.

Awards – Recognition

THE SANCTUARY LOFTS –

- 2006 American Planning Association *CENTRAL TEXAS PROJECT OF THE YEAR*
- 2006 Austin Business Journal (ABJ) *MULTI-FAMILY PROJECT OF THE YEAR*
- 2006 Envision Central Texas *REDEVELOPMENT OF THE YEAR FINALIST*

AUSTONIAN –

- 2010 McGraw Hill *NATIONAL BEST OF MULTI-FAMILY/HOSPITALITY PROJECT*
- 2010 Texas Construction Magazine *State BEST OF MULTI-FAMILY PROJECT*
- 2010 City of Austin *FOUR STAR GREEN BUILDER RATING*
- 2011 Multi-Family Executive Awards *GRAND WINNER: HIGH-RISE, CONDO*
- 2011 Multi-Family News *BEST NEW DEVELOPMENT HIGH-RISE CATEGORY*
- 2011 Austin Chronicle *BEST OF AUSTIN AWARDS: BEST NEW BUILDING*
- 2011 ABJ *“GOING GREEN” AWARD*

PLUM CREEK –

- 2006 Envision Central Texas *BEST NEW DEVELOPMENT OF THE YEAR*
- 2006 Austin Business Journal *MASTER-PLANNED COMMUNITY OF THE YEAR*

MACMORA COTTAGES –

- 2006 Envision Central Texas *BEST NEW DEVELOPMENT OF THE YEAR*

CHESTNUT COMMONS

- 2006 Austin Business Journal *COMMUNITY IMPACT OF THE YEAR (donating \$1.1 mm)*
- 2006 Envision Central Texas *REDEVELOPMENT OF THE YEAR FINALIST*

GARBARDINE

- 2011 HBA MAX AWARD: *BEST OVERALL COMMUNITY BY A DEVELOPER*
- 2011 HBA MAX AWARD: *BEST DIRECT MAIL – BUILDER*
- 2011 HBA MAX AWARD: *BEST RADIO AD – BUILDER*

THE DENIZEN

- 2015 American Society of Landscape Architects Texas Chapter: *MERIT AWARD*
- 2015 ABJ Commercial Real Estate Awards: *MULT-FAMILY DEVELOPMENT (FOR SALE)*

TYNDALL AT ROBERTSON HILL

- 2019 ABJ Commercial Real Estate Awards: *BEST MULT-FAMILY DEVELOPMENT*



Application for OHDA Funding – 2021

Tab 2b – Resumes of Development Team

Phyllis Snodgrass

2549 Deer Stand Loop • San Marcos, TX 78666 • (512) 757-5715 • psnodgrass03@gmail.com

SUMMARY

Innovative executive with 20 years in non-profit management. Strong strategic thinker and team builder with a history of building winning programs with strong community support.

AREAS OF EXPERTISE

- Community Collaborations • New Product Development • Fundraising • Strategic Planning
- Event Management • Market Analysis • Board Governance • Leadership Development
- Budgeting • Affordable Housing • Public Speaking • Goal Alignment

EXPERIENCE

Austin Habitat for Humanity - CEO, Austin, TX November 2015 – Present

Direct all aspects of Austin Habitat for Humanity's affordable homeownership programs, including new construction, home repair, housing counseling, and community development, neighborhood revitalization initiatives, affordable housing advocacy and income qualification services and ReStore retail operations.

Support and report to the Board of Directors, investors, donors, public entities, and community stakeholders.

Ensure adequate funding, staffing, and program planning for all divisions.

Manage staff of 55+ FTEs with an \$7 million annual budget.

Austin Chamber of Commerce - COO, Austin, TX January 2013 – October 2015

SVP - Member Relations September 2011 - January 2013

Led Membership, Small Business, Special Events & Partnerships and Marketing Communications Departments

Reorganized Membership Sales Program, exceeding organizational sales goals 2012- 2014

Introduced new affinity programs to Chambers members providing non dues revenue for organization plus cost savings to member businesses

Organized 3 volunteer membership campaigns in 3 years, Spring 2015 Campaign brought in \$180,457 and 283 new members with 285 volunteers in 2 1/2 days (one of the top membership campaigns in the U.S.)

Implemented internal messaging strategy for staff and volunteers in 2014

Grew Austin Chamber LinkedIn Group from 300 members in 2011 to over 5000 members (followers) in 2015

Created new programs and strategies to meet member needs

Texas Association of Business - VP - Chamber Relations; Austin, TX September 2010 - September 2011

Managed the operations of the Texas Chamber of Commerce Executives (TCCE) and serving as a primary contact with Texas Chambers of Commerce for TAB

Increased income for TCCE by 36% in one year

Enhanced social media presence of TCCE and connections to its member chambers throughout the state

Facilitated Chamber Board retreats across the state of Texas

Developed affinity program review and approval policies for TCCE

Successfully managed first association audit for TCCE in its history

Planned and executed first 5 year strategic planning effort for TCCE

San Marcos Area Chamber of Commerce - President; San Marcos, TX January 2007 - September 2010

Managed San Marcos Chamber operations as well as contractor with City of San Marcos for Economic Development and Convention and Visitor Bureau Programs

Suggested new programs and strategies for increasing income by 30% in first two years

Completely revamped economic development program, creating the Greater San Marcos Partnership (GSMP)- a regional economic development public-private organization in Hays and Caldwell Counties.

Grew GSMP budget from \$300,000 to over \$2MM with a campaign focused on economic diversification, workforce excellence and quality of place. In its first year, GSMP received the International Business Retention and Expansion Award and was recognized Economic Development Program of the Year by the Texas Chamber of Commerce Executives

Founded SOAR (Seeking Opportunities, Achieving Results), a P-16 collaborative effort of the San Marcos Chamber, Texas State University, San Marcos Independent School District and the City of San Marcos.

Established the Chamber as a leader in economic development, tourism, educational attainment and community development

Victoria Chamber of Commerce - President/CEO; Victoria, TX May 2001 - December 2007

Managed Chamber Operations and contracted with the City of Victoria for Convention and Visitor Bureau Program

Increased membership from 850-1100 sustained members

Merged Victoria Chamber of Commerce with the Victoria Hispanic Chamber of Commerce

Grew size and stature of Leadership Victoria Program in the community, making it the go-to source for leadership training for area executives

Founded Keep Victoria Beautiful Program as a program of the Victoria Chamber in partnership with the City of Victoria

Suggested additional programs and strategies, increasing income by 50% in 4 years

Successfully established the Victoria Chamber as a leader in innovation, growth strategies, leadership development, community development, business representation and educational accountability

Athens Chamber of Commerce - Executive Director; Athens, TX 1998 - 2001

Managed Chamber Operations and contracted with the City of Athens for Visitor Services Support

Increased membership from 350 to 800 sustained members

Suggested new programs and strategies, increasing income by 40% in 3 years

Worked with volunteers to enhance existing programs and infrastructure, increasing professionalism and financial success of each program

Small Business Development Center - Counselor; Athens, TX 1997 - 1998

Counseled numerous small and start-up businesses

Assisted with SBA loan proposals and business plans for small businesses

Successfully assisted target Welfare to Work client, filmed as a national success story for PBS on SBA's Welfare to Work Program in 1998.

Phyllis A. Hunt, CPA - Accountant; Athens, TX 1997 - 1998

Provided tax and business advice for start-up, small and mid-sized businesses

Federal Deposit Insurance Corporation - Accounting Specialist; Dallas, TX 1989 - 1997

Managed contract firms hired to review Southwest Plan quarterly payment requests and approved payment request for six Southwest Plan Institutions
Named to FDIC National Performance Standards Task Force in 1994

Redwood Property Company - Controller; Dallas, TX 1987 - 1989

Provide accounting services and management advice for start-up real estate development company
Assisted in successful negotiations and subsequent sale to Koll Company

Kenneth Leventhal & Company (Later merged with Ernst & Young) - Senior Accountant; Dallas, TX 1984 - 1987

Auditor for international real estate accounting firm headquartered in Los Angeles
Performed management consulting services including loan workouts in 1986 and 1987
Obtained CPA certification, May 1987

EDUCATION

The University of Texas at Arlington Bachelor of Business Administration May 1984
Major: Accounting, Minor: Management
Institute for Organization Management Certificate in Non Profit Management July 2004
Georgetown University McDonough School of Business, New Strategies Program, September 2016

PROFESSIONAL AFFILIATIONS

Enactus Advisory Board, Texas State University
Advisory Board, Habitat Texas

Wayne Gerami

7003 Frontera Trail • Austin, TX 78741

NMLS #1436154

512.436.3690 • wayne.gerami@gmail.com

Education

Masters of Public Affairs (2011)

LBJ School of Public Affairs at UT Austin (TX)
Nonprofit Management specialization

B.A. Psychology (2007)

Framingham State University (Framingham, MA)
Human Service specialization

Professional Experience

Austin Habitat for Humanity | HomeBase Texas

August 2013 – Present

VP of Client Services

Nov 2015 – Present

Austin, TX - Supervise 6 FTE in the Client Services department in three separate programs: New Construction, HomeBase, and Housing Counseling. Function as the primary advocate within the agency for issues specific to family partners. Develop and implement policies and processes for all programs, including implementing resale restrictions to ensure permanent affordability of all homes sold. Oversee the departmental budget and ensure that all programs meet important deadlines and performance metrics. Licensed MLO #1436154.

Government Grants Manager

May 2015 – Nov 2015

Manage the identification of and application for all governmental funding sources. Responsible for post-award reporting and compliance at the federal, state, and local levels. Oversaw a grants portfolio in excess of \$2,000,000, including over \$750,000 in new money generated in less than 6 months. Reviewed contracts for partnerships with various funders and partner organizations. Prepared and adhered to budgets. Built and maintained outstanding relationships with funders.

Community Engagement Manager

January 2015 – May 2015

Helped to create Austin Habitat's Neighborhood Revitalization program to inspire change in communities from the ground up. Worked successfully with families, volunteers, and partners of various backgrounds to engage existing neighborhoods with service providers in the community.

Lending Coordinator

August 2013 – January 2015

Led the complete overhaul and modernization of all aspects of program delivery including loan servicing (moved to a 3rd-party servicer) and client database (transferred from MS Access to Salesforce). Changed agency policies surrounding family selection, resales, shared equity, and underwriting. Integral part of a team that educated hundreds of families, underwrote their loan applications, and set up all funding sources on a per-loan basis.

Board Director – Austin Christian Church

August 2014 - Present

Austin, TX - Helped oversee the expansion to a second location. Responsible for setting staffing compensation policies and levels, managing a \$750k+ budget, and serving as an integral part of the establishment of our successful second location at the Zach Scott Theatre.

Board Director – Evolve Austin

April 2017 - Present

Austin, TX – Advocate for the implementation of the Imagine Austin comprehensive plan through the CodeNEXT Land Development Code rewrite process. Serve on the 501(c)(3) board.

Project Coordinator – Diana McIver & Associates

January 2012 - August 2013

Austin, TX - Worked on affordable rental developments across Texas, utilizing Low Income Housing Tax Credits, HUD 202/811 grants, HOME funds, and conventional funding. Completed complex grant packages, extensive work with HUD, TDHCA, and HACA.

Wayne Gerami

7003 Frontera Trail • Austin, TX 78741

508.341.0383 • wayne.gerami@gmail.com

Policy Researcher – Greater Austin Chamber of Commerce

September 2010 - May 2011

Austin, TX - (Internship) Research position focusing on policy impacts at the local, state and federal levels.

Site Supervisor – HOPE *worldwide* Gulf Coast

June 2010 - August 2010

New Orleans, LA - (Contract job) Hired, trained, and managed 8 full-time AmeriCorps employees. Responsible for 26 additional short-term AmeriCorps and all day-to-day operations at a summer day camp for children of low-income families in New Orleans.

Home Repair Assistant – Austin Habitat for Humanity

August 2007 - July 2009

Austin, TX - Completed 30 home repair projects for low-income families in Austin. Managed over 1,500 volunteers on construction sites with an excellent safety record. Created policy for the then-new Home Repair program created in 2005-06. Participated in Austin Habitat-specific public speaking training, was an active participant on Family Selection Committee and was part of the founding of the Austin Housing Repair Coalition.

Manager – First American Mortgage

August 2002 - June 2007

Milford, MA - Rose to a position of leadership in the sales department of a multi-million dollar mortgage company while I was a teenager and college student. Excellent sales, customer service, management and interpersonal skills. Ability to achieve results in a difficult environment.

Additional Experience & Training

Community Leadership Institute – NeighborWorks

2015

Training on community engagement, grassroots organizing, and project management with a project-specific emphasis.

Emerging Leader Training – Austin Habitat for Humanity

2014-2015

Long-term training program with Up-A-Notch consulting about various issues related to management and leadership with specific emphasis on topics relevant to Austin Habitat.

ED Lab – RGK Center for Philanthropy and Community Service

June 2015

Intensive course led by local executive directors with an emphasis on learning real world, on-the-ground nonprofit management techniques including budgeting, fundraising, board recruitment, and marketing/branding.

ROBIN LAFLEUR

1309 Cedar Hills Blvd. • Cedar Park, TX, 78613 • (512) 750-5114 • robinkaylafleur@yahoo.com • linkedin.com/in/robin-k-lafleur

SUMMARY

Experienced professional with more than 15 years in real estate, finance, and operations. Strong ability to identify and implement positive change across all aspects of operations. Able to efficiently manage budgets and strict deadlines while generating new revenue growth and enhancing process.

EXPERIENCE

2020-Present

Austin Habitat for Humanity/HomeBase Texas

Austin, TX

Program Manager

- Perform project reviews and "on demand" assistance to optimize program outcomes and project deliverables
- Coordinate with developers, construction teams, and clients to ensure completion of all tasks according to established timelines, serving as primary point of contact for buyers throughout the building cycle, attending regular on-site meetings with construction/development teams
- Work with clients including potential homebuyers, loan applicants, community partners, and lenders while ensuring compliance related to various local and federal government programs
- Qualify and cultivate potential opportunities with key clients and outside entities to develop innovative and comprehensive solutions
- Develop content and ongoing updates to manage the program's website and support the program's social media engagement.

2014 – 2019

Senior Program Coordinator

- Managed many aspects of HomeBase's affordable housing program, including oversight of the client intake process, assisting more than 100 families through the homebuyer qualification process, and oversight of a 61-unit condominium project and a 21-unit townhome renovation project
- Negotiated, reviewed, and executed 50+ contracts with clients for affordable homes while working within the local government compliance requirements
- Worked with the Director of Grants and Contracts to assist with the hosting of regular financial literacy events for the public and secured \$10,000 in grant funding

2011 – 2013

ReStore Operations Manager

- Directed all back-office operations for the ReStore including vendor relations, maintaining an inventory of more than \$1,450,000 in purchased and donated materials, and reconciling more than 3,000 transactions per month
- Negotiated non-profit discounts on purchased materials with a variety of local and national vendors, including an agreement with a paint supply vendor that facilitated a 70% profit margin and a higher return on investment
- Led the implementation of an automated solution for donation pickup scheduling, saving nearly \$20,000 per year

2019 – 2020

Business & Community Lenders of Texas/Texas Community Builders

Austin, TX

Real Estate Specialist

- Managed a \$2.5MM Real Estate portfolio including both remote and direct property management, sales transactions and asset management
- Performed analysis of current market and property conditions to implement a rent increase thereby raising rent revenue by 25% for FY2020
- Provided direct support to the Director of Community Development, securing necessary architects, civil engineers and general contractors for upcoming development projects across the state of Texas
- Implemented a Property Management software solution to decrease vacancy rates to less than 9% and increase revenue

2004 – 2011

Smith's Consulting Services

Austin, TX

Principal Operations Consultant

- Provided comprehensive operations and financial consulting to software and IT clients across Austin, including cash flow management and reconciliation, coaching for employee transitions and staff development, and creation of job descriptions and candidate search procedures for recruiting
- Assisted a start-up software client with the creation and execution of a financial plan in preparation for a successful acquisition, including planning for structuring cash flows, development of a comprehensive business plan, and an in-depth audit to ensure they were acquisition-ready

2005 – 2009

IBM, Inc./BuildForge, Inc.

Austin, TX

Finance Integration Lead & Client Program Manager

- Oversaw the integration of BuildForge into IBM's operation following its acquisition in 2006, with responsibility for providing documentation necessary to support the transition of client contracts and ensuring legacy employees became fully immersed into IBM's culture and training processes
- Organized a break-out session during a 1,500-attendee conference, bringing together major stakeholders to provide clients with additional software functionality within one of IBM's products, resulting in a solution that retained an endangered \$750,000 contract at little cost to IBM

PROFESSIONAL DEVELOPMENT

Texas Department of Housing & Community Affairs

Eligibility Training for Affordable Housing Programs (2015)

NeighborWorks Center for Home Ownership Education & Counseling

Credit Counseling for Maximum Results (2016)

Building Skills for Financial Confidence (2018)

Community Economic Principals, Practices & Strategies (2019)

Cape School, Inc.

20-Hour Secure And Fair Enforcement Act (SAFE) Comprehensive Principals of Mortgage Lending (2016)

3-Hour SAFE Guide to Texas Mortgage Law (2016)

Champions School of Real Estate

180 TREC Certified Hours (2020)

LICENSE & CERTIFICATION

Real Estate Sales Associate

Real Estate Sales Agent License, # 738124

Mortgage Loan Officer

Residential Mortgage Loan Officer License, MLS#1508051

PROFESSIONAL & VOLUNTEER MEMBERSHIPS

President, C.P. Carriage Hills HOA 2020-Present

Urban Land Institute 2019-Present

Austin Women in Housing 2017- Present

Austin Board of Realtors 2020- Present

Jessica Benitez

3007 Tilmon Lane Austin, Tx 78725

Phone: 512-658-9098

E-mail: j_b_mms@yahoo.com

Education:

- Austin Community College- Working on Business admin degree
- Texas department of Housing and Community Affairs- Eligibility training for Affordable Housing Programs
- Neighborworks Training- Intro to housing counseling, credit counseling for maximum results, post-purchase education methods, foreclosure methods, and homeowner counseling certification- principles, practices, and techniques.
- NMLS
- High school- Austin Can Academy 2010

Experience:

- **Austin Habitat for Humanity/ Homebase Oct 2015- Present**
Program Coordinator/ Housing Counselor
 - Conduct one on one counseling with clients for 1st time homebuyer education
 - Create action plan for client that need guidance for mortgage pre-qualification
 - Pre- purchase homebuyer education classes
 - Manage homebuyer qualifications, home sales and closing process
 - Execute real estate sales contracts
 - Coordinate between developer, construction team and clients
 - Handle inquiries from realtors and potential clients
- **Austin Staffing- Feb 2015- Oct 2015**
Austin Habitat for Humanity – April 2015- Oct 2015
 - Income certifications
 - Filing legal documents
 - Assisted filling out loan applications
Kensington electronics- Feb 2015- March 2015
 - Assembled large orders
 - Shipped out orders
- **Call Center- Maximus- November 2015- February 2015**
Customer services associate
 - Handle 50-70 calls a day
 - Enroll callers with the proper medical and dental insurance plan

- **Westbank Dry Cleaning- May 2012- February 2014**
Manager
 - Handled all daily operations from open to close
 - Handled cash register and all transactions
 - Trained new managers
 - Completed inventory every week

- **Melrose- May 2010-2012**
Shoe sales manager
 - Handled cash register
 - Market sales
 - Reached daily, weekly and monthly sales goals
 - Ordered new merchandise
 - Assist customer with sales

Bertie Flores- Samilpa

760 Winborne Way
Buda, Tx 78610
(512) 939-8919 - Cell
(512) 295-3065- Home

Email: bertie415@gmail.com

I have 24 years of experience in the mortgage lending industry as well as a certified housing counselor for non-profit. I enjoy working with families interested in becoming homeowners. I offer a wealth of information and resources to anyone in need of understanding the process. I am very dedicated and believe that all families deserve the opportunity of homeownership.

QUALIFICATIONS:

- Processed Government, USDA, VA and Conventional Loans
- Experience with Builder Loans
- Knowledge of Guidelines and changes within the market
- File submissions from underwriting to funding
- Work well without supervision
- Knowledge of Calyx Point, Encompass, Lending QB Origination Software

EXPERIENCE:

12/2015 - Present **Austin Habitat for Humanity**
Housing Counselor

Austin, TX

- Counsel clients for pre-purchase and mortgage delinquency and default resolution counseling
- Create action plan for clients seeking help with their mortgage to help them keep their home
- Document client progress reports using the client management system CounselorMax
- Process financial worksheet applications and documents to all servicers
- Communicate with servicers on behalf of clients as well as updating them on status of their mortgage
- Help clients understand options when delinquent and how to avoid foreclosure
- Conduct one on one counseling with clients for 1st time homebuyer education
- Determine income for specific program requirements for internal and external lenders use Communication with clients, servicers regarding the structure of modification agreements, etc.
- Conduct pre-purchase homebuyer education, predatory lending education and non-delinquency post Purchase workshops

09/2015 – 12/14/2015 **Ameripro Home Loans**
Sr. Loan Processor

Austin, TX

- Worked on the Milestone Home Builder Account
- Submission of Government, VA and Conventional loans for approval
- Handled high volume of loan closings and work well under pressure to meet contract close dates
- Status updates with title agents, closers, realtors, underwriters, etc., with expectation through processing
- Order Appraisal, Title, Surveys, Insurance, etc.
- Submission for Down Payment assistance and MCC programs
- Extensive review of clients financial documents to insure client meets qualifications
- Assisted with training new employees

05/14 – 12/2014 **Southwest Bank Mortgage**
Sr. Loan Processor

Austin, TX

- Submission of Government, VA and Conventional loans for approval
- Handled high volume of loan closings
- Work well under pressure to meet contract close dates
- Order Appraisal, Title, Surveys, etc.
- Submission of Portfolio/Jumbo product loans
- Knowledge of Calyx and Encompass Software

05/12 – 04/2014 **Security National Lending**
Sr. Loan Processor

Austin, TX

- Submission of Government, VA and Conventional loans for approval
- Handled high volume of loan closings
- Work well under pressure to meet contract close dates
- Order Appraisal, Title, Surveys, etc.
- Submission of Brokered loans to various investors
- MCC submission and City of Austin down payment assistance programs
- Knowledge of Calyx and Encompass Software

11/09- 5/12 **Frameworks. CDC**
Housing and Foreclosure Prevention Counselor

Austin, TX

- Counsel clients for pre-purchase and mortgage delinquency and default resolution counseling
- Create action plan for clients seeking help with their mortgage to help them keep their home
- Document client progress reports using the client management system
- Process financial worksheet applications and documents to all servicers
- Communicate with servicers on behalf of clients
- Help clients understand options when delinquent and how to avoid foreclosure
- Work with a high volume to meet individual needs based on the client.
- Work well under pressure to meet foreclosure sale dates
- Create action plan for pre-purchase counseling clients to help them meet their goals of homeownership
- Conduct One on One counseling with clients regarding 1st time homebuyer education and DPA Assistance.
- Determine income requirements for various programs offered by the lender.
Communication with clients, servicers regarding the structure of modification agreements, etc.
- Conduct pre-purchase homebuyer education, predatory lending education and non-delinquency post Purchase workshops

05/09- 10/09 **United Lending, LP**
Sr. Loan Processor

Austin, TX

- Submission of Government, VA and Conventional loans for approval
- Handled high volume of loan closings
- Work well under pressure to meet contract close dates
- Order Appraisal, Title, Surveys, etc.
- Submission of Brokered loans to various investors
- MCC submission and City of Austin down payment assistance programs

- Knowledge of Calyx and Encompass Software

02/07 – 04/09 **WR Starkey Mortgage**
Sr. Loan Processor

Austin, TX

- Processed Government, VA and Conventional loans for approval
- Assisted loan officer with credit and scenarios
- Rate sheet review and locking loans
- Closed and Funding of loans
- Clearing exceptions if needed by investor
- Order Appraisal, Title, Survey, Insurance, Etc.
- Knowledge of Calyx and Encompass Software

08/05—12/06 **Primelending, A Plains Capital Company**
Sr. Loan Processor

Austin, TX

- Processed Construction Government, VA and Conventional loans for approval
- Bond, DPA, MCC, Etc.
- Knowledge of Calyx Point and Encompass Software
- Prepared Legal Documents for Attorney review
- Balanced HUD-1/Settlement Statements and ordered wires for funding
- Constant written communication with Builder regarding Status
- Updated Reports as needed.

EDUCATION:

June 1989 **Reagan High School High School Equivalency Diploma** Austin, TX

BILINGUAL: EXCELLENT- Read, Write, Speak

STATE OF TEXAS NOTARY PUBLIC

REFERENCES UPON REQUEST



Application for OHDA Funding – 2021

Tab 2c – Resumes of Property Management Team

Not required as this development does not contain rental units to be managed.



Application for OHDA Funding – 2021

Tab 3 – Financial Information



Application for OHDA Funding – 2021

Tab 3a – IRS Certification

Not required as Momark Development is not a nonprofit corporation.



Application for OHDA Funding – 2021

Tab 3b – Audited Financial Statements

Not required as Momark Development is not a nonprofit corporation.



Application for OHDA Funding – 2021

Tab 3c – Board Resolution

Not required as Momark Development is not a nonprofit corporation.



Application for OHDA Funding – 2021

Tab 3d – Financial Statements

BUILDING 1

Wes Peoples Homes, LLC
 Cost Comparison
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Cost Code	Description	Project 105	Project 105	Project 105	Project 105	Project 105	Project 105	Project 105	Project 105	Total Building
		West- Eight R-001-01-B Plan 1 779 sq ft	West- Eight R-002-01-B Plan 2 912 sq ft	West- Eight R-003-01-B Plan 3 964 sq ft	West- Eight R-004-01-B Plan 4 832 sq ft	West- Eight R-005-01 Plan 5 696 sq ft	West- Eight R-006-01 Plan 6 830 sq ft	West- Eight R-007-01 Plan 7 988 sq ft	West- Eight R-008-01 Plan 8 866 sq ft	
1020	Plan Reproduction / Printing	550	550	550	550	550	550	550	550	4400
1030	Foundation Engineering	185	185	185	185	185	185	185	185	1480
1090	Allocated common cost	2062.5	2062.5	2062.5	2062.5	2062.5	2062.5	2062.5	2062.5	16500
1091	Port a can	150	150	150	150	150	150	150	150	1200
1100	Lot Clear	86.6	99	106.9	93.5	87.8	100.3	108.9	94.5	777.5
1105	Lot Clear - Site Cost	500	500	500	500	500	500	500	500	4000
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1130	Rough Grade	86.6	99	106.9	93.5	87.8	100.3	108.9	94.5	777.5
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450
1170	Form Survey	62.5	62.5	62.5	62.5	62.5	62.5	62.5	62.5	500
1200	Foundation Labor	3981.19	4913.34	5056.75	4339.71	3622.68	4339.71	5200.15	4698.23	36151.76
1205	Concrete Pump	375	375	375	375	375	375	375	375	3000
1230	Gycrete	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	7177.84
1235	Hold downs Anchor bolts straps	225.64	351.6	324.75	351.6	265.22	351.6	351.6	351.6	2573.61
1255	Flatwork - Private Walk	415.8	415.8	415.8	415.8	415.8	415.8	415.8	415.8	3326.4
1265	Flatwork - A/C Pad	19.8	19.8	19.8	19.8	19.8	19.8	19.8	19.8	158.4
1271	Flatwork - Common	1350.56	1350.56	1350.56	1350.56	1350.56	1350.56	1350.56	1350.56	10804.48
1290	Flatwork - Site Cost	300	300	300	300	300	300	300	300	2400
1305	Floor Trusses	2674.1	3160.3	3403.4	2917.2	0	0	0	0	12155
1310	Roof Trusses	0	0	0	0	3454.5	4112.5	4770.5	4112.5	16450
1350	Frame Matl - Walls	2368.75	2669.59	2812.41	2556.24	2902.98	2683.85	2699.45	2411.43	21104.7
1355	Frame Matl - Floor Decking	592.78	708.82	788.28	693.67	0	0	0	0	2783.55
1380	Firewall Material	873.96	978.09	1055.62	910.77	763.51	910.77	1096.33	978.09	7567.14
1400	Wall Sheathing	1536.38	1549.15	1802.14	2089.21	1988.96	1921.57	1700.65	1472.24	14060.3
1410	Roof Decking	0	0	0	0	767.29	899.44	870.17	1125.46	3662.36
1420	Cornice Material	1036.19	1430.52	1000.91	2225.09	2655.6	4219.9	2333.6	4130.71	19032.52
1425	Porch soffit and Column Material	178.61	119.49	225.77	138.65	295.87	351.86	233.6	382.32	1926.17
1450	Frame Labor - Frame	1623.75	1856.25	2004.38	1753.13	1646.25	1880.63	2041.88	1771.88	14578.15
1452	Frame Labor - Rafters	1623.75	1856.25	2004.38	1753.13	1646.25	1880.63	2041.88	1771.88	14578.15
1460	Frame Labor - Cornice	1299	1485	1603.5	1402.5	1317	1504.5	1633.5	1417.5	11662.5
1465	Frame Labor - Roof Deck	1299	1485	1603.5	1402.5	1317	1504.5	1633.5	1417.5	11662.5
1470	Frame Labor - Retention	649.5	742.5	801.75	701.25	658.5	752.25	816.75	708.75	5831.25
1472	Firewall Labor	187.5	187.5	187.5	187.5	187.5	187.5	187.5	187.5	1500
1500	Ext. Clean - Frame Clean	562.9	643.5	694.85	607.75	570.7	651.95	707.85	614.25	5053.75
1505	Frame Inspection	136	136	136	136	136	136	136	136	1088
1506	WB / Sheathing Inspection	68	68	68	68	68	68	68	68	544
1507	Eng. Firewall Insp & Eval Letter	143	143	143	143	143	143	143	143	1144
1508	Eng. Stainwell Inspection	68	68	68	68	68	68	68	68	544
1510	Frame Re-Inspection	150	150	150	150	150	150	150	150	1200
1515	Termite Treatment	50	50	50	50	50	50	50	50	400
1600	Windows	833.34	1081.89	1106.79	1095.62	713.72	1095.62	1351.7	988.65	8267.33
1700	Exterior Doors	288.92	288.92	288.92	1137.48	877.62	877.62	877.62	820.25	5457.35
1710	Final Front Door	321.81	321.81	321.81	321.81	321.81	321.81	321.81	321.81	2574.48
1750	Insulation Inspection	205	205	205	205	205	205	205	205	1640
1800	Roofing-Composition Shingle TK	2098.73	2098.73	2098.73	2098.73	2098.73	2098.73	2098.73	2098.73	16789.84
1810	Exterior Steel - Accents	2244.5	2244.5	2244.5	2244.5	2244.5	2244.5	2244.5	2244.5	17956
1900	Plumbing - Rough	3441.5	3837.5	3837.5	3837.5	2544.5	3172.5	3172.5	3172.5	27016
1905	Plumbing - Top-Out	3129	3525	3525	3525	2232	2859	2859	2859	24513
1910	Plumbing - Set-Out	3129	3525	3525	3525	2232	2859	2859	2859	24513
1950	Plumbing - Site Cost	500	500	500	500	500	500	500	500	4000
1980	Sprinklers - Interior Fire Suppression	2027.12	2027.12	2027.12	2027.12	2027.12	2027.12	2027.12	2027.12	16216.96
1985	Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6298.16
2000	HVAC - Rough	4639.2	4756.2	4756.2	4756.2	4639.2	4756.2	4756.2	4756.2	37815.6
2005	HVAC - Trim	3092.8	3170.8	3170.8	3170.8	3092.8	3170.8	3170.8	3170.8	25210.4
2100	Electric - Rough	2648.4	2989.8	3066.6	2798.4	2707.2	3155.4	3243.6	3132.6	23742
2105	Electric - Trim	1765.6	1993.2	2044.4	1865.6	1804.8	2103.6	2162.4	2088.4	15828
2121	Austin Energy Meter Pack	1884.37	1884.37	1884.37	1884.37	1884.38	1884.38	1884.38	1884.38	15075
2150	Structured Wiring - Rough	135	135	135	135	135	135	135	135	1080
2155	Structured Wiring - Trim	90	90	90	90	90	90	90	90	720
2200	Insulation - Batts	803	894	840	765	679	755	907	846	6489
2205	Insulation - Blown	102	106	108	104	431	514	628	557	2550
2225	Energy Star Inspection	140	140	140	140	140	140	140	140	1120
2310	Drywall - Labor	3717.56	4393.48	4731.44	4055.52	3379.6	4055.52	5069.4	4393.48	33796
2320	Ext. Clean - Drywall Clean	562.9	643.5	694.85	607.75	570.7	651.95	707.85	614.25	5053.75
2330	Drywall Inspection	75	75	75	75	75	75	75	75	600
2410	Address Blocks	64.95	64.95	64.95	64.95	64.95	64.95	64.95	64.95	519.6
2460	Stone Masonry - Turnkey	0	0	0	0	0	0	0	0	0
2610	Interior Trim Material	161.1	197.23	210.37	209.7	163.7	202.25	209.7	214.72	1568.77
2620	Interior Doors	977.76	1224.3	1845.89	1206.06	865.35	1235.71	1382.03	1238	9974.9
2655	Trim Labor - Interior Trim	545.3	638.4	674.8	582.4	487.2	581	691.6	606.2	4806.9
2657	Trim Labor - Install Shoe Mould	77.9	91.2	96.4	83.2	69.6	83	98.8	86.6	686.7
2665	Trim Labor - Lock Out	77.9	91.2	96.4	83.2	69.6	83	98.8	86.6	686.7
2700	Cabinets	5856	4957	5524	5018	3431	3811	4057	3726	36380
2710	Laminate Countertops	710.9	710.9	1140.92	1045.36	710.9	902.02	902.02	902.02	7025.04
2800	Paint Labor - Exterior	817.95	957.6	1012.2	873.6	730.8	871.5	1037.4	909.3	7210.35
2805	Paint Labor - Interior	1363.25	1596	1687	1456	1218	1452.5	1729	1515.5	12017.25
2810	Paint Labor - Final Touch-Up	545.3	638.4	674.8	582.4	487.2	581	691.6	606.2	4806.9
2930	Flooring - Carpet	250	458.33	491.67	458.33	262.5	458.33	579.17	495.83	3454.16
2950	Flooring - Vinyl	1482	1846	1885	1248	1527.5	1326	1885	1261	12460.5
3000	Light Fixtures	944.1	1274.07	1592.88	1241.14	878.99	1303.83	1624.72	1273.55	10133.28
3010	Mirrors	92	80	104	80	86	80	104	74	700
3020	Appliances	1492.77	1492.77	1492.77	1492.77	1492.77	1492.77	1492.77	1492.77	11942.16
3040	Finish Hardware	175.86	236.63	199.34	242.64	215.09	251.74	253.79	231.93	1813.02
3100	Punch / Make-Ready	350	350	350	350	350	350	350	350	2800
3210	Gutters	338.75	338.75	338.75	338.75	338.75	338.75	338.75	338.75	2710
3220	Underpinning	62.5	62.5	62.5	62.5	62.5	62.5	62.5	62.5	500
3235	Light Weight Concrete	0	0	0	0	1427.25	1427.25	1427.25	1427.25	5709

3300	Final Grade	259.8	297	320.7	280.5	263.4	300.9	326.7	283.5	2332.5
3310	Fence	1250	1250	1250	1250	0	0	0	0	5000
3311	Developer Fence	115	115	115	115	115	115	115	115	920
3315	Exterior Railing	0	0	0	0	576	576	1024	768	2944
3330	Irrigation	840	840	840	840	840	840	840	840	6720
3335	Area Drains	312.5	312.5	312.5	312.5	312.5	312.5	312.5	312.5	2500
3340	Landscaping	1148.13	1148.13	1148.13	1148.13	1148.13	1148.13	1148.13	1148.13	9185.04
3350	Landsc. or Irrig. - Site Cost	300	300	300	300	300	300	300	300	2400
3360	Trees	340	340	340	340	340	340	340	340	2720
3370	Landscaping - Common Area	1530	1530	1530	1530	1530	1530	1530	1530	12240
3500	Ext. Clean - Final / Garage Clean	303.1	346.5	374.15	327.25	307.3	351.05	381.15	330.75	2721.25
3510	Pressure Washing	75	75	75	75	75	75	75	75	600
3520	Retaining Walls	285.00	285	285	285	285.00	285	285	285	2280
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4800.00
	FNMA Approvals	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1400.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1816.00
	Vertical	91,925.10	99,445.01	103,485.43	98,734.37	90,914.20	101,274.08	105,834.44	101,049.25	792,661.88
	Land Development Cost	32,800.89	38,401.05	40,590.58	35,032.53	29,306.06	34,948.32	41,601.13	36,464.15	289,144.73
3700	Builder Fee	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,800.00
	Cost before Contingency	135,325.99	148,446.06	154,676.01	144,366.90	130,820.26	146,822.40	158,035.57	148,113.40	1,166,606.61
3750	Contingency	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	COST TOTAL	143,448.99	156,569.06	162,799.01	152,489.90	138,943.26	154,945.40	166,158.57	156,236.40	1,231,590.61
	<i>\$/FT²</i>	<i>184.15</i>	<i>171.68</i>	<i>168.88</i>	<i>183.28</i>	<i>199.63</i>	<i>186.68</i>	<i>168.18</i>	<i>180.41</i>	

BUILDING 2

Wes Peoples Homes, LLC
 Cost Comparison
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Cost Code	Description	Project 105	Project 105	Project 105	Project 105	Project 105	Project 105	Project 105	Project 105	Total Building
		West-Eight R-001-01-B Plan 1 779 sq ft	West-Eight R-002-01-B Plan 2 912 sq ft	West-Eight R-003-01-B Plan 3 964 sq ft	West-Eight R-004-01-B Plan 4 832 sq ft	West-Eight R-005-01 Plan 5 696 sq ft	West-Eight R-006-01 Plan 6 830 sq ft	West-Eight R-007-01 Plan 7 988 sq ft	West-Eight R-008-01 Plan 8 866 sq ft	
1020	Plan Reproduction / Printing	550	550	550	550	550	550	550	550	4400
1030	Foundation Engineering	185	185	185	185	185	185	185	185	1480
1090	Allocated common cost	2062.5	2062.5	2062.5	2062.5	2062.5	2062.5	2062.5	2062.5	16500
1091	Port a can	150	150	150	150	150	150	150	150	1200
1100	Lot Clear	86.6	99	106.9	93.5	87.8	100.3	108.9	94.5	777.5
1105	Lot Clear - Site Cost	500	500	500	500	500	500	500	500	4000
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1130	Rough Grade	86.6	99	106.9	93.5	87.8	100.3	108.9	94.5	777.5
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450
1170	Form Survey	62.5	62.5	62.5	62.5	62.5	62.5	62.5	62.5	500
1200	Foundation Labor	3981.19	4913.34	5056.75	4339.71	3622.68	4339.71	5200.15	4698.23	36151.76
1205	Concrete Pump	375	375	375	375	375	375	375	375	3000
1230	Gycrete	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	7177.84
1235	Hold downs Anchor bolts straps	225.64	351.6	324.75	351.6	265.22	351.6	351.6	351.6	2573.61
1255	Flatwork - Private Walk	415.8	415.8	415.8	415.8	415.8	415.8	415.8	415.8	3326.4
1265	Flatwork - A/C Pad	19.8	19.8	19.8	19.8	19.8	19.8	19.8	19.8	158.4
1271	Flatwork - Common	1350.56	1350.56	1350.56	1350.56	1350.56	1350.56	1350.56	1350.56	10804.48
1290	Flatwork - Site Cost	300	300	300	300	300	300	300	300	2400
1305	Floor Trusses	2674.1	3160.3	3403.4	2917.2	0	0	0	0	12155
1310	Roof Trusses	0	0	0	0	3454.5	4112.5	4770.5	4112.5	16450
1350	Frame Matl - Walls	2368.75	2669.59	2812.41	2556.24	2902.98	2683.85	2699.45	2411.43	21104.7
1355	Frame Matl - Floor Decking	592.78	708.82	788.28	693.67	0	0	0	0	2783.55
1380	Firewall Material	873.96	978.09	1055.62	910.77	763.51	910.77	1096.33	978.09	7567.14
1400	Wall Sheathing	1536.38	1549.15	1802.14	2089.21	1988.96	1921.57	1700.65	1472.24	14060.3
1410	Roof Decking	0	0	0	0	767.29	899.44	870.17	1125.46	3662.36
1420	Cornice Material	1036.19	1430.52	1000.91	2225.09	2655.6	4219.9	2333.6	4130.71	19032.52
1425	Porch soffit and Column Material	178.61	119.49	225.77	138.65	295.87	351.86	233.6	382.32	1926.17
1450	Frame Labor - Frame	1623.75	1856.25	2004.38	1753.13	1646.25	1880.63	2041.88	1771.88	14578.15
1452	Frame Labor - Rafters	1623.75	1856.25	2004.38	1753.13	1646.25	1880.63	2041.88	1771.88	14578.15
1460	Frame Labor - Cornice	1299	1485	1603.5	1402.5	1317	1504.5	1633.5	1417.5	11662.5
1465	Frame Labor - Roof Deck	1299	1485	1603.5	1402.5	1317	1504.5	1633.5	1417.5	11662.5
1470	Frame Labor - Retention	649.5	742.5	801.75	701.25	658.5	752.25	816.75	708.75	5831.25
1472	Firewall Labor	187.5	187.5	187.5	187.5	187.5	187.5	187.5	187.5	1500
1500	Ext. Clean - Frame Clean	562.9	643.5	694.85	607.75	570.7	651.95	707.85	614.25	5053.75
1505	Frame Inspection	136	136	136	136	136	136	136	136	1088
1506	WB / Sheathing Inspection	68	68	68	68	68	68	68	68	544
1507	Eng. Firewall Insp & Eval Letter	143	143	143	143	143	143	143	143	1144
1508	Eng. Stairwell Inspection	68	68	68	68	68	68	68	68	544
1510	Frame Re-Inspection	150	150	150	150	150	150	150	150	1200
1515	Termite Treatment	50	50	50	50	50	50	50	50	400
1600	Windows	833.34	1081.89	1106.79	1095.62	713.72	1095.62	1351.7	988.65	8267.33
1700	Exterior Doors	288.92	288.92	288.92	1137.48	877.62	877.62	877.62	820.25	5457.35
1710	Final Front Door	321.81	321.81	321.81	321.81	321.81	321.81	321.81	321.81	2574.48
1750	Insulation Inspection	205	205	205	205	205	205	205	205	1640
1800	Roofing-Composition Shingle TK	2098.73	2098.73	2098.73	2098.73	2098.73	2098.73	2098.73	2098.73	16789.84
1810	Exterior Steel - Accents	2244.5	2244.5	2244.5	2244.5	2244.5	2244.5	2244.5	2244.5	17956
1900	Plumbing - Rough	3441.5	3837.5	3837.5	3837.5	2544.5	3172.5	3172.5	3172.5	27016
1905	Plumbing - Top-Out	3129	3525	3525	3525	2232	2859	2859	2859	24513
1910	Plumbing - Set-Out	3129	3525	3525	3525	2232	2859	2859	2859	24513
1950	Plumbing - Site Cost	500	500	500	500	500	500	500	500	4000
1980	Sprinklers - Interior Fire Suppression	2027.12	2027.12	2027.12	2027.12	2027.12	2027.12	2027.12	2027.12	16216.96
1985	Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6298.16
2000	HVAC - Rough	4639.2	4756.2	4756.2	4756.2	4639.2	4756.2	4756.2	4756.2	37815.6
2005	HVAC - Trim	3092.8	3170.8	3170.8	3170.8	3092.8	3170.8	3170.8	3170.8	25210.4
2100	Electric - Rough	2648.4	2989.8	3066.6	2798.4	2707.2	3155.4	3243.6	3132.6	23742
2105	Electric - Trim	1765.6	1993.2	2044.4	1865.6	1804.8	2103.6	2162.4	2088.4	15828
2121	Austin Energy Meter Pack	1884.37	1884.37	1884.37	1884.37	1884.38	1884.38	1884.38	1884.38	15075
2150	Structured Wiring - Rough	135	135	135	135	135	135	135	135	1080
2155	Structured Wiring - Trim	90	90	90	90	90	90	90	90	720
2200	Insulation - Batts	803	894	840	765	679	755	907	846	6489
2205	Insulation - Blown	102	106	108	104	431	514	628	557	2550
2225	Energy Star Inspection	140	140	140	140	140	140	140	140	1120
2310	Drywall - Labor	3717.56	4393.48	4731.44	4055.52	3379.6	4055.52	5069.4	4393.48	33796
2320	Ext. Clean - Drywall Clean	562.9	643.5	694.85	607.75	570.7	651.95	707.85	614.25	5053.75
2330	Drywall Inspection	75	75	75	75	75	75	75	75	600
2410	Address Blocks	64.95	64.95	64.95	64.95	64.95	64.95	64.95	64.95	519.6
2460	Stone Masonry - Tumkey	0	0	0	0	0	0	0	0	0
2610	Interior Trim Material	161.1	197.23	210.37	209.7	163.7	202.25	209.7	214.72	1568.77
2620	Interior Doors	977.76	1224.3	1845.89	1206.06	865.35	1235.71	1382.03	1238	9974.9
2655	Trim Labor - Interior Trim	545.3	638.4	674.8	582.4	487.2	581	691.6	606.2	4806.9
2657	Trim Labor - Install Shoe Mould	77.9	91.2	96.4	83.2	69.6	83	98.8	86.6	686.7
2665	Trim Labor - Lock Out	77.9	91.2	96.4	83.2	69.6	83	98.8	86.6	686.7
2700	Cabinets	5856	4957	5524	5018	3431	3811	4057	3726	36380
2710	Laminate Countertops	710.9	710.9	1140.92	1045.36	710.9	902.02	902.02	902.02	7025.04
2800	Paint Labor - Exterior	817.95	957.6	1012.2	873.6	730.8	871.5	1037.4	909.3	7210.35
2805	Paint Labor - Interior	1363.25	1596	1687	1456	1218	1452.5	1729	1515.5	12017.25
2810	Paint Labor - Final Touch-Up	545.3	638.4	674.8	582.4	487.2	581	691.6	606.2	4806.9
2930	Flooring - Carpet	250	458.33	491.67	458.33	262.5	458.33	579.17	495.83	3454.16
2950	Flooring - Vinyl	1482	1846	1885	1248	1527.5	1326	1885	1261	12460.5
3000	Light Fixtures	944.1	1274.07	1592.88	1241.14	878.99	1303.83	1624.72	1273.55	10133.28
3010	Mirrors	92	80	104	80	86	80	104	74	700
3020	Appliances	1492.77	1492.77	1492.77	1492.77	1492.77	1492.77	1492.77	1492.77	11942.16
3040	Finish Hardware	175.86	236.63	199.34	242.64	215.09	251.74	253.79	231.93	1813.02
3100	Punch / Make-Ready	350	350	350	350	350	350	350	350	2800
3210	Gutters	338.75	338.75	338.75	338.75	338.75	338.75	338.75	338.75	2710
3220	Underpinning	62.5	62.5	62.5	62.5	62.5	62.5	62.5	62.5	500
3235	Light Weight Concrete	0	0	0	0	1427.25	1427.25	1427.25	1427.25	5709

3300	Final Grade	259.8	297	320.7	280.5	263.4	300.9	326.7	283.5	2332.5
3310	Fence	1250	1250	1250	1250	0	0	0	0	5000
3311	Developer Fence	115	115	115	115	115	115	115	115	920
3315	Exterior Railing	0	0	0	0	576	576	1024	768	2944
3330	Irrigation	840	840	840	840	840	840	840	840	6720
3335	Area Drains	312.5	312.5	312.5	312.5	312.5	312.5	312.5	312.5	2500
3340	Landscaping	1148.13	1148.13	1148.13	1148.13	1148.13	1148.13	1148.13	1148.13	9185.04
3350	Landsc. or Irrig. - Site Cost	300	300	300	300	300	300	300	300	2400
3360	Trees	340	340	340	340	340	340	340	340	2720
3370	Landscaping - Common Area	1530	1530	1530	1530	1530	1530	1530	1530	12240
3500	Ext. Clean - Final / Garage Clean	303.1	346.5	374.15	327.25	307.3	351.05	381.15	330.75	2721.25
3510	Pressure Washing	75	75	75	75	75	75	75	75	600
3520	Retaining Walls	285.00	285	285	285	285.00	285	285	285	2280
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4800.00
	FNMA Approvals	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1400.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1816.00
	Vertical	91,925.10	99,445.01	103,485.43	98,734.37	90,914.20	101,274.08	105,834.44	101,049.25	792,661.88
	Land Development Cost	32,800.89	38,401.05	40,590.58	35,032.53	29,306.06	34,948.32	41,601.13	36,464.15	289,144.73
3700	Builder Fee	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,800.00
	Cost before Contingency	135,325.99	148,446.06	154,676.01	144,366.90	130,820.26	146,822.40	158,035.57	148,113.40	1,166,606.61
3750	Contingency	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	COST TOTAL	143,448.99	156,569.06	162,799.01	152,489.90	138,943.26	154,945.40	166,158.57	156,236.40	1,231,590.61
	<i>\$/FT²</i>	<i>184.15</i>	<i>171.68</i>	<i>168.88</i>	<i>183.28</i>	<i>199.63</i>	<i>186.68</i>	<i>168.18</i>	<i>180.41</i>	

3210	Gutters	338.75	338.75	338.75	338.75	338.75	338.75	338.75	338.75	2,710.00
3220	Underpinning	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
3235	Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5,709.00
3300	Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2,332.50
3310	Fence	1,250.00	1,250.00	1,250.00	1,250.00	0.00	0.00	0.00	0.00	5,000.00
3311	Developer Fence	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	920.00
3315	Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	768.00	4,672.00
3330	Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6,720.00
3335	Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
3340	Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9,185.04
3350	Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
3360	Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2,720.00
3370	Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12,240.00
3400	Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3405	Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3410	Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3415	Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3420	Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3500	Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
3510	Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00
3520	Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,280.00
3700	Builder Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3739	Site Lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13,611.12
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3,984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4,800.00
	FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,400.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1,816.00
	Vertical	96,329.20	103,922.03	107,084.76	101,551.65	96,206.76	107,129.20	110,670.76	105,581.24	828,475.61
	Land Development LOAN									
	AMORTIZATION	28,855.26	33,781.77	35,707.92	30,818.45	25,780.82	30,744.37	36,596.91	32,077.86	254,363.36
3700	Builder Fee	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,800.00
	Cost before Contingency	135,784.46	148,303.80	153,392.68	142,970.10	132,587.58	148,473.57	157,867.67	148,259.10	1,167,638.97
3750	Contingency	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	VERTICAL COST TOTAL FOR									
	VERTICAL LOAN	143,907.46	156,426.80	161,515.68	151,093.10	140,710.58	156,596.57	165,990.67	156,382.10	1,232,622.97
	\$/FT ²	184.73	171.52	167.55	181.60	202.17	188.67	168.01	180.58	
	ADD LAND DEVELOPMENT COSTS									
	FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
	TOTAL COSTS	147,853.09	161,046.08	166,398.34	155,307.18	144,235.82	160,800.52	170,994.89	160,768.39	1,267,404.32

BUILDING 6

Description	Cedar Project 00105		Birch Project 00105		Juniper Project 00105		Dogwood Project 00105		Elm Project 00105		Fir Project 00105		Pecan Project 00105		Oak Project 00105		Total Building
	West- Eight R-001-06-B		West- Eight R-002-06-B		West- Eight R-003-06-B		West- Eight R-004-06-B		West- Eight R-005-06		West- Eight R-006-06		West- Eight R-007-06		West- Eight R-008-06		
	Plan 1 779 sq ft	Plan 2 912 sq ft	Plan 3 964 sq ft	Plan 4 832 sq ft	Plan 5 696 sq ft	Plan 6 830 sq ft	Plan 7 988 sq ft	Plan 8 866 sq ft									
Plan Reproduction / Printing	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	4400
Foundation Engineering	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	1480
Allocated common cost	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	16500
Port a can	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1200
Lot Clear	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.5								777.5
Lot Clear - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4000
Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15								583.15
Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15								583.15
Rough Grade	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.5								777.5
Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250								250
Foundation Inspection - Cable St	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250								250
Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450								450
Form Survey	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500								500
Foundation Labor	3,981.19	4,913.34	5,056.75	4,339.71	3,622.68	4,339.71	5,200.15	4,698.23	36151.76								36151.76
Concrete Pump	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3000								3000
Gypcrete	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	7177.84								7177.84
Hold downs Anchor bolts straps	225.64	351.60	422.18	351.60	269.60	351.60	351.60	351.60	2675.42								2675.42
Flatwork - Private Walk	415.80	415.80	415.80	415.80	415.80	415.80	415.80	415.80	3326.4								3326.4
Flatwork - A/C Pad	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	158.4								158.4
Flatwork - Common	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	10804.48								10804.48
Flatwork - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2400								2400
Floor Trusses	2,674.10	3,160.30	3,403.40	2,917.20	0.00	0.00	0.00	0.00	12155								12155
Roof Trusses	0.00	0.00	0.00	0.00	3,454.50	4,112.50	4,770.50	4,112.50	16450								16450
Frame Matl - Walls	2,538.95	2,845.89	2,913.40	2,705.41	3,100.50	2,881.99	2,881.99	2,881.99	22323.17								22323.17
Frame Matl - Floor Decking	527.18	630.10	700.81	617.13	0.00	0.00	0.00	0.00	2475.22								2475.22
Firewall Material	1,242.42	1,346.55	1,406.84	1,258.09	1,053.60	1,279.23	1,468.69	1,350.45	10405.87								10405.87
Wall Sheathing	1,144.47	1,101.69	1,233.84	1,429.24	1,405.42	1,429.24	1,131.48	995.52	9870.9								9870.9
Roof Decking	0.00	0.00	0.00	0.00	818.97	969.45	940.18	1,188.81	3917.41								3917.41
Comice Material	1,036.19	1,430.52	1,664.21	2,225.09	2,649.82	4,212.77	2,326.65	4,123.76	19669.01								19669.01
Porch soffit and Column Material	178.61	119.49	225.77	138.65	295.87	351.86	233.60	382.32	1926.17								1926.17
Frame Matl Increase 10%	666.78	747.42	814.49	837.36	932.42	1,112.45	891.86	1,055.99	7058.77								7058.77
Frame Labor - Frame	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14578.15								14578.15
Frame Labor - Rafters	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14578.15								14578.15
Frame Labor - Comice	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11662.5								11662.5
Frame Labor - Roof Deck	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11662.5								11662.5
Frame Labor - Retention	649.50	742.50	801.75	701.25	658.50	752.25	816.75	708.75	5831.25								5831.25
Firewall Labor	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	1500								1500
Ext. Clean - Frame Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5053.75								5053.75
Frame Inspection	136.00	136.00	136.00	136.00	136.00	136.00	136.00	136.00	1088								1088
WB / Sheathing Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544								544
Eng. Firewall Insp & Eval Letter	143.00	143.00	143.00	143.00	143.00	143.00	143.00	143.00	1144								1144
Eng. Stairwell Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544								544
Frame Re-Inspection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1200								1200
Termite Treatment	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400								400
Windows	886.51	1,150.91	1,177.44	1,165.56	759.27	1,165.56	1,437.99	1,051.72	8794.96								8794.96
Exterior Doors	288.92	288.92	288.92	1,137.48	877.62	877.62	877.62	820.25	5457.35								5457.35
Final Front Door	321.81	321.81	321.81	321.81	321.81	321.81	321.81	321.81	2574.48								2574.48
Insulation Inspection	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	1640								1640
Roofing-Composition Shingle TK	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,114.65	16805.76								16805.76
Exterior Steel - Accents	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	20692								20692
Plumbing - Rough	3,441.50	3,837.50	3,837.50	3,837.50	2,544.50	3,172.50	3,172.50	3,172.50	27016								27016
Plumbing - Top-Out	1,979.00	2,375.00	2,375.00	2,375.00	2,232.00	2,859.00	2,859.00	2,859.00	19913								19913
Plumbing - Set-Out	3,129.00	3,525.00	3,525.00	3,525.00	2,232.00	2,859.00	2,859.00	2,859.00	24513								24513
Plumbing - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4000								4000
Sprinklers - Interior Fire Suppress	2,027.12	2,027.12	2,027.12	2,027.12	2,027.12	2,027.12	2,027.12	2,027.12	16216.96								16216.96
Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6298.16								6298.16
HVAC - Rough	4,639.20	4,756.20	4,756.20	4,756.20	4,639.20	4,756.20	4,756.20	4,756.20	37815.6								37815.6
HVAC - Trim	3,092.80	3,170.80	3,170.80	3,170.80	3,092.80	3,170.80	3,170.80	3,170.80	25210.4								25210.4
Electric - Rough	2,648.40	2,989.80	3,066.60	2,798.40	2,707.20	3,155.40	3,243.60	3,132.60	23742								23742
Electric - Trim	1,765.60	1,993.20	2,044.40	1,865.60	1,804.80	2,103.60	2,162.40	2,088.40	15828								15828
Austin Energy Meter Pack	1,884.37	1,884.37	1,884.37	1,884.37	1,884.37	1,884.37	1,884.37	1,884.37	15075								15075
Structured Wiring - Rough	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1080								1080
Structured Wiring - Trim	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	720								720
Insulation - Batts	803.00	894.00	840.00	765.00	679.00	755.00	907.00	846.00	6489								6489
Insulation - Blown	102.00	106.00	108.00	104.00	431.00	514.00	628.00	557.00	2550								2550
Energy Star Inspection	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1120								1120
Drywall - Labor	3,717.56	4,393.48	4,731.44	4,055.52	3,379.60	4,055.52	5,069.40	4,393.48	33796								33796
Ext. Clean - Drywall Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5053.75								5053.75
Drywall Inspection	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600								600
Address Blocks	64.95	64.95	64.95	64.95	64.95	64.95	64.95	64.95	519.6								519.6
Stone Masonry - Turmkey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0								0
Interior Trim Material	161.10	197.23	210.37	209.70	163.70	202.25	209.70	214.72	1568.77								1568.77
Interior Doors	977.76	1,224.30	1,845.69	1,206.06	863.06	1,235.71	1,382.03	1,238.00	9972.61								9972.61
Trim Labor - Interior Trim	545.30	638.40	674.80	582.40	487.20	581.00	691.60	606.20	4806.9					</			

Gutters	338.75	338.75	338.75	338.75	338.75	338.75	338.75	338.75	2710
Underpinning	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500
Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5709
Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2332.5
Fence	1,250.00	1,250.00	1,250.00	1,250.00	0.00	0.00	0.00	0.00	5000
Developer Fence	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	920
Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	768.00	4672
Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6720
Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2500
Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9185.04
Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2400
Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2720
Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12240
Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600
Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600
Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2721.25
Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320
Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2280
Builder Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Site Lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13611.12
Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3984.16
Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4800
FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1400
Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1816
Vertical	94,693.17	102,067.36	106,742.44	101,188.63	95,712.65	106,766.18	110,235.14	105,187.98	822,593.55
Land Development LOAN									
AMORTIZATION	28,855.26	33,781.77	35,707.92	30,818.45	25,780.82	30,744.37	36,596.91	32,077.86	254,363.36
Builder Fee	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	72,000.00
Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
Bonded Builders Warranty	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,800.00
Cost before Contingency	134,148.43	146,449.13	153,050.36	142,607.08	132,093.47	148,110.55	157,432.05	147,865.84	1,161,756.91
Contingency	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	36,984.00
Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
VERTICAL COST TOTAL FOR									
VERTICAL LOAN	142,271.43	154,572.13	161,173.36	150,730.08	140,216.47	156,233.55	165,555.05	155,988.84	1,226,740.91
<i>\$/FT²</i>	182.63	169.49	167.19	181.17	201.46	188.23	167.57	180.13	
ADD LAND DEVELOPMENT COSTS									
FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
TOTAL COSTS	146,217.06	159,191.41	166,056.02	154,944.16	143,741.71	160,437.50	170,559.27	160,375.13	1,261,522.26

Building 3

AS IS

Cost Code	Description	Cedar		Birch		Juniper		Dogwood		Elm		Fir		Pecan		Oak		Total	
		0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft					
1020	Plan Reproduction / Printing	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	4,400.00
1030	Foundation Engineering	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	1,480.00
1090	Allocated common cost	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	16,500.00
1091	Port a can	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1100	Lot Clear	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	77.50									777.50
1105	Lot Clear - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88										583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88										583.15
1130	Rough Grade	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	77.50									777.50
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1144	Concrete placement observation	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450.00
1170	Form Survey	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
1200	Foundation Labor	4,313.96	5,324.75	5,480.26	4,702.73	3,925.19	4,702.73	5,635.77	5,091.49										39,176.88
1205	Concrete Pump	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,000.00
1230	Gypcrete	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	7,177.84
1235	Hold downs Anchor bolts straps	718.72	347.57	358.44	253.93	494.93	358.11	170.47	116.69										2,818.86
1255	Flatwork - Private Walk	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	4,526.40
1265	Flatwork - A/C Pad	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	158.40
1271	Flatwork - Common	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	12,004.48
1290	Flatwork - Site Cost	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
1305	Floor Trusses	2,674.10	3,160.30	3,403.40	2,917.20	0.00	0.00	0.00	0.00										12,155.00
1310	Roof Trusses	0.00	0.00	0.00	0.00	3,454.50	4,112.50	4,770.50	4,112.50	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	16,450.00
	Additional roof trusses	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	6,000.00
1350	Frame Matl - Walls	5,758.56	6,515.11	6,512.61	6,112.29	7,336.67	7,065.26	6,894.99	6,195.87										52,391.36
1355	Frame Matl - Floor Decking	639.54	764.94	850.63	748.22	0.00	0.00	0.00	0.00										3,003.33
1380	Firewall Material	1,242.42	1,346.55	1,406.84	1,258.09	1,053.60	1,279.23	1,468.69	1,350.45										10,405.87
1400	Wall Sheathing	1,204.80	1,172.24	1,302.48	1,497.85	1,517.59	1,497.85	1,217.63	1,054.82										10,465.26
1402	Exterior Firewall Material	212.58	212.58	0.00	0.00	236.20	236.20	0.00	0.00										897.56
1403	Exterior Insulation Board	703.11	714.56	746.46	836.66	805.63	841.86	699.70	643.35										5,991.33
1405	Soffit/Fascia Material	0.00	0.00	0.00	0.00	1,130.64	1,263.18	1,259.82	934.13										4,587.77
1410	Roof Decking	0.00	0.00	0.00	0.00	1,576.16	1,928.09	1,884.45	2,458.81										7,847.51
1420	Cornice Material	1,779.93	1,546.22	1,797.17	2,404.96	2,241.03	3,771.30	1,813.25	3,744.26										19,098.12
1425	Porch soffit and Column Material	192.75	128.64	242.96	331.27	317.80	378.77	250.56	410.12										2,252.87
1450	Frame Labor - Frame	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88										14,578.15
1452	Frame Labor - Rafters	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88										14,578.15
1460	Frame Labor - Cornice	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50										11,662.50
1465	Frame Labor - Roof Deck	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50										11,662.50
1470	Frame Labor - Retention	649.50	742.50	801.75	701.25	658.50	752.25	816.75	708.75										5,831.25
1472	Firewall Labor	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50										1,500.00
1500	Ext. Clean - Frame Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25										5,053.75
1505	Frame Inspection	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00										1,632.00
1506	WB / Sheathing Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00										544.00
1507	Eng. Firewall Insp & Eval Letter	143.00	143.00	143.00	143.00	143.00	143.00	143.00	143.00										1,144.00
1508	Eng. Stairwell Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00										544.00
1510	Frame Re-Inspection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00										1,200.00
1515	Termite Treatment	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00										400.00
1600	Windows	967.96	1,265.15	1,293.54	1,281.13	863.03	1,281.13	1,593.96	1,161.55										9,707.45
1700	Exterior Doors	298.49	298.49	298.49	298.49	298.49	298.49	298.49	298.49										2,387.92
1710	Final Front Door	345.32	345.32	345.32	345.32	345.32	345.32	345.32	345.32										2,762.56
1750	Insulation Inspection	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00										1,640.00
1800	Roofing-Composition Shingle TK	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73										16,789.84
1810	Exterior Steel - Accents	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50										20,692.00
1900	Plumbing - Rough	3,441.50	3,837.50	3,837.50	3,837.50	3,125.00	3,125.00	3,125.00	3,125.00										16,204.00
1905	Plumbing - Top-Out	1,979.00	2,375.00	2,375.00	2,375.00	3,348.00	4,289.00	4,289.00	4,289.00										25,319.00
1910	Plumbing - Set-Out	3,129.00	3,525.00	3,525.00	3,525.00	3,348.00	4,289.00	4,289.00	4,289.00										29,919.00
1950	Plumbing - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00										4,000.00
1980	Sprinklers - Interior Fire Suppression	2,																	

2950	Flooring - Vinyl	1,482.00	1,846.00	1,885.00	1,248.00	1,527.50	1,326.00	1,885.00	1,261.00	12,460.50
3000	Light Fixtures	935.38	1,262.30	1,578.16	1,229.67	870.87	1,291.78	1,609.72	1,261.79	10,039.67
3010	Mirrors	110.00	95.00	125.00	95.00	55.00	95.00	125.00	90.00	790.00
3020	Appliances	1,556.64	1,556.64	1,556.64	1,556.64	1,664.89	1,664.89	1,664.89	1,664.89	12,886.12
3040	Finish Hardware	192.32	236.63	215.80	259.10	231.55	268.19	270.25	254.39	1,928.23
3100	Punch / Make-Ready	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,800.00
3210	Gutters	338.75	338.75	338.75	338.75	338.75	338.75	338.75	338.75	2,710.00
3220	Underpinning	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
3235	Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5,709.00
3300	Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2,332.50
3310	Fence	1,250.00	1,250.00	1,250.00	1,250.00	0.00	0.00	0.00	0.00	5,000.00
3311	Developer Fence	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	920.00
3315	Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	768.00	4,672.00
3330	Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6,720.00
3335	Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
3340	Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9,185.04
3350	Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
3360	Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2,720.00
3370	Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12,240.00
3400	Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3405	Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3410	Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3415	Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3420	Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3500	Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
3510	Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00
3520	Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,280.00
3739	Site lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13,611.12
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3,984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4,800.00
	FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,400.00
	EXPEDITED REVIEW COST	729.26	853.77	902.45	778.88	651.56	778.82	924.92	810.71	6,431.38
	Additional site cost	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	5,600.00
	Additional Trailer Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
	Legal Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1,816.00
	Vertical	104,422.97	111,377.05	115,710.77	110,232.54	108,011.91	119,128.24	122,329.34	116,716.56	907,929.39
	AMORTIZATION	28,855.26	33,781.77	35,707.92	30,818.45	25,780.82	30,744.37	36,596.91	32,077.86	254,363.36
3700	Builder Fee	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,800.00
3750	Cost before Contingency	143,878.23	155,758.82	162,018.69	151,650.99	144,392.73	160,472.61	169,526.25	159,394.42	1,247,092.75
	Contingency	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	VERTICAL COST TOTAL FOR									
	VERTICAL LOAN	152,001.23	163,881.82	170,141.69	159,773.99	152,515.73	168,595.61	177,649.25	167,517.42	1,312,076.75
	\$/FT ²	195.12	179.69	176.50	192.04	219.13	203.13	179.81	193.44	
	ADD LAND DEVELOPMENT COSTS FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
	ADD INTEREST EQUITY CONTRIBUTION	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	13,600.00
	TOTAL COSTS	157,646.86	170,201.10	176,724.35	165,688.07	157,740.97	174,499.56	184,353.47	173,603.71	1,360,458.10

Building 4 As Is Pricing

Building 4 Cost		Cedar	Birch	Juniper	Dogwood	Elm	Fir	Pecan	Oak	Total
		West West	West West	West West	West West	West West	West West	West West	West West	
		R-001-04-B	R-002-04-B	R-003-04-B	R-004-04-B	R-005-04	R-006-04	R-007-04	R-008-04	
Code	Description	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7	Plan 8	
		0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	
1020	Plan Reproduction / Printing	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	4,400.00
1030	Foundation Engineering	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	1,480.00
1090	Allocated common cost	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	16,500.00
1091	Port a can	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1100	Lot Clear	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1105	Lot Clear - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1130	Rough Grade	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1144	Concrete placement observation	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450.00
1170	Form Survey	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
1200	Foundation Labor	4,313.96	5,324.75	5,480.26	4,702.73	3,925.19	4,702.73	5,635.77	5,091.49	39,176.88
1205	Concrete Pump	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,000.00
1230	Gycrete	897.23	897.23	897.23	897.23	897.23	897.23	897.23	897.23	7,177.84
1235	Hold downs Anchor bolts straps	718.72	347.57	358.44	253.93	494.93	358.11	170.47	116.69	2,818.86
1255	Flatwork - Private Walk	565.80	565.80	565.80	565.80	565.80	565.80	565.80	565.80	4,526.40
1265	Flatwork - A/C Pad	19.80	19.80	19.80	19.80	19.80	19.80	19.80	19.80	158.40
1271	Flatwork - Common	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	1,500.56	12,004.48
1290	Flatwork - Site Cost	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
1305	Floor Trusses	2,674.10	3,160.30	3,403.40	2,917.20	0.00	0.00	0.00	0.00	12,155.00
1310	Roof Trusses	0.00	0.00	0.00	0.00	3,454.50	4,112.50	4,770.50	4,112.50	16,450.00
	Roof truss increase	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	6,000.00
1350	Frame Matl - Walls	5,758.56	6,515.11	6,512.61	6,112.29	7,336.67	7,065.26	6,894.99	6,195.87	52,391.36
1355	Frame Matl - Floor Decking	639.54	764.94	850.63	748.22	0.00	0.00	0.00	0.00	3,003.33
1380	Firewall Material	1,242.42	1,346.55	1,406.84	1,258.09	1,053.60	1,279.23	1,468.69	1,350.45	10,405.87
1400	Wall Sheathing	1,204.80	1,172.24	1,302.48	1,497.85	1,517.59	1,497.85	1,217.63	1,054.82	10,465.26
1402	Exterior Firewall Material	212.58	212.58	0.00	0.00	236.20	236.20	0.00	0.00	897.56
1403	Exterior Insulation Board	703.11	714.56	746.46	836.66	805.63	841.86	699.70	643.35	5,991.33
1405	Soffit/Fascia Material	0.00	0.00	0.00	0.00	1,130.64	1,263.18	1,259.82	1,184.13	4,837.77
1410	Roof Decking	0.00	0.00	0.00	0.00	1,576.16	1,928.09	1,884.45	2,208.81	7,597.51
1420	Cornice Material	1,779.93	1,546.22	1,797.17	2,404.96	2,241.03	3,771.30	1,813.25	3,744.26	19,098.12
1425	Porch soffit and Column Material	192.75	128.64	242.96	331.27	317.80	378.77	250.56	410.12	2,252.87
1450	Frame Labor - Frame	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1452	Frame Labor - Rafters	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1460	Frame Labor - Cornice	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1465	Frame Labor - Roof Deck	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1470	Frame Labor - Retention	649.50	742.50	801.75	701.25	658.50	752.25	816.75	708.75	5,831.25
1472	Firewall Labor	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	1,500.00
1500	Ext. Clean - Frame Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
1505	Frame Inspection	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	1,632.00
1506	WB / Sheathing Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1507	Eng. Firewall Insp & Eval Letter	143.00	143.00	143.00	143.00	143.00	143.00	143.00	143.00	1,144.00
1508	Eng. Stairwell Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1510	Frame Re-Inspection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1515	Termite Treatment	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	400.00
1600	Windows	967.96	1,265.15	1,293.54	1,281.13	863.03	1,281.13	1,593.96	1,161.55	9,707.45
1700	Exterior Doors	298.49	298.49	298.49	1,240.88	880.01	880.01	880.01	880.01	5,656.39
1710	Final Front Door	345.32	345.32	345.32	345.32	345.32	345.32	345.32	345.32	2,762.56
1750	Insulation Inspection	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	1,640.00
1800	Roofing-Composition Shingle TK	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	16,789.84
1810	Exterior Steel - Accents	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	20,692.00
1900	Plumbing - Rough	3,441.50	3,837.50	3,837.50	3,837.50	3,125.00	3,125.00	3,125.00	3,125.00	16,204.00
1905	Plumbing - Top-Out	1,979.00	2,375.00	2,375.00	2,375.00	3,348.00	4,289.00	4,289.00	4,289.00	25,319.00
1910	Plumbing - Set-Out	3,129.00	3,525.00	3,525.00	3,525.00	3,348.00	4,289.00	4,289.00	4,289.00	29,919.00
1950	Plumbing - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1980	Sprinklers - Interior Fire Suppression	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	17,358.96
1985	Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6,298.16
2000	HVAC - Rough	4,639.20	4,756.20	4,756.20	4,756.20	4,639.20	4,756.20	4,756.20	4,756.20	37,815.60
2005	HVAC - Trim	3,092.80	3,170.80	3,170.80	3,170.80	3,092.80	3,170.80	3,170.80	3,170.80	25,210.40
2100	Electric - Rough	3,002.40	3,369.60	3,400.20	3,220.80	3,010.20	3,542.40	3,609.60	3,490.20	26,645.40
2105	Electric - Trim	2,001.60	2,246.40	2,266.80	2,147.20	2,006.80	2,361.60	2,406.40	2,326.80	17,763.60
	Update to 2020 IEC	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
2121	Austin Energy Meter Pack	1,884.37	1,884.37	1,884.37	1,884.37	1,884.38	1,884.38	1,884.38	1,884.38	15,075.00
2150	Structured Wiring - Rough	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,080.00
2155	Structured Wiring - Trim	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	720.00
2200	Insulation - Batts	827.09	920.82	865.20	787.95	699.37	777.65	934.21	871.38	6,683.67
2205	Insulation - Blown	105.06	109.18	111.24	107.12	443.93	529.42	646.84	573.71	2,626.50
2225	Energy Star Inspection	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,120.00
2310	Drywall - Labor	3,834.05	4,531.15	4,879.70	4,182.60	3,485.50	4,182.60	5,228.25	4,531.15	34,855.00
2320	Ext. Clean - Drywall Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
2330	Drywall Inspection	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
2410	Address Blocks	64.95	64.95	64.95	64.95	64.95	64.95	64.95	64.95	519.60
	Building Number	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	560.00
2460	Stone Masonry - Turnkey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2610	Interior Trim Material	217.28	253.41	266.55	265.88	219.88	258.43	265.88	270.90	2,018.21
2620	Interior Doors	1,217.52	1,464.06	2,085.46	1,445.82	1,102.82	1,475.47	1,621.79	1,477.76	11,890.70
2655	Trim Labor - Interior Trim	545.30	638.40	674.80	582.40	487.20	581.00	691.60	606.20	4,806.90
2657	Trim Labor - Install Shoe Mould	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2665	Trim Labor - Lock Out	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2700	Cabinets	5,856.00	4,957.00	5,524.00	5,018.00	3,431.00	3,811.00	4,057.00	3,726.00	36,380.00
2710	Laminate Countertops	902.02	710.90	1,140.92	1,045.36	710.90	902.02	902.02	902.02	7,216.16
2760	Shower Enclosures	415.00	415.00	415.00	415.00	415.00	690.00	690.00	415.00	3,870.00
2800	Paint Labor - Exterior	817.95	957.60	1,012.20	873.60	730.80	871.50	1,037.40	909.30	7,210.35
2805	Paint Labor - Interior	1,363.25	1,596.00	1,687.00	1,456.00	1,218.00	1,452.50	1,729.00	1,515.50	12,017.25
2810	Paint Labor - Final Touch-Up	545.30	638.40	674.80	582.40	487.20	581.00	691.60	606.20	4,806.90
2930	Flooring - Carpet	250.00	458.33	491.67	458.33	262.50	458.33	579.17	495.83	3,454.16

2950	Flooring - Vinyl	1,482.00	1,846.00	1,885.00	1,248.00	1,527.50	1,326.00	1,885.00	1,261.00	12,460.50
3000	Light Fixtures	935.38	1,262.30	1,578.16	1,229.67	870.87	1,291.78	1,609.72	1,261.79	10,039.67
3010	Mirrors	110.00	95.00	125.00	95.00	55.00	95.00	125.00	90.00	790.00
3020	Appliances	1,556.64	1,556.64	1,556.64	1,556.64	1,664.89	1,664.89	1,664.89	1,664.89	12,886.12
3040	Finish Hardware	192.32	236.63	215.80	259.10	231.55	268.19	270.25	254.39	1,928.23
3100	Punch / Make-Ready	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,800.00
3210	Gutters	338.75	338.75	338.75	338.75	338.75	338.75	338.75	338.75	2,710.00
3220	Underpinning	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
3235	Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5,709.00
3300	Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2,332.50
3310	Fence	1,250.00	1,250.00	1,250.00	1,250.00	0.00	0.00	0.00	0.00	5,000.00
3311	Developer Fence	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	920.00
3315	Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	768.00	4,672.00
3330	Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6,720.00
3335	Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
3340	Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9,185.04
3350	Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
3360	Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2,720.00
3370	Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12,240.00
3400	Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3405	Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3410	Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3415	Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3420	Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3500	Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
3510	Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00
3520	Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,280.00
3739	Site lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13,611.12
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3,984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4,800.00
	FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,400.00
	EXPEDITED REVIEW COST	729.26	853.77	902.45	778.88	651.56	779.82	924.92	810.71	6,431.38
	Additional site cost	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	5,600.00
	Additional Trailer Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
	Legal Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1,816.00
	Vertical	104,422.97	111,377.05	115,710.77	110,232.54	108,011.91	119,128.24	122,329.34	116,716.56	907,929.39
	Land Development LOAN AMORTIZATION	28,855.26	33,781.77	35,707.92	30,818.45	25,780.82	30,744.37	36,596.91	32,077.86	254,363.36
3700	Builder Fee	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	2,800.00
	Cost before Contingency	143,878.23	155,758.82	162,018.69	151,850.99	144,392.73	160,472.61	169,526.25	159,394.42	1,247,092.75
3750	Contingency	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	VERTICAL COST TOTAL FOR VERTICAL LOAN	152,001.23	163,881.82	170,141.69	159,773.99	152,515.73	168,595.61	177,649.25	167,517.42	1,312,076.75
	<i>S/FT²</i>	<i>195.12</i>	<i>179.69</i>	<i>176.50</i>	<i>192.04</i>	<i>219.13</i>	<i>203.13</i>	<i>179.81</i>	<i>193.44</i>	
	ADD LAND DEVELOPMENT COSTS FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
	ADD INTEREST EQUITY CONTRIBUTION	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	13,600.00
	TOTAL COSTS	157,646.86	170,201.10	176,724.35	165,688.07	157,740.97	174,499.56	184,353.47	173,603.71	1,360,458.10

BRIX Data Export
Wes Peoples Homes, LLC
Cost Comparison
4/22/21

Building 7

Cost Code	Description	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Total
		West West R-001-07-B	West West R-002-07-B	West West R-003-07-A	West West R-004-07-A	West West R-005-07	West West R-006-07	West West R-007-07	West West R-008-07	
		Plan 1 0 sq ft	Plan 2 0 sq ft	Plan 3 0 sq ft	Plan 4 0 sq ft	Plan 5 0 sq ft	Plan 6 0 sq ft	Plan 7 0 sq ft	Plan 8 0 sq ft	
1020	Plan Reproduction / Printing	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	4,400.00
1030	Foundation Engineering	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	1,480.00
1090	Allocated common cost	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	16,500.00
1091	Port a can	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1100	Lot Clear	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1105	Lot Clear - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1130	Rough Grade	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1144	Concrete placement observation	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450.00
1170	Form Survey	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
1200	Foundation Labor - Inc \$.50 sq ft	4,582.25	5,665.32	5,831.95	4,998.82	4,165.68	4,998.82	5,998.58	5,415.38	41,656.80
1205	Concrete Pump	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,000.00
1230	Gypcrete	717.78	717.78	717.78	717.78	717.78	717.78	717.78	717.78	5,742.25
1235	Hold downs Anchor bolts straps	718.72	347.57	358.44	253.93	494.93	358.11	170.47	116.69	2,818.86
1255	Flatwork - Private Walk Inc \$.20 sq ft	453.60	453.60	453.60	453.60	453.60	453.60	453.60	453.60	3,628.80
1265	Flatwork - A/C Pad	21.60	21.60	21.60	21.60	21.60	21.60	21.60	21.60	172.80
1271	Flatwork - Common	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	10,804.48
1290	Flatwork - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
1305	Floor Trusses	3,891.32	4,598.84	4,952.80	4,245.08	0.00	0.00	0.00	0.00	17,687.84
1310	Roof Trusses	0.00	0.00	0.00	0.00	5,034.40	5,993.34	6,952.26	5,993.34	23,973.34
1350	Frame Matl - Walls	7,279.95	8,286.94	8,294.49	7,800.47	9,587.38	9,266.61	9,258.80	8,137.44	67,912.08
1355	Frame Matl - Floor Decking	1,215.00	1,455.49	1,617.90	1,419.59	0.00	0.00	0.00	0.00	5,707.98
1380	Firewall Material	1,454.59	1,346.55	1,406.84	1,258.09	1,215.97	1,279.23	1,468.69	1,350.45	10,780.41
1400	Wall Sheathing	1,454.56	1,409.52	1,589.65	1,859.84	1,891.34	1,859.84	1,468.09	1,242.93	12,775.77
1402	Exterior Firewall Material	224.47	224.47	0.00	0.00	249.41	249.41	0.00	0.00	947.76
1403	Exterior Insulation Board	744.07	753.79	790.02	886.09	855.54	892.73	741.23	681.42	6,344.89
1405	Soffit/Fascia Material	0.00	0.00	0.00	0.00	1,072.37	1,240.27	1,232.73	1,144.70	4,690.07
1410	Roof Decking	0.00	0.00	0.00	0.00	2,292.72	2,866.51	2,815.94	3,131.42	11,106.59
1420	Corice Material	1,973.85	1,719.33	1,999.03	2,673.46	2,496.65	4,151.03	1,994.83	4,121.51	21,129.69
1425	Porch soffit and Column Material	213.25	142.22	267.98	366.69	350.54	418.43	276.36	452.68	2,488.15
1450	Frame Labor - Frame	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1452	Frame Labor - Rafters	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1454	Frame Labor - Structural retention	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
1460	Frame Labor - Cornice	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1465	Frame Labor - Roof Deck	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1470	Frame Labor - Retention	346.40	396.00	427.60	374.00	351.20	401.20	435.60	378.00	3,110.00
1472	Firewall Labor	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	1,500.00
1500	Ext. Clean - Frame Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
1505	Frame Inspection	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	1,632.00
1506	WB / Sheathing Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1507	Eng. Firewall Insp & Eval Letter	143.00	143.00	143.00	143.00	143.00	143.00	143.00	143.00	1,144.00
1508	Eng. Stairwell Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1510	Frame Re-Inspection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1515	Termite Treatment	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	400.00
1600	Windows Increase 3/22/21	1,139.48	1,489.34	1,522.76	1,508.14	1,015.97	1,508.14	1,876.42	1,367.38	11,427.63
1700	Exterior Doors	372.10	372.10	372.10	1,292.84	1,027.23	1,027.23	1,027.23	1,027.23	6,518.06
1710	Final Front Door	345.32	345.32	345.32	345.32	345.32	345.32	345.32	345.32	2,762.56
1750	Insulation Inspection	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	1,640.00
1800	Roofing-Composition Shingle TK	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	16,789.84
1810	Exterior Steel - Accents	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	20,692.00
1900	Plumbing - Rough	3,441.50	3,837.50	3,837.50	3,837.50	3,125.00	3,125.00	3,125.00	3,125.00	16,204.00
1905	Plumbing - Top-Out	1,979.00	2,375.00	3,678.00	3,678.00	3,348.00	4,289.00	4,289.00	4,289.00	27,925.00
1910	Plumbing - Set-Out	3,129.00	3,525.00	3,525.00	3,525.00	3,348.00	4,289.00	4,289.00	4,289.00	29,919.00
1950	Plumbing - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1980	Sprinklers - Interior Fire Suppression	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	17,358.96
1985	Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6,298.16
2000	HVAC - Rough	4,639.20	4,756.20	4,756.20	4,756.20	4,639.20	4,756.20	4,756.20	4,756.20	37,816.60
2005	HVAC - Trim	3,092.80	3,170.80	3,170.80	3,170.80	3,092.80	3,170.80	3,170.80	3,170.80	25,210.40
2100	Electric - Rough	3,002.40	3,369.60	3,505.20	3,325.80	3,010.20	3,542.40	3,609.60	3,490.20	26,855.40
2105	Electric - Trim	2,001.60	2,246.40	2,266.80	2,147.20	2,006.80	2,361.60	2,406.40	2,326.80	17,763.60
2121	Austin Energy Meter Pack	1,884.37	1,884.37	1,884.37	1,884.37	1,884.38	1,884.38	1,884.38	1,884.38	15,075.00
	Secondary conductors- not in elec bit	520.75	520.75	520.75	520.75	520.75	520.75	520.75	520.75	4,166.00
2122	Riser room heater	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	375.00
2150	Structured Wiring - Rough	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,080.00
2155	Structured Wiring - Trim	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	720.00
2200	Insulation - Batts	895.47	994.82	935.86	853.98	760.08	843.06	1,009.01	942.41	7,234.69
2205	Insulation - Blown	111.36	115.73	117.91	113.55	470.57	561.19	685.65	608.13	2,784.09
2225	Energy Star Inspection	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,120.00
2310	Drywall - Labor	3,834.05	4,531.15	4,879.70	4,182.60	3,485.50	4,182.60	5,228.25	4,531.15	34,855.00
2320	Ext. Clean - Drywall Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
2410	Address Blocks- Signage	128.95	128.95	128.95	128.95	128.95	128.95	128.95	128.95	1,031.60
2460	Stone Masonry - Turnkey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2610	Interior Trim Material	225.54	260.45	274.26	273.61	227.44	265.47	273.61	278.64	2,079.02
2620	Interior Doors	1,564.31	1,890.49	2,314.42	1,862.80	1,416.68	1,904.26	2,096.71	1,905.43	14,955.10
2655	Trim Labor - Interior Trim	545.30	638.40	824.80	582.40	487.20	581.00	691.60	606.20	4,956.90
2657	Trim Labor - Install Shoe Mould	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2665	Trim Labor - Lock Out	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2700	Cabinets	5,856.00	4,957.00	6,100.00	5,600.00	3,431.00	3,811.00	4,057.00	3,726.00	37,538.00
	Cabinet increase 4%	234.24	198.28	244.00	224.00	137.24	152.44	162.28	149.04	1,501.52
2710	Laminate Countertops	902.02	710.90	1,140.92	1,045.36	710.90	902.02	902.02	902.02	7,216.16
2760	Shower Enclosures									

3235	Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5,709.00
3300	Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2,332.50
3310	Fence	1,650.00	1,650.00	1,650.00	1,650.00	0.00	0.00	0.00	0.00	6,600.00
3311	Developer Fence	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,320.00
3315	Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	788.00	4,672.00
3330	Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6,720.00
3335	Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
3340	Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9,185.04
3350	Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
3360	Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2,720.00
3370	Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12,240.00
3400	Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3405	Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3410	Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3415	Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3420	Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3500	Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
3510	Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00
3520	Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,280.00
3739	Site lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13,611.12
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3,984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4,800.00
	FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,400.00
	EXPEDITED REVIEW COST	729.26	853.77	902.45	778.88	651.56	779.82	924.92	810.71	6,431.38
	Additional site cost	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	5,600.00
	Additional Trailer Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
	Legal Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1,816.00
	Vertical	110,480.34	117,378.77	124,314.52	119,139.32	112,793.83	124,882.16	128,308.12	122,018.97	959,316.04
	AMORTIZATION	26,855.26	39,781.77	43,707.92	30,818.45	19,780.82	24,744.37	42,596.91	26,077.86	254,363.36
3700	Builder Fee	9,000.00	9,000.00	12,000.00	9,000.00	6,000.00	9,000.00	12,000.00	6,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
	Cost before Contingency	148,085.60	167,910.54	181,772.44	160,707.77	140,324.65	160,376.53	184,655.03	155,846.83	1,299,679.40
3750	Contingency	4,623.00	6,623.00	6,623.00	4,623.00	2,623.00	2,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	VERTICAL COST TOTAL FOR VERTICAL LOAN	156,208.60	178,033.54	191,895.44	168,830.77	146,447.65	166,499.53	192,778.03	163,969.83	1,364,663.40
	\$/FT ²	200.52	195.21	199.06	202.92	210.41	200.60	195.12	189.34	
	ADD LAND DEVELOPMENT COSTS									
	FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
	ADD INTEREST EQUITY CONTRIBUTION	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	13,600.00
	ADD MAINTANENCE FOR POND	500.25	500.25	500.25	500.25	500.25	500.25	500.25	500.25	4,002.00
	ADD PARKING STRIPING	343.75	343.75	343.75	343.75	343.75	343.75	343.75	343.75	2,750.00
	ADD SITE PLAN EXTENSION	234.38	234.38	234.38	234.38	234.38	234.38	234.38	234.38	1,875.04
	TOTAL COSTS	162,698.23	185,196.82	199,322.10	175,588.85	152,516.89	173,247.48	200,326.25	170,900.12	1,419,796.75

Building 8 Draft

Cost Code	Description	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Total
		West West	West West	West West	West West	West West	West West	West West	West West	
		R-001-07-B	R-002-07-B	R-003-07-A	R-004-07-A	R-005-07	R-006-07	R-007-07	R-008-07	
		Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7	Plan 8	
		0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	
1020	Plan Reproduction / Printing	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	4,400.00
1030	Foundation Engineering	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	1,480.00
1090	Allocated common cost	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	16,500.00
1091	Port a can	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1100	Lot Clear	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1105	Lot Clear - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1130	Rough Grade	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1144	Concrete placement observation	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450.00
1170	Form Survey	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
1200	Foundation Labor - Inc \$.50 sq ft	4,582.25	5,665.32	5,831.95	4,998.82	4,165.68	4,998.82	5,998.58	5,415.38	41,656.80
1205	Concrete Pump	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,000.00
1230	Gypcrete	717.78	717.78	717.78	717.78	717.78	717.78	717.78	717.78	5,742.25
1235	Hold downs Anchor bolts straps	718.72	347.57	358.44	253.93	494.93	358.11	170.47	116.69	2,818.86
1255	Flatwork - Private Walk Inc \$.20 sq ft	453.60	453.60	453.60	453.60	453.60	453.60	453.60	453.60	3,628.80
1265	Flatwork - A/C Pad	21.60	21.60	21.60	21.60	21.60	21.60	21.60	21.60	172.80
1271	Flatwork - Common	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	10,804.48
1290	Flatwork - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
1305	Floor Trusses	3,891.32	4,598.84	4,952.80	4,245.08	0.00	0.00	0.00	0.00	17,687.84
1310	Roof Trusses	0.00	0.00	0.00	0.00	5,034.40	5,993.34	6,952.26	5,993.34	23,973.34
1350	Frame Matl - Walls	7,279.95	8,286.94	8,294.49	7,800.47	9,587.38	9,266.61	9,258.50	8,137.44	67,912.08
1355	Frame Matl - Floor Decking	1,215.00	1,455.49	1,617.90	1,419.59	0.00	0.00	0.00	0.00	5,707.98
1380	Firewall Material	1,454.59	1,346.55	1,406.84	1,258.09	1,215.97	1,279.23	1,468.69	1,350.45	10,780.41
1400	Wall Sheathing	1,454.56	1,409.52	1,589.65	1,859.84	1,891.34	1,859.84	1,468.09	1,242.93	12,775.77
1402	Exterior Firewall Material	224.47	224.47	0.00	0.00	249.41	249.41	0.00	0.00	947.76
1403	Exterior Insulation Board	744.07	753.79	790.02	886.09	855.54	892.73	741.23	681.42	6,344.89
1405	Soffit/Fascia Material	0.00	0.00	0.00	0.00	1,072.37	1,240.27	1,232.73	1,144.70	4,690.07
1410	Roof Decking	0.00	0.00	0.00	0.00	2,292.72	2,866.51	2,815.94	3,131.42	11,106.59
1420	Cornice Material	1,973.85	1,719.33	1,999.03	2,673.46	2,496.65	4,151.03	1,994.83	4,121.51	21,129.69
1425	Porch soffit and Column Material	213.25	142.22	267.98	366.69	350.54	418.43	276.36	452.68	2,488.15
1450	Frame Labor - Frame	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1452	Frame Labor - Rafters	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1454	Frame Labor - Structural retention	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
1460	Frame Labor - Cornice	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1465	Frame Labor - Roof Deck	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1470	Frame Labor - Retention	346.40	396.00	427.60	374.00	351.20	401.20	435.60	378.00	3,110.00
1472	Firewall Labor	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	1,500.00
1500	Ext. Clean - Frame Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
1505	Frame Inspection	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	1,632.00
1506	WB / Sheathing Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1507	Eng. Firewall Insp & Eval Letter	143.00	143.00	143.00	143.00	143.00	143.00	143.00	143.00	1,144.00
1508	Eng. Stairwell Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1510	Frame Re-Inspection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1515	Termites Treatment	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	400.00
1600	Windows Increase 3/22/21	1,139.48	1,489.34	1,522.76	1,508.14	1,015.97	1,508.14	1,876.42	1,367.38	11,427.63
1700	Exterior Doors	372.10	372.10	372.10	1,292.84	1,027.23	1,027.23	1,027.23	1,027.23	6,518.06
1710	Final Front Door	345.32	345.32	345.32	345.32	345.32	345.32	345.32	345.32	2,762.56
1750	Insulation Inspection	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	1,640.00
1800	Roofing-Composition Shingle TK	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	16,789.84
1810	Exterior Steel - Accents	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	20,692.00
1900	Plumbing - Rough	3,441.50	3,837.50	3,837.50	3,837.50	3,125.00	3,125.00	3,125.00	3,125.00	16,204.00
1905	Plumbing - Top-Out	1,979.00	2,375.00	3,678.00	3,678.00	3,348.00	4,289.00	4,289.00	4,289.00	27,925.00
1910	Plumbing - Set-Out	3,129.00	3,525.00	3,525.00	3,525.00	3,348.00	4,289.00	4,289.00	4,289.00	29,919.00
1950	Plumbing - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1980	Sprinklers - Interior Fire Suppression	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	17,358.96
1985	Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6,298.16
2000	HVAC - Rough	4,639.20	4,756.20	4,756.20	4,756.20	4,639.20	4,756.20	4,756.20	4,756.20	37,815.60
2005	HVAC - Trim	3,092.80	3,170.80	3,170.80	3,170.80	3,092.80	3,170.80	3,170.80	3,170.80	25,210.40
2100	Electric - Rough	3,002.40	3,369.60	3,505.20	3,325.80	3,010.20	3,542.40	3,609.60	3,490.20	26,855.40
2105	Electric - Trim	2,001.60	2,246.40	2,266.80	2,147.20	2,006.80	2,361.60	2,406.40	2,326.80	17,763.60
2121	Austin Energy Meter Pack	1,884.37	1,884.37	1,884.37	1,884.37	1,884.38	1,884.38	1,884.38	1,884.38	15,075.00
	Secondary conductors- not in elec bid	520.75	520.75	520.75	520.75	520.75	520.75	520.75	520.75	4,166.00
2122	Riser room heater	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	375.00
2150	Structured Wiring - Rough	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,080.00
2155	Structured Wiring - Trim	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	720.00
2200	Insulation - Batts	895.47	994.82	935.86	853.98	760.08	843.06	1,009.01	942.41	7,234.69
2205	Insulation - Blown	111.36	115.73	117.91	113.55	470.57	561.19	685.65	608.13	2,784.09
2225	Energy Star Inspection	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,120.00
2310	Drywall - Labor	3,834.05	4,531.15	4,879.70	4,182.60	3,485.50	4,182.60	5,228.25	4,531.15	34,855.00
2320	Ext. Clean - Drywall Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
2410	Address Blocks- Signage	128.95	128.95	128.95	128.95	128.95	128.95	128.95	128.95	1,031.60
2460	Stone Masonry - Turnkey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2610	Interior Trim Material	225.54	260.45	274.26	273.61	227.44	265.47	273.61	278.64	2,079.02
2620	Interior Doors	1,564.31	1,890.49	2,314.42	1,862.80	1,416.68	1,904.26	2,096.71	1,905.43	14,955.10
2655	Trim Labor - Interior Trim	545.30	638.40	824.80	582.40	487.20	581.00	691.60	602.00	4,956.90
2657	Trim Labor - Install Shoe Mould	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2665	Trim Labor - Lock Out	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2700	Cabinets	5,856.00	4,957.00	6,100.00	5,600.00	3,431.00	3,811.00	4,057.00	3,726.00	37,538.00
	Cabinet increase 4%	234.24	198.28	244.00	224.00	137.24	152.44	162.28	149.04	1,501.52
2710	Laminate Countertops	902.02	710.90	1,140.92	1,045.36	710.90	902.02	902.02	902.02	7,216.16
2760	Shower Enclosures	450.00	450.00	0.00	0.00	450.00	847.00	847.00	450.00	3,494.00
2800	Paint Labor - Exterior	817.95	957.60	1,012.20	873.60	730.80	871.50	1,037.40	909.30	7,210.35
2805	Paint Labor - Interior	1,363.25	1,596.00	1,687.00	1,456.00	1,218.00	1,452.50	1,729.00	1,515.50	12,017.25
2810	Paint Labor - Final Touch-Up	545.30	638.40	674.80	582.40	487.20	581.00	691.60	602.00	4,806.90
2930	Flooring - Carpet	250.00	458.33	491.67	458.33	262.50	458.33	579.17	495.83	3,454.16
2950	Flooring - Vinyl- Changed to Vinyl Pl	2,725.00	2,675.00	2,900.00	2,350.00	2,150.00	2,210.00	2,850.00	2,300.00	20,160.00
3000	Light Fixtures	601.99	762.22	911.39	729.59	537.48	791.70	942.94	761.70	6,039.01
	Lighting increase coming - 10%	60.20	76.22	91.14	72.96	53.75	79.17	94.29	76.17	603.90
3010	Mirrors	92.00	80.00	104.00	80.00	46.00	80.00	104.00	74.00	660.00
3020	Appliances	1,556.64								

3235	Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5,709.00
3300	Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2,332.50
3310	Fence	1,650.00	1,650.00	1,650.00	1,650.00	0.00	0.00	0.00	0.00	6,600.00
3311	Developer Fence	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,320.00
3315	Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	768.00	4,672.00
3330	Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6,720.00
3335	Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
3340	Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9,185.04
3350	Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
3360	Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2,720.00
3370	Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12,240.00
3400	Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3405	Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3410	Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3415	Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3420	Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3500	Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
3510	Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00
3520	Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,280.00
3739	Site lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13,611.12
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3,984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4,800.00
	FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,400.00
	EXPEDITED REVIEW COST	729.26	853.77	902.45	778.88	651.56	779.82	924.92	810.71	6,431.38
	Additional site cost	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	5,600.00
	Additional Trailer Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
	Legal Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1,816.00
	Vertical	110,480.34	117,378.77	124,314.52	119,139.32	112,793.83	124,882.16	128,308.12	122,018.97	959,316.04
	Land Development LOAN									
	AMORTIZATION	26,855.26	39,781.77	43,707.92	30,818.45	19,780.82	24,744.37	42,596.91	26,077.86	254,363.36
3700	Builder Fee	9,000.00	9,000.00	12,000.00	9,000.00	6,000.00	9,000.00	12,000.00	6,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
	Cost before Contingency	148,085.60	167,910.54	181,772.44	160,707.77	140,324.65	160,376.53	184,655.03	155,846.83	1,299,679.40
3750	Contingency	4,623.00	6,623.00	6,623.00	4,623.00	2,623.00	2,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	VERTICAL COST TOTAL FOR VERTICAL LOAN	156,208.60	178,033.54	191,895.44	168,830.77	146,447.65	166,499.53	192,778.03	163,969.83	1,364,663.40
	\$/FT ²	200.52	195.21	199.06	202.92	210.41	200.60	195.12	189.34	
	ADD LAND DEVELOPMENT COSTS FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
	ADD INTEREST EQUITY CONTRIBUTION	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	13,600.00
	ADD MAINTENANCE FOR POND	500.25	500.25	500.25	500.25	500.25	500.25	500.25	500.25	4,002.00
	ADD PARKING STRIPING	343.75	343.75	343.75	343.75	343.75	343.75	343.75	343.75	2,750.00
	ADD SITE PLAN EXTENSION	234.38	234.38	234.38	234.38	234.38	234.38	234.38	234.38	1,875.04
	TOTAL COSTS	162,698.23	185,196.82	199,322.10	175,588.85	152,516.89	173,247.48	200,326.25	170,900.12	1,419,796.75

BRIX Data Export
 Wes Peoples Homes, LLC
 Cost Comparison
 4/22/21

Building 9 Draft

Cost Code	Description	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Total
		West West	West West	West West	West West	West West	West West	West West	West West	
		R-001-07-B	R-002-07-B	R-003-07-A	R-004-07-A	R-005-07	R-006-07	R-007-07	R-008-07	
Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7	Plan 8			
	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft		
1020	Plan Reproduction / Printing	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	4,400.00
1030	Foundation Engineering	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	1,480.00
1090	Allocated common cost	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	16,500.00
1091	Port a can	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1100	Lot Clear	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1105	Lot Clear - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1130	Rough Grade	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1144	Concrete placement observation	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450.00
1170	Form Survey	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
1200	Foundation Labor - Inc \$.50 sq ft	4,582.25	5,665.32	5,831.95	4,998.82	4,165.68	4,998.82	5,998.58	5,415.38	41,656.80
1205	Concrete Pump	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,000.00
1230	Gycrete	717.78	717.78	717.78	717.78	717.78	717.78	717.78	717.78	5,742.25
1235	Hold downs Anchor bolts straps	718.72	347.57	358.44	253.93	494.93	358.11	170.47	116.69	2,818.86
1255	Flatwork - Private Walk Inc \$.20 sq ft	453.60	453.60	453.60	453.60	453.60	453.60	453.60	453.60	3,628.80
1265	Flatwork - A/C Pad	21.60	21.60	21.60	21.60	21.60	21.60	21.60	21.60	172.80
1271	Flatwork - Common	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	10,804.48
1290	Flatwork - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
1305	Floor Trusses	3,891.32	4,598.84	4,952.60	4,245.08	0.00	0.00	0.00	0.00	17,687.84
1310	Roof Trusses	0.00	0.00	0.00	0.00	5,034.40	5,993.34	6,952.26	5,993.34	23,973.34
1350	Frame Matl - Walls	7,279.95	8,286.94	8,294.49	7,800.47	9,587.38	9,266.61	9,258.80	8,137.44	67,912.08
1355	Frame Matl - Floor Decking	1,215.00	1,455.49	1,617.90	1,419.59	0.00	0.00	0.00	0.00	5,707.98
1380	Firewall Material	1,454.59	1,346.55	1,406.84	1,258.09	1,215.97	1,279.23	1,468.69	1,350.45	10,780.41
1400	Wall Sheathing	1,454.56	1,409.52	1,589.65	1,859.84	1,891.34	1,859.84	1,468.09	1,242.93	12,775.77
1402	Exterior Firewall Material	224.47	224.47	0.00	0.00	249.41	249.41	0.00	0.00	947.76
1403	Exterior Insulation Board	744.07	753.79	790.02	886.09	855.54	892.73	741.23	681.42	6,344.89
1405	Soffit/Fascia Material	0.00	0.00	0.00	0.00	1,072.37	1,240.27	1,232.73	1,144.70	4,690.07
1410	Roof Decking	0.00	0.00	0.00	0.00	2,292.72	2,866.51	2,815.94	3,131.42	11,106.59
1420	Comice Material	1,973.85	1,719.33	1,999.03	2,673.46	2,496.65	4,151.03	1,994.83	4,121.51	21,129.69
1425	Porch soffit and Column Material	213.25	142.22	267.98	366.69	350.54	418.43	276.36	452.68	2,488.15
1450	Frame Labor - Frame	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1452	Frame Labor - Rafters	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1454	Frame Labor - Structural retention	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
1460	Frame Labor - Comice	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1465	Frame Labor - Roof Deck	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1470	Frame Labor - Retention	346.40	396.00	427.60	374.00	351.20	401.20	435.60	378.00	3,110.00
1472	Firewall Labor	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	1,500.00
1500	Ext. Clean - Frame Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
1505	Frame Inspection	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	1,632.00
1506	WB / Sheathing Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1507	Eng. Firewall Insp & Eval Letter	143.00	143.00	143.00	143.00	143.00	143.00	143.00	143.00	1,144.00
1508	Eng. Stairwell Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1510	Frame Re-Inspection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1515	Termit Treatment	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	400.00
1600	Windows Increase 3/22/21	1,139.48	1,489.34	1,522.76	1,508.14	1,015.97	1,508.14	1,876.42	1,367.38	11,427.63
1700	Exterior Doors	372.10	372.10	372.10	1,292.84	1,027.23	1,027.23	1,027.23	1,027.23	6,518.06
1710	Final Front Door	345.32	345.32	345.32	345.32	345.32	345.32	345.32	345.32	2,762.56
1750	Insulation Inspection	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	1,640.00
1800	Roofing-Composition Shingle TK	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	16,789.84
1810	Exterior Steel - Accents	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	20,692.00
1900	Plumbing - Rough	3,441.50	3,837.50	3,837.50	3,837.50	3,125.00	3,125.00	3,125.00	3,125.00	16,204.00
1905	Plumbing - Top-Out	1,979.00	2,375.00	3,678.00	3,678.00	3,348.00	4,289.00	4,289.00	4,289.00	27,925.00
1910	Plumbing - Set-Out	3,129.00	3,525.00	3,525.00	3,525.00	3,348.00	4,289.00	4,289.00	4,289.00	29,919.00
1950	Plumbing - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1980	Sprinklers - Interior Fire Suppression	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	17,358.96
1985	Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6,298.16
2000	HVAC - Rough	4,639.20	4,756.20	4,756.20	4,756.20	4,639.20	4,756.20	4,756.20	4,756.20	37,815.60
2005	HVAC - Trim	3,092.80	3,170.80	3,170.80	3,170.80	3,092.80	3,170.80	3,170.80	3,170.80	25,210.40
2100	Electric - Rough	3,002.40	3,369.60	3,505.20	3,325.80	3,010.20	3,542.40	3,609.60	3,490.20	26,855.40
2105	Electric - Trim	2,001.60	2,246.40	2,266.80	2,147.20	2,006.80	2,361.60	2,406.40	2,326.80	17,763.60
2121	Austin Energy Meter Pack	1,884.37	1,884.37	1,884.37	1,884.37	1,884.38	1,884.38	1,884.38	1,884.38	15,075.00
	Secondary conductors- not in elec bk	520.75	520.75	520.75	520.75	520.75	520.75	520.75	520.75	4,166.00
2122	Riser room heater	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	375.00
2150	Structured Wiring - Rough	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,080.00
2155	Structured Wiring - Trim	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	720.00
2200	Insulation - Batts	895.47	994.82	935.86	853.98	760.08	843.06	1,009.01	942.41	7,234.69
2205	Insulation - Blown	111.36	115.73	111.91	113.55	470.57	561.19	685.65	608.13	2,784.09
2225	Energy Star Inspection	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,120.00
2310	Drywall - Labor	3,834.05	4,531.15	4,879.70	4,182.60	3,485.50	4,182.60	5,228.25	4,531.15	34,855.00
2320	Ext. Clean - Drywall Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
2410	Address Blocks- Signage	128.95	128.95	128.95	128.95	128.95	128.95	128.95	128.95	1,031.60
2460	Stone Masonry - Turnkey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2610	Interior Trim Material	225.54	260.45	274.26	273.61	227.44	265.47	273.61	278.64	2,079.02
2620	Interior Doors	1,564.31	1,890.49	2,314.42	1,862.80	1,416.68	1,904.26	2,096.71	1,905.43	14,955.10
2655	Trim Labor - Interior Trim	545.30	638.40	824.80	582.40	487.20	581.00	691.60	606.20	4,956.90
2657	Trim Labor - Install Shoe Mould	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2665	Trim Labor - Lock Out	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2700	Cabinets	5,856.00	4,957.00	6,100.00	5,600.00	3,431.00	3,811.00	4,057.00	3,726.00	37,538.00
	Cabinet increase 4%	234.24	198.28	244.00	224.00	137.24	152.44	162.28	149.04	1,501.52
2710	Laminate Countertops	902.02	710.90	1,140.92						

3235	Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5,709.00
3300	Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2,332.50
3310	Fence	1,650.00	1,650.00	1,650.00	1,650.00	0.00	0.00	0.00	0.00	6,600.00
3311	Developer Fence	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,320.00
3315	Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	768.00	4,672.00
3330	Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6,720.00
3335	Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
3340	Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9,185.04
3350	Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
3360	Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2,720.00
3370	Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12,240.00
3400	Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3405	Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3410	Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3415	Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3420	Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3500	Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
3510	Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00
3520	Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,280.00
3739	Site lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13,611.12
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3,984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4,800.00
	FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,400.00
	EXPEDITED REVIEW COST	729.26	853.77	902.45	778.88	651.56	779.82	924.92	810.71	6,431.38
	Additional site cost	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	5,600.00
	Additional Trailer Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
	Legal Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1,816.00
	Vertical	110,480.34	117,378.77	124,314.52	119,139.32	112,793.83	124,882.16	128,308.12	122,018.97	959,316.04
	Land Development LOAN AMORTIZATION	26,855.26	39,781.77	43,707.92	30,818.45	19,780.82	24,744.37	42,596.91	26,077.86	254,363.36
3700	Builder Fee	9,000.00	9,000.00	12,000.00	9,000.00	6,000.00	9,000.00	12,000.00	6,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
	Cost before Contingency	148,085.60	167,910.54	181,772.44	160,707.77	140,324.65	160,376.53	184,655.03	155,846.83	1,299,679.40
3750	Contingency	4,623.00	6,623.00	6,623.00	4,623.00	2,623.00	2,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	VERTICAL COST TOTAL FOR VERTICAL LOAN	156,208.60	178,033.54	191,895.44	168,830.77	146,447.65	166,499.53	192,778.03	163,969.83	1,364,663.40
	\$/FT ²	200.52	195.21	199.06	202.92	210.41	200.60	195.12	189.34	
	ADD LAND DEVELOPMENT COSTS FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
	ADD INTEREST EQUITY CONTRIBUTION	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	13,600.00
	ADD MAINTANENCE FOR POND	500.25	500.25	500.25	500.25	500.25	500.25	500.25	500.25	4,002.00
	ADD PARKING STRIPING	343.75	343.75	343.75	343.75	343.75	343.75	343.75	343.75	2,750.00
	ADD SITE PLAN EXTENSION	234.38	234.38	234.38	234.38	234.38	234.38	234.38	234.38	1,875.04
	TOTAL COSTS	162,698.23	185,196.82	199,322.10	175,588.85	152,516.89	173,247.48	200,326.25	170,900.12	1,419,796.75

Building 10 Draft

Cost Code	Description	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Total
		West West R-001-07-B Plan 1 0 sq ft	West West R-002-07-B Plan 2 0 sq ft	West West R-003-07-A Plan 3 0 sq ft	West West R-004-07-A Plan 4 0 sq ft	West West R-005-07 Plan 5 0 sq ft	West West R-006-07 Plan 6 0 sq ft	West West R-007-07 Plan 7 0 sq ft	West West R-008-07 Plan 8 0 sq ft	
1020	Plan Reproduction / Printing	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	4,400.00
1030	Foundation Engineering	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	1,480.00
1090	Allocated common cost	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	16,500.00
1091	Port a can	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1100	Lot Clear	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1105	Lot Clear - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1130	Rough Grade	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1144	Concrete placement observation	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450.00
1170	Form Survey	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
1200	Foundation Labor - Inc \$.50 sq ft	4,582.25	5,665.32	5,831.95	4,998.82	4,165.68	4,998.82	5,998.58	5,415.38	41,656.80
1205	Concrete Pump	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,000.00
1230	Gypcrete	717.78	717.78	717.78	717.78	717.78	717.78	717.78	717.78	5,742.25
1235	Hold downs Anchor bolts straps	718.72	347.57	358.44	253.93	494.93	358.11	170.47	116.69	2,818.86
1255	Flatwork - Private Walk Inc \$.20 sq ft	453.60	453.60	453.60	453.60	453.60	453.60	453.60	453.60	3,628.80
1265	Flatwork - A/C Pad	21.60	21.60	21.60	21.60	21.60	21.60	21.60	21.60	172.80
1271	Flatwork - Common	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	10,804.48
1290	Flatwork - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
1305	Floor Trusses	3,891.32	4,598.84	4,952.60	4,245.08	0.00	0.00	0.00	0.00	17,687.84
1310	Roof Trusses	0.00	0.00	0.00	0.00	5,034.40	5,993.34	6,952.26	5,993.34	23,973.34
1350	Frame Matl - Walls	7,279.95	8,286.94	8,294.49	7,800.47	9,587.38	9,266.61	9,258.80	8,137.44	67,912.08
1355	Frame Matl - Floor Decking	1,215.00	1,455.49	1,617.90	1,419.59	0.00	0.00	0.00	0.00	5,707.98
1380	Firewall Material	1,454.59	1,346.55	1,406.84	1,258.09	1,215.97	1,279.23	1,468.69	1,350.45	10,780.41
1400	Wall Sheathing	1,454.56	1,409.52	1,589.65	1,859.84	1,891.34	1,859.84	1,468.09	1,242.93	12,775.77
1402	Exterior Firewall Material	224.47	224.47	0.00	0.00	249.41	249.41	0.00	0.00	947.76
1403	Exterior Insulation Board	744.07	753.79	790.02	886.09	855.54	892.73	741.23	681.42	6,344.89
1405	Soffit/Fascia Material	0.00	0.00	0.00	0.00	1,072.37	1,240.27	1,232.73	1,144.70	4,690.07
1410	Roof Decking	0.00	0.00	0.00	0.00	2,292.72	2,866.51	2,815.94	3,131.42	11,106.59
1420	Comice Material	1,973.85	1,719.33	1,999.03	2,673.46	2,496.65	4,151.03	1,994.83	4,121.51	21,129.69
1425	Porch soffit and Column Material	213.25	142.22	267.98	366.69	350.54	418.43	276.36	452.68	2,488.15
1450	Frame Labor - Frame	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1452	Frame Labor - Rafters	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1454	Frame Labor - Structural retention	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
1460	Frame Labor - Comice	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1465	Frame Labor - Roof Deck	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1470	Frame Labor - Retention	346.40	396.00	427.60	374.00	351.20	401.20	435.60	378.00	3,110.00
1472	Firewall Labor	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	1,500.00
1500	Ext. Clean - Frame Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
1505	Frame Inspection	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	1,632.00
1506	WB / Sheathing Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1507	Eng. Firewall Insp & Eval Letter	143.00	143.00	143.00	143.00	143.00	143.00	143.00	143.00	1,144.00
1508	Eng. Stairwell Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1510	Frame Re-Inspection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1515	Termitte Treatment	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	400.00
1600	Windows Increase 3/22/21	1,139.48	1,489.34	1,522.76	1,508.14	1,015.97	1,508.14	1,876.42	1,367.38	11,427.63
1700	Exterior Doors	372.10	372.10	372.10	1,292.84	1,027.23	1,027.23	1,027.23	1,027.23	6,518.06
1710	Final Front Door	345.32	345.32	345.32	345.32	345.32	345.32	345.32	345.32	2,762.56
1750	Insulation Inspection	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	1,640.00
1800	Roofing-Composition Shingle TK	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	16,789.84
1810	Exterior Steel - Accents	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	20,692.00
1900	Plumbing - Rough	3,441.50	3,837.50	3,837.50	3,837.50	3,125.00	3,125.00	3,125.00	3,125.00	16,204.00
1905	Plumbing - Top-Out	1,979.00	2,375.00	3,678.00	3,678.00	3,348.00	4,289.00	4,289.00	4,289.00	27,925.00
1910	Plumbing - Set-Out	3,129.00	3,525.00	3,525.00	3,525.00	3,348.00	4,289.00	4,289.00	4,289.00	29,919.00
1950	Plumbing - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1980	Sprinklers - Interior Fire Suppression	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	17,358.96
1985	Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6,298.16
2000	HVAC - Rough	4,639.20	4,756.20	4,756.20	4,756.20	4,639.20	4,756.20	4,756.20	4,756.20	37,815.60
2005	HVAC - Trim	3,092.80	3,170.80	3,170.80	3,170.80	3,092.80	3,170.80	3,170.80	3,170.80	25,210.40
2100	Electric - Rough	3,002.40	3,369.60	3,505.20	3,325.80	3,010.20	3,542.40	3,609.60	3,490.20	26,855.40
2105	Electric - Trim	2,001.60	2,246.40	2,266.80	2,147.20	2,006.80	2,361.60	2,406.40	2,326.80	17,763.60
2121	Austin Energy Meter Pack	1,884.37	1,884.37	1,884.37	1,884.37	1,884.38	1,884.38	1,884.38	1,884.38	15,075.00
	Secondary conductors- not in elec bk	520.75	520.75	520.75	520.75	520.75	520.75	520.75	520.75	4,166.00
2122	Riser room heater	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	375.00
2150	Structured Wiring - Rough	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,080.00
2155	Structured Wiring - Trim	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	720.00
2200	Insulation - Batts	895.47	994.82	935.86	853.98	760.08	843.06	1,009.01	942.41	7,234.69
2205	Insulation - Blown	111.36	115.73	111.91	113.55	470.57	561.19	685.65	608.13	2,784.09
2225	Energy Star Inspection	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,120.00
2310	Drywall - Labor	3,834.05	4,531.15	4,879.70	4,182.60	3,485.50	4,182.60	5,228.25	4,531.15	34,855.00
2320	Ext. Clean - Drywall Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
2410	Address Blocks- Signage	128.95	128.95	128.95	128.95	128.95	128.95	128.95	128.95	1,031.60
2460	Stone Masonry - Turnkey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2610	Interior Trim Material	225.54	260.45	274.26	273.61	227.44	265.47	273.61	278.64	2,079.02
2620	Interior Doors	1,564.31	1,890.49	2,314.42	1,862.80	1,416.68	1,904.26	2,096.71	1,905.43	14,955.10
2655	Trim Labor - Interior Trim	545.30	638.40	824.80	582.40	487.20	581.00	691.60	606.20	4,956.90
2657	Trim Labor - Install Shoe Mould	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2665	Trim Labor - Lock Out	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2700	Cabinets	5,856.00	4,957.00	6,100.00	5,600.00	3,431.00	3,811.00	4,057.00	3,726.00	37,538.00
	Cabinet increase 4%	234.24	198.28	244.00	224.00	137.24	152.44	162.28	149.04	1,501.52
2710	Laminate Countertops	902.02	710.90	1,140.92	1,045.36	710.90	902.02	902.02	902.02	7,216.16
2760	Shower Enclosures	450.00	450.00	0.00	0.00	450.00	847.00	847.00	450.00	3,494.00
2800	Paint Labor - Exterior	817.95	957.60	1,012.20	873.60	730.80	871.50	1,037.40	909.30	7,210.35
2805	Paint Labor - Interior	1,363.25	1,596.00	1,687.00	1,456.00	1,218.00	1,452.50	1,729.00	1,515.50	12,017.25
2810	Paint Labor - Final Touch-Up	545.30	638.40	674.80	582.40	487.20	581.00	691.60	606.20	4,806.90
2930	Flooring - Carpet	250.00	458.33	491.67	458.33	262.50	458.33	579.17	495.83	3,454.16
2950	Flooring - Vinyl- Changed to Vinyl Pla	2,725.00	2,675.00	2,900.00	2,350.00	2,150.00	2,210.00	2,850.00	2,300.00	20,160.00
3000	Light Fixtures	601.99	762.22	911.39	729.59	537.48	791.70	942.94	761.70	6,039.01
	Lighting increase coming ~10%	60.20	76.22	91.14	72.96	53.75	79.17	94.29	76.17	603.90
3010	Mirrors	92.00	80.00	104.00	80.00	46.00	80.00	104.00	74.00	660.00

3235	Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5,709.00
3300	Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2,332.50
3310	Fence	1,650.00	1,650.00	1,650.00	1,650.00	0.00	0.00	0.00	0.00	6,600.00
3311	Developer Fence	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,320.00
3315	Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	768.00	4,672.00
3330	Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6,720.00
3335	Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
3340	Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9,185.04
3350	Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
3360	Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2,720.00
3370	Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12,240.00
3400	Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3405	Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3410	Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3415	Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3420	Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3500	Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
3510	Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00
3520	Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,280.00
3739	Site lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13,611.12
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3,984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4,800.00
	FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,400.00
	EXPEDITED REVIEW COST	729.26	853.77	902.45	778.88	651.56	779.82	924.92	810.71	6,431.38
	Additional site cost	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	5,600.00
	Additional Trailer Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
	Legal Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1,816.00
	Vertical	110,480.34	117,378.77	124,314.52	119,139.32	112,793.83	124,882.16	128,308.12	122,018.97	959,316.04
	Land Development LOAN AMORTIZATION	26,855.26	39,781.77	43,707.92	30,818.45	19,780.82	24,744.37	42,596.91	26,077.86	254,363.36
3700	Builder Fee	9,000.00	9,000.00	12,000.00	9,000.00	6,000.00	9,000.00	12,000.00	6,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
	Cost before Contingency	148,085.60	167,910.54	181,772.44	160,707.77	140,324.65	160,376.53	184,655.03	155,846.83	1,299,679.40
3750	Contingency	4,623.00	6,623.00	6,623.00	4,623.00	2,623.00	2,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	VERTICAL COST TOTAL FOR VERTICAL LOAN	156,208.60	178,033.54	191,895.44	168,830.77	146,447.65	166,499.53	192,778.03	163,969.83	1,364,663.40
	\$/FT ²	200.52	195.21	199.06	202.92	210.41	200.60	195.12	189.34	
	ADD LAND DEVELOPMENT COSTS FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
	ADD INTEREST EQUITY CONTRIBUTION	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	13,600.00
	ADD MAINTANENCE FOR POND	500.25	500.25	500.25	500.25	500.25	500.25	500.25	500.25	4,002.00
	ADD PARKING STRIPING	343.75	343.75	343.75	343.75	343.75	343.75	343.75	343.75	2,750.00
	ADD SITE PLAN EXTENSION	234.38	234.38	234.38	234.38	234.38	234.38	234.38	234.38	1,875.04
	TOTAL COSTS	162,698.23	185,196.82	199,322.10	175,588.85	152,516.89	173,247.48	200,326.25	170,900.12	1,419,796.75

Building 11 Draft

Cost Code	Description	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Project 00111	Total
		West West R-001-07-B Plan 1 0 sq ft	West West R-002-07-B Plan 2 0 sq ft	West West R-003-07-A Plan 3 0 sq ft	West West R-004-07-A Plan 4 0 sq ft	West West R-005-07 Plan 5 0 sq ft	West West R-006-07 Plan 6 0 sq ft	West West R-007-07 Plan 7 0 sq ft	West West R-008-07 Plan 8 0 sq ft	
1020	Plan Reproduction / Printing	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	4,400.00
1030	Foundation Engineering	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	1,480.00
1090	Allocated common cost	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	2,062.50	16,500.00
1091	Port a can	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1100	Lot Clear	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1105	Lot Clear - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1110	Erosion Control	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1120	Safety Fence	64.95	74.25	80.18	70.13	65.85	75.23	81.68	70.88	583.15
1130	Rough Grade	86.60	99.00	106.90	93.50	87.80	100.30	108.90	94.50	777.50
1140	Foundation Inspection - Pre Pour	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1144	Concrete placement observation	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	400.00
1145	Foundation Inspection - Cable Stress	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	250.00
1160	Lot Stake/Envelope	56.25	56.25	56.25	56.25	56.25	56.25	56.25	56.25	450.00
1170	Form Survey	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	500.00
1200	Foundation Labor - Inc \$.50 sq ft	4,582.25	5,665.32	5,831.95	4,998.82	4,165.68	4,998.82	5,998.58	5,415.38	41,656.80
1205	Concrete Pump	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,000.00
1230	Gypcrete	717.78	717.78	717.78	717.78	717.78	717.78	717.78	717.78	5,742.25
1235	Hold downs Anchor bolts straps	718.72	347.57	358.44	253.93	494.93	358.11	170.47	116.69	2,818.86
1255	Flatwork - Private Walk Inc \$.20 sq ft	453.60	453.60	453.60	453.60	453.60	453.60	453.60	453.60	3,628.80
1265	Flatwork - A/C Pad	21.60	21.60	21.60	21.60	21.60	21.60	21.60	21.60	172.80
1271	Flatwork - Common	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	1,350.56	10,804.48
1290	Flatwork - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
1305	Floor Trusses	3,891.32	4,598.84	4,952.80	4,245.08	0.00	0.00	0.00	0.00	17,687.84
1310	Roof Trusses	0.00	0.00	0.00	0.00	5,034.40	5,993.34	6,952.26	5,993.34	23,973.34
1350	Frame Matl - Walls	7,279.95	8,286.94	8,294.49	7,800.47	9,587.38	9,266.61	9,258.80	8,137.44	67,912.08
1355	Frame Matl - Floor Decking	1,215.00	1,455.49	1,617.90	1,419.59	0.00	0.00	0.00	0.00	5,707.98
1380	Firewall Material	1,454.59	1,346.55	1,406.84	1,258.09	1,215.97	1,279.23	1,468.69	1,350.45	10,780.41
1400	Wall Sheathing	1,454.56	1,409.52	1,589.65	1,859.84	1,891.34	1,859.84	1,468.09	1,242.93	12,775.77
1402	Exterior Firewall Material	224.47	224.47	0.00	0.00	249.41	249.41	0.00	0.00	947.76
1403	Exterior Insulation Board	744.07	753.79	790.02	886.09	855.54	892.73	741.23	681.42	6,344.89
1405	Soffit/Fascia Material	0.00	0.00	0.00	0.00	1,072.37	1,240.27	1,232.73	1,144.70	4,690.07
1410	Roof Decking	0.00	0.00	0.00	0.00	2,292.72	2,866.51	2,815.94	3,131.42	11,106.59
1420	Cornice Material	1,973.85	1,719.33	1,999.03	2,673.46	2,496.65	4,151.03	1,994.83	4,121.51	21,129.69
1425	Porch soffit and Column Material	213.25	142.22	267.98	366.69	350.54	418.43	276.36	452.68	2,488.15
1450	Frame Labor - Frame	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1452	Frame Labor - Rafters	1,623.75	1,856.25	2,004.38	1,753.13	1,646.25	1,880.63	2,041.88	1,771.88	14,578.15
1454	Frame Labor - Structural retention	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
1460	Frame Labor - Cornice	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1465	Frame Labor - Roof Deck	1,299.00	1,485.00	1,603.50	1,402.50	1,317.00	1,504.50	1,633.50	1,417.50	11,662.50
1470	Frame Labor - Retention	346.40	396.00	427.60	374.00	351.20	401.20	435.60	378.00	3,110.00
1472	Firewall Labor	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	1,500.00
1500	Ext. Clean - Frame Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
1505	Frame Inspection	204.00	204.00	204.00	204.00	204.00	204.00	204.00	204.00	1,632.00
1506	WB / Sheathing Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1507	Eng. Firewall Insp & Eval Letter	143.00	143.00	143.00	143.00	143.00	143.00	143.00	143.00	1,144.00
1508	Eng. Stairwell Inspection	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	544.00
1510	Frame Re-Inspection	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,200.00
1515	Termite Treatment	100.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	400.00
1600	Windows Increase 3/22/21	1,139.48	1,489.34	1,522.76	1,508.14	1,015.97	1,508.14	1,876.42	1,367.38	11,427.63
1700	Exterior Doors	372.10	372.10	372.10	1,292.84	1,027.23	1,027.23	1,027.23	1,027.23	6,518.06
1710	Final Front Door	345.32	345.32	345.32	345.32	345.32	345.32	345.32	345.32	2,762.56
1750	Insulation Inspection	205.00	205.00	205.00	205.00	205.00	205.00	205.00	205.00	1,640.00
1800	Roofing-Composition Shingle TK	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	2,098.73	16,789.84
1810	Exterior Steel - Accents	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	2,586.50	20,692.00
1900	Plumbing - Rough	3,441.50	3,837.50	3,837.50	3,837.50	3,125.00	3,125.00	3,125.00	3,125.00	16,204.00
1905	Plumbing - Top-Out	1,979.00	2,375.00	3,678.00	3,678.00	3,348.00	4,289.00	4,289.00	4,289.00	27,925.00
1910	Plumbing - Set-Out	3,129.00	3,525.00	3,525.00	3,525.00	3,348.00	4,289.00	4,289.00	4,289.00	29,919.00
1950	Plumbing - Site Cost	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
1980	Sprinklers - Interior Fire Suppression	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	2,169.87	17,358.96
1985	Fire Alarm System	787.27	787.27	787.27	787.27	787.27	787.27	787.27	787.27	6,298.16
2000	HVAC - Rough	4,639.20	4,756.20	4,756.20	4,756.20	4,639.20	4,756.20	4,756.20	4,756.20	37,816.60
2005	HVAC - Trim	3,092.80	3,170.80	3,170.80	3,170.80	3,092.80	3,170.80	3,170.80	3,170.80	25,210.40
2100	Electric - Rough	3,002.40	3,369.60	3,505.20	3,325.80	3,010.20	3,542.40	3,609.60	3,490.20	26,855.40
2105	Electric - Trim	2,001.60	2,246.40	2,266.80	2,147.20	2,006.80	2,361.60	2,406.40	2,326.80	17,763.60
2121	Austin Energy Meter Pack	1,884.37	1,884.37	1,884.37	1,884.37	1,884.38	1,884.38	1,884.38	1,884.38	15,075.00
	Secondary conductors- not in elec bit	520.75	520.75	520.75	520.75	520.75	520.75	520.75	520.75	4,166.00
2122	Riser room heater	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	375.00
2150	Structured Wiring - Rough	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,080.00
2155	Structured Wiring - Trim	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	720.00
2200	Insulation - Batts	895.47	994.82	935.86	853.98	760.08	843.06	1,009.01	942.41	7,234.69
2205	Insulation - Blown	111.36	115.73	117.91	113.55	470.57	561.19	685.65	608.13	2,784.09
2225	Energy Star Inspection	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	1,120.00
2310	Drywall - Labor	3,834.05	4,531.15	4,879.70	4,182.60	3,485.50	4,182.60	5,228.25	4,531.15	34,855.00
2320	Ext. Clean - Drywall Clean	562.90	643.50	694.85	607.75	570.70	651.95	707.85	614.25	5,053.75
2410	Address Blocks- Signage	128.95	128.95	128.95	128.95	128.95	128.95	128.95	128.95	1,031.60
2460	Stone Masonry - Turnkey	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2610	Interior Trim Material	225.54	260.45	274.26	273.61	227.44	265.47	273.61	278.64	2,079.02
2620	Interior Doors	1,564.31	1,890.49	2,314.42	1,862.80	1,416.68	1,904.26	2,096.71	1,905.43	14,955.10
2655	Trim Labor - Interior Trim	545.30	638.40	824.80	582.40	487.20	581.00	691.60	606.20	4,956.90
2657	Trim Labor - Install Shoe Mould	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2665	Trim Labor - Lock Out	77.90	91.20	96.40	83.20	69.60	83.00	98.80	86.60	686.70
2700	Cabinets	5,856.00	4,957.00	6,100.00	5,600.00	3,431.00	3,811.00	4,057.00	3,726.00	37,538.00
	Cabinet increase 4%	234.24	198.28	244.00	224.00	137.24	152.44	162.28	149.04	1,501.52
2710	Laminate Countertops	902.02	710.90	1,140.92	1,045.36	710.90	902.02	902.02	902.02	7,216.16
2760	Shower Enclosures	450.00	450.00	0.00	0.00	450.00	847.00	847.00	450.00	3,494.00
2800	Paint Labor - Exterior	817.95	957.60	1,012.20	873.60	730.80	871.50	1,037.40	909.30	7,210.35
2805	Paint Labor - Interior	1,363.25	1,596.00	1,687.00	1,456.00	1,218.00	1,452.50	1,729.00	1,515.50	12,017.25
2810	Paint Labor - Final Touch-Up	545.30	638.40	674.80	582.40	487.20	581.00	691.60	606.20	4,806.90
2930	Flooring - Carpet	250.00	458.33	491.67	458.33	262.50	458.33	579.17	495.83	3,454.16
2950	Flooring - Vinyl- Changed to Vinyl Pla	2,725.00	2,675.00	2,900.00	2,350.00	2,150.00	2,210.00	2,850.00	2,300.00	20,160.00
3000	Light Fixtures	601.99	762.22	911.39	729.59	537.48	791.70	942.94	761.70	6,039.01
	Lighting increase coming - 10%	60.20	76.22	91.14	72.96	53.75	79.17	94.29	76.17	603.90
3010	Mirrors	92.00	80.00	104.00	80.00	46.00	80.00	104.00	74.00	660.00

3235	Light Weight Concrete	0.00	0.00	0.00	0.00	1,427.25	1,427.25	1,427.25	1,427.25	5,709.00
3300	Final Grade	259.80	297.00	320.70	280.50	263.40	300.90	326.70	283.50	2,332.50
3310	Fence	1,650.00	1,650.00	1,650.00	1,650.00	0.00	0.00	0.00	0.00	6,600.00
3311	Developer Fence	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	1,320.00
3315	Exterior Railing	0.00	0.00	0.00	0.00	1,536.00	1,344.00	1,024.00	788.00	4,672.00
3330	Irrigation	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	6,720.00
3335	Area Drains	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	2,500.00
3340	Landscaping	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	1,148.13	9,185.04
3350	Landsc. or Irrig. - Site Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
3360	Trees	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	2,720.00
3370	Landscaping - Common Area	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	1,530.00	12,240.00
3400	Interior Clean - Tub & Window	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3405	Interior Clean - 1st Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3410	Interior Clean - Final Full	54.53	63.84	67.48	58.24	48.72	58.10	69.16	60.62	480.69
3415	Interior Clean - Reclean	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3420	Interior Clean - 1st Touch-Up	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	600.00
3500	Ext. Clean - Final / Garage Clean	303.10	346.50	374.15	327.25	307.30	351.05	381.15	330.75	2,721.25
3510	Pressure Washing	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	320.00
3520	Retaining Walls	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	2,280.00
3739	Site lighting	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	1,701.39	13,611.12
3741	Bike Shelters	498.02	498.02	498.02	498.02	498.02	498.02	498.02	498.02	3,984.16
	Architecture	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	4,800.00
	FNMA	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,400.00
	EXPEDITED REVIEW COST	729.26	853.77	902.45	778.88	651.56	779.82	924.92	810.71	6,431.38
	Additional site cost	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	5,600.00
	Additional Trailer Cost	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	2,400.00
	Legal Fees	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,600.00
	Engineering	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	1,816.00
	Vertical	110,480.34	117,378.77	124,314.52	119,139.32	112,793.83	124,882.16	128,308.12	122,018.97	959,316.04
	AMORTIZATION	26,855.26	39,781.77	43,707.92	30,818.45	19,780.82	24,744.37	42,596.91	26,077.86	254,363.36
3700	Builder Fee	9,000.00	9,000.00	12,000.00	9,000.00	6,000.00	9,000.00	12,000.00	6,000.00	72,000.00
	Homebase Fee	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	10,000.00
	Bonded Builders Warranty	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,000.00
	Cost before Contingency	148,085.60	167,910.54	181,772.44	160,707.77	140,324.65	160,376.53	184,655.03	155,846.83	1,299,679.40
3750	Contingency	4,623.00	6,623.00	6,623.00	4,623.00	2,623.00	2,623.00	4,623.00	4,623.00	36,984.00
	Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	28,000.00
	VERTICAL COST TOTAL FOR VERTICAL LOAN	156,208.60	178,033.54	191,895.44	168,830.77	146,447.65	166,499.53	192,778.03	163,969.83	1,364,663.40
	\$/FT ²	200.52	195.21	199.06	202.92	210.41	200.60	195.12	189.34	
	ADD LAND DEVELOPMENT COSTS									
	FROM EQUITY CONTRIBUTION	3,945.63	4,619.28	4,882.66	4,214.08	3,525.24	4,203.95	5,004.22	4,386.29	34,781.35
	ADD INTEREST EQUITY CONTRIBUTION	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	13,600.00
	ADD MAINTANENCE FOR POND	500.25	500.25	500.25	500.25	500.25	500.25	500.25	500.25	4,002.00
	ADD PARKING STRIPING	343.75	343.75	343.75	343.75	343.75	343.75	343.75	343.75	2,750.00
	ADD SITE PLAN EXTENSION	234.38	234.38	234.38	234.38	234.38	234.38	234.38	234.38	1,875.04
	TOTAL COSTS	162,698.23	185,196.82	199,322.10	175,588.85	152,516.89	173,247.48	200,326.25	170,900.12	1,419,796.75

Draw 15	Draw 16	Draw 17	Draw 18	Draw 19	Draw 20	Draw 21	Draw 22	Draw 23	Draw 24	Draw 25	Draw 26	Draw 27	Draw 28	Draw 29	Draw 30	Draw 31	Draw 32	Draw 33	Draw 34	Total Draws		
11/18/2019	12/20/2019	1/21/2020	1/21/2020	2/25/2020	3/2/2020	3/19/2020	4/17/2020	5/18/2020	6/19/2020	7/23/2020	8/31/2020	9/22/2020	10/23/2020	11/23/2020	12/21/2020	1/18/2021	3/10/2021	4/15/2021	5/4/2021			
			\$ 13,582.00		\$ 163,704.51															\$ -		
\$ 378,235.89																					\$ -	
						\$ 2,467.50	\$ 3,977.50	\$ 1,050.00		\$ 16,982.50				\$ 14,431.25							\$ 140,412.00	
														\$ 1,082.50							\$ 44,311.25	
															\$ 3,650.00						\$ 25,943.75	
\$ 375.00	\$ 375.00		\$ 2,702.85	\$ 375.00		\$ 2,002.42	\$ 837.92	\$ 375.00	\$ 1,425.00	\$ 1,800.00		\$ 1,450.00	\$ 2,500.00								\$ 15,325.00	
			\$ 132.45	\$ 878.79		\$ 837.92	\$ 837.92	\$ 837.92	\$ 837.92	\$ 837.92	\$ 837.92	\$ 874.67	\$ 1,284.70	\$ 1,031.40								\$ 12,964.43
	\$ 23.38		\$ 406.25	\$ 406.25		\$ 1,534.55	\$ 22.14	\$ 586.35	\$ 299.69	\$ 779.75	\$ 30.74	\$ 288.14	\$ 406.77	\$ 502.16				\$ 1,957.59			\$ 196,550.99	
\$ 3,697.00			\$ (1,350.00)	\$ (1,350.00)		\$ 2,850.00	\$ 1,350.00	\$ 2,000.00													\$ 89,920.00	
\$ 268.24	\$ 438.88		\$ 116.76	\$ 116.76		\$ 2,235.21		\$ 1,000.00	\$ 3,116.30	\$ 3,000.00		\$ 1,125.00	\$ 2,250.00	\$ 11,000.00							\$ 65,215.89	
																					\$ -	
																					\$ -	
													\$ 6,000.00					\$ 1,000.00	\$ 6,500.00		\$ 13,500.00	
\$ 428.00	\$ 1,923.00											\$ 316.00	\$ 625.00		\$ 158.00						\$ 27,206.83	
																			\$ 15,154.84		\$ 15,154.84	
\$ 8,012.96	\$ (993.04)		\$ 8,012.96	\$ 8,012.96		\$ 16,025.92	\$ 8,012.96	\$ 6,714.12		\$ 250.00			\$ 18,243.00								\$ 131,050.68	
				\$ 250.00									\$ 1,299.00	\$ 1,299.00							\$ 12,923.00	
	\$ 10,474.50		\$ 1,798.50	\$ 1,798.50		\$ 337.50	\$ 112.50								\$ 802.50	\$ 15,730.26					\$ 49,512.76	
\$ 8,689.98		\$ 11,196.01	\$ 9,105.01	\$ 8,242.31		\$ 9,437.22	\$ 9,504.24	\$ 9,992.08	\$ 6,943.56	\$ 7,682.69	\$ 7,849.21	\$ 7,604.57	\$ 7,929.03	\$ 7,915.78	\$ 9.02						\$ 163,527.46	
	\$ 464.60		\$ 1,100.17	\$ 477.80		\$ 270.63	\$ 450.00										\$ 5,959.16	\$ 600.00			\$ 6,559.16	
																					\$ 27,607.22	
																					\$ -	
	\$ 25,088.31														\$ 19,512.09						\$ 1,300.00	
																					\$ 70,292.92	
				\$ 225.00					\$ 110.00	\$ 957.85	\$ 1,006.17		\$ 710.96	\$ 355.48	\$ 710.96	\$ 355.48	\$ 355.48	\$ 355.48	\$ 355.48		\$ 4,917.86	
																					\$ 225.00	
																					\$ -	
																					\$ -	
									\$ 974.25	\$ 974.25											\$ 2,448.50	
																					\$ -	

\$ 399,707.07 \$ 37,794.63 \$ 11,196.01 \$ 34,635.44 \$ 19,433.37 \$ 163,704.51 \$ 20,526.90 \$ 32,325.85 \$ 24,416.81 \$ 20,420.84 \$ 33,014.96 \$ 9,974.04 \$ 11,658.38 \$ 41,248.46 \$ 37,617.57 \$ 24,842.57 \$ 16,085.74 \$ 6,314.64 \$ 3,913.07 \$ 21,654.84 \$ 1,116,869.54

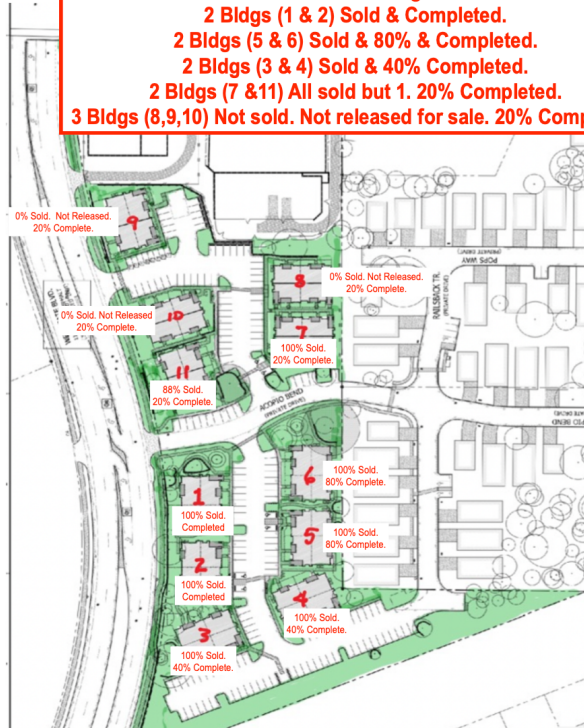
Borrower: Westgate Momark, LLC
 Loan Number:

Description of Work	Total Project Scheduled Value	Total Costs in Budget prior to Closing	Budget Loan Amount	Work Complete		Total Completed & Stored to Date (G+H)	Loan Balance	% (E/B)	Balance to Finish (B-E-I). Includes Retainage
				Previous Advance App	This Period Advance App				
Carports	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
Site	\$ 1,650,627.10	\$ -	\$ 1,650,627.10	\$ 1,650,627.13	\$ -	\$ 1,650,627.13	\$ (0.03)	100%	\$ (0.03)
Land	\$ 900,000.00	\$ 900,000.00		\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
Architectural/Design Fees	\$ 140,412.00	\$ -	\$ 140,412.00	\$ 140,412.00	\$ -	\$ 140,412.00	\$ -	100%	\$ -
Closing Costs	\$ 47,061.25	\$ 2,750.00	\$ 44,311.25	\$ 44,311.25	\$ -	\$ 44,311.25	\$ -	100%	\$ -
Condo Docs	\$ 25,943.75	\$ -	\$ 25,943.75	\$ 25,943.75	\$ -	\$ 25,943.75	\$ -	100%	\$ -
Construction Services	\$ 15,325.00	\$ -	\$ 15,325.00	\$ 15,325.00	\$ -	\$ 15,325.00	\$ -	100%	\$ -
Construction Trailer	\$ 12,964.43	\$ -	\$ 12,964.43	\$ 12,964.43	\$ -	\$ 12,964.43	\$ -	100%	\$ -
Contingency	\$ 196,569.83	\$ 18.84	\$ 196,550.99	\$ 196,550.99	\$ -	\$ 196,550.99	\$ -	100%	\$ -
MEP	\$ 89,920.00	\$ -	\$ 89,920.00	\$ 89,920.00	\$ -	\$ 89,920.00	\$ -	100%	\$ -
Engineering	\$ 108,988.67	\$ 42,662.26	\$ 66,326.41	\$ 65,215.89	\$ -	\$ 65,215.89	\$ 1,110.52	98%	\$ 1,110.52
Entry Road Extension	\$ 382,592.00	\$ 382,592.00		\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ 0.00
Erosion Fiscal/Other	\$ 98,817.08	\$ 98,817.08	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
FNMA Approvals	\$ 20,000.00	\$ -	\$ 16,000.00	\$ 7,000.00	\$ 6,500.00	\$ 13,500.00	\$ 2,500.00	84%	\$ 6,500.00
Geotech	\$ 27,239.88	\$ -	\$ 27,206.83	\$ 27,206.83	\$ -	\$ 27,206.83	\$ -	100%	\$ 33.05
HOA Funding	\$ 20,000.00	\$ -	\$ 15,154.84	\$ -	\$ 15,154.84	\$ 15,154.84	\$ -	100%	\$ 4,845.16
Insurance	\$ 131,050.68	\$ -	\$ 131,050.68	\$ 131,050.68	\$ -	\$ 131,050.68	\$ -	100%	\$ -
Landscaping	\$ 17,923.00	\$ 5,000.00	\$ 12,923.00	\$ 12,923.00	\$ -	\$ 12,923.00	\$ -	100%	\$ -
Legal	\$ 39,360.00	\$ 3,360.00	\$ 49,512.76	\$ 49,512.76	\$ -	\$ 49,512.76	\$ -	100%	\$ (13,512.76)
Loan Interest - Pioneer	\$ 184,794.23	\$ 21,266.77	\$ 163,527.46	\$ 163,527.46	\$ -	\$ 163,527.46	\$ -	100%	\$ -
Mailboxes	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 6,559.16	\$ -	\$ 6,559.16	\$ 3,440.84	66%	\$ 3,440.84
Marketing	\$ 27,724.72	\$ 117.50	\$ 27,607.22	\$ 27,607.22	\$ -	\$ 27,607.22	\$ -	100%	\$ -
Model Expense	\$ 11,418.00	\$ -	\$ 7,296.21	\$ -	\$ -	\$ -	\$ 7,296.21	0%	\$ 11,418.00
Plan Updates	\$ 1,300.00	\$ -	\$ 1,300.00	\$ 1,300.00	\$ -	\$ 1,300.00	\$ -	100%	\$ -
Property Taxes	\$ 110,000.00	\$ 39,706.78	\$ 70,292.92	\$ 70,292.92	\$ -	\$ 70,292.92	\$ -	100%	\$ 0.30
Site Security	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 4,917.86	\$ -	\$ 4,917.86	\$ 6,082.14	45%	\$ 6,082.14
SWPP	\$ 5,737.50	\$ 520.00	\$ 4,704.74	\$ 225.00	\$ -	\$ 225.00	\$ 4,479.74	5%	\$ 4,992.50
Title Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
Tree Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
Tree Service	\$ 8,042.41	\$ -	\$ 8,042.41	\$ 2,448.50	\$ -	\$ 2,448.50	\$ 5,593.91	30%	\$ 5,593.91
TOTALS:	\$ 4,294,811.53	\$ 1,496,811.23	\$ 2,798,000.00	\$ 2,745,841.83	\$ 21,654.84	\$ 2,767,496.67	\$ 30,503.33		\$ 30,503.63

American Bank Loan Payoff Part of Prior Costs
 Net of Soft Costs Paid Pre Pioneer Loan on Budget

	\$ -
Loan Amount	\$ 2,798,000.00
Previous Advances	\$ 2,745,841.83
Total Request	\$ 21,654.84
Balance of Loan	\$ 30,503.33

Westgate Grove II Summary:
11 Total Buildings:
2 Bldgs (1 & 2) Sold & Completed.
2 Bldgs (5 & 6) Sold & 80% & Completed.
2 Bldgs (3 & 4) Sold & 40% Completed.
2 Bldgs (7 & 11) All sold but 1. 20% Completed.
3 Bldgs (8,9,10) Not sold. Not released for sale. 20% Completed.



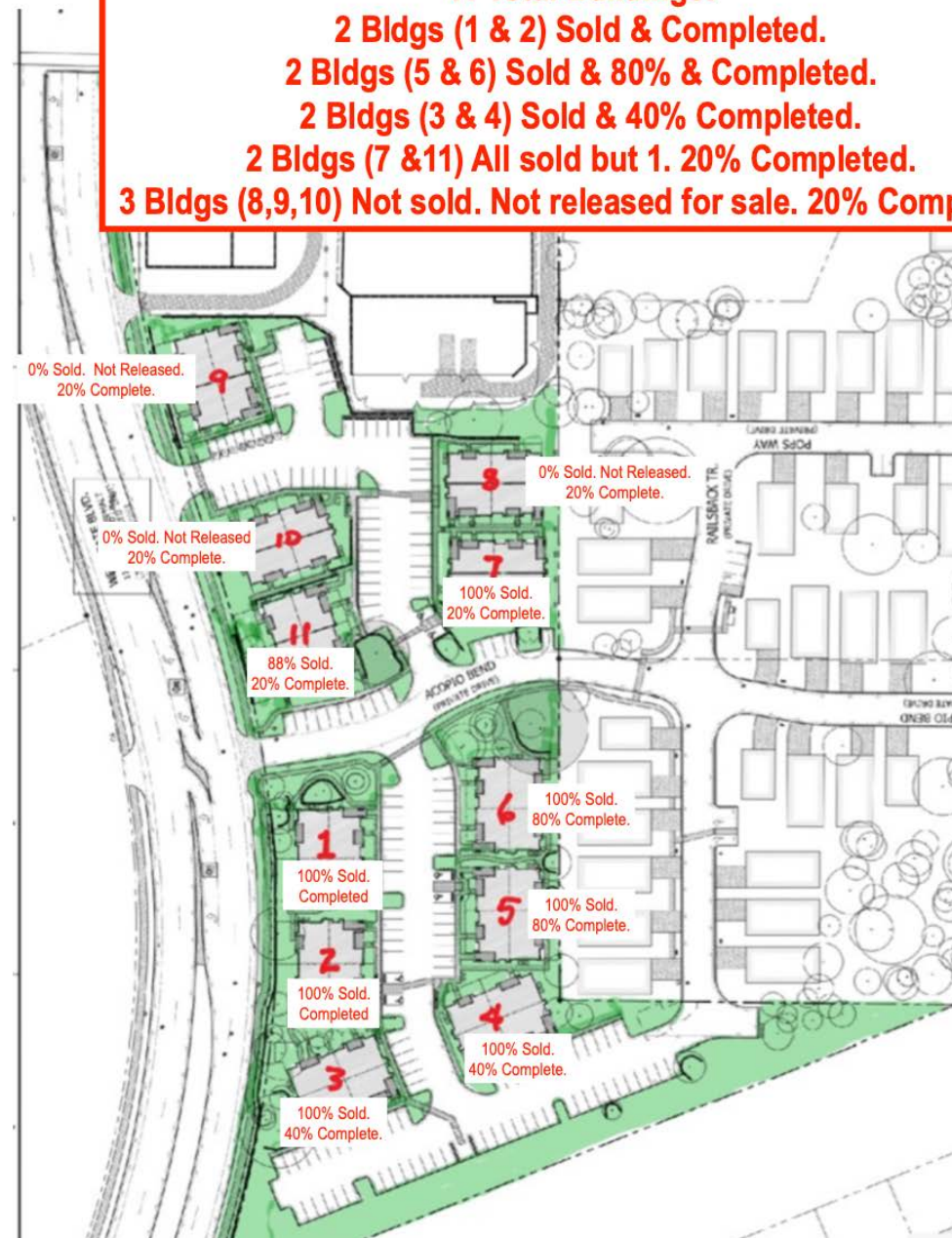
See Attached Excel Spreadsheet for Land Development, Soft Cost Budget. See PDFs of Building Budgets (for Vertical Construction)	Total Project (Below Ground) Costs, including Soft Costs	Costs Invested Prior to Land Development Construction (Including City Participation and Developer Capital). This budget has been exceeded and Developer has contributed additional funds.	Net Development Loan Amount	
Land Acquisition, Soft Costs, Land Development, Regulatory Approvals, Etc.	\$ 4,294,812	\$ 1,496,812	\$ 2,798,000	11 buildings = \$254,363 amortization plus \$34,781 equity reimbursement per building = \$289,144 per building net cost for costs other than vertical costs

City invested \$900,000 for Land and about \$100,000 in Soft Costs from original bond proceeds for 50 affordable units. Developer has invested in excess of \$500,000 in equity for project (to date, and climbing).

Each building is an 8-Unit building with 2 one bedroom units, 4 two bedroom units and 2 bedroom w/ study units

Building (with notation about construction status)	Allocated Land Development and Soft Costs, together with Vertical Construction Costs	Comments	
		This amount includes Vertical Construction costs, allocated Land Dev Costs and Soft Costs, Contractor Fee, Homebase Fee and Contingency	Budget Attached.
Building 1 (completed and closing units)	\$ 1,231,591		
Building 2 (completed and closing units)	\$ 1,231,591	Same comment as above.	Budget Attached.
Building 3 (40% or so complete -- closings expected in November)	\$ 1,360,458	Same comment as above.	Budget Attached.
Building 4 (40% or so complete -- closings expected in November, 2021)	\$ 1,360,458	Same comment as above.	Budget Attached.
Building 5 (80% complete -- closings expected in July, 2021)	\$ 1,267,404	Same comment as above.	Budget Attached.
Building 6 (80% complete -- closings expected in July, 2021)	\$ 1,261,522	Same comment as above.	Budget Attached.
Building 7 (0% complete. Construction commencing -- closings expected in March 2022)	\$ 1,419,797	Same comment as above. This building is sold out. This building is just starting construction. Vertical budget could change due to materials supplies, cost changes.	Budget Attached.
Building 8 (0% complete. Building not released for sale. Closings expected in July, 2022)	\$ 1,419,797	Same comment as above. This building has not been released for sales. Will be released in next two months. Vertical budget could change due to materials supplies, cost changes and the like.	Budget Attached.
Building 9 (0% complete. Building not released for sale. Closings expected in July, 2022)	\$ 1,419,797	Same comment as above. This building has not been released for sales. Will be released in next two months. Vertical budget could change due to materials supplies, cost changes and the like.	Budget Attached.
Building 10 (0% complete. Building not released for sale. Closings expected in July, 2022)	\$ 1,419,797	Same comment as above. This building has not been released for sales. Will be released in next two months. Vertical budget could change due to materials supplies, cost changes and the like.	Budget Attached.
Building 11 (0% complete. Construction commencing -- closings expected in March 2022)	\$ 1,419,797	Same comment as above. This building has 7 of 8 units sold. This building is just starting construction. Vertical budget could change due to materials supplies, cost changes.	Budget Attached.
Total Costs (not including \$900,000 subsidy for land and \$100k in soft costs)	\$ 14,812,009		

Westgate Grove II Summary:
11 Total Buildings:
2 Bldgs (1 & 2) Sold & Completed.
2 Bldgs (5 & 6) Sold & 80% & Completed.
2 Bldgs (3 & 4) Sold & 40% Completed.
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Total Costs (not including \$900,000 subsidy for land and \$100k in soft costs)	\$ 14,812,009		

				07/06/2021		
Estimated completion	Building	Unit #	Floorplan	Base Sale Price	Under Contract	Certified MFI %
CLOSED	1	1103	1B/1b (Cedar - Plan 1)	\$168,500	Yes (11/06/2019)	61.20%
CLOSED	1	1102	2B/2b (Birch - Plan 2)	\$181,000	Yes (07/13/20)	69.55%
CLOSED	1	1101	2B/2b+ (Juniper - Plan 3)	\$187,250	Yes (11/21/2019)	94.67%
CLOSED	1	1104	2B/2b (Dogwood - Plan 4)	\$204,000	Yes (6/9/2021)	85.54%
CLOSED	1	1203	1B/1b (Elm - Plan 5)	\$165,000	Yes (3/7/2021)	61.23%
CLOSED	1	1202	2B/2b (Fir - Plan 6)	\$175,500	Yes (11/05/2019)	69.82%
CLOSED	1	1201	2B/2b+ (Pecan - Plan 7)	\$187,500	Yes (11/11/2019)	57.64%
CLOSED	1	1204	2B/2b (Oak - Plan 8)	\$176,500	Yes (11/23/2019)	48.40%
CLOSED	2	2102	1B/1b (Cedar - Plan 1)-TYPE A UNIT	\$174,000	Yes (02/29/2020)	59.70%
CLOSED	2	2103	2B/2b (Birch - Plan 2)-TYPE A UNIT	\$187,000	Yes (12/12/2019)- \$500	55.84%
CLOSED	2	2104	2B/2b+ (Juniper - Plan 3)	\$187,250	Yes (12/16/2019)	69.23%
CLOSED	2	2101	2B/2b (Dogwood - Plan 4)	\$190,500	Yes (3/12/2020)	75.33%
CLOSED	2	2202	1B/1b (Elm - Plan 5)	\$160,000	Yes (12/03/2019)	43.40%
CLOSED	2	2203	2B/2b (Fir - Plan 6)	\$191,750	Yes (9/10/20)	85.09%
CLOSED	2	2204	2B/2b+ (Pecan - Plan 7)	\$229,750	Hattery Inc	87.27%
CLOSED	2	2201	2B/2b (Oak - Plan 8)	\$190,750	Yes 1/25/2021	67.87%
June 2021	6	6102	1B/1b (Cedar - Plan 1)	\$168,600	Yes (old 12/6/2019) & (1/16/20)	49.69%
June 2021	6	6103	2B/2b (Birch - Plan 2)	\$196,500	YES 6/28/2021	64.55%
June 2021	6	6104	2B/2b+ (Juniper - Plan 3)	\$238,750	YES 6/18/2021	99.56%
June 2021	6	6101	2B/2b (Dogwood - Plan 4)	\$202,500	YES 6/9/2021	83.42%
June 2021	6	6202	1B/1b (Elm - Plan 5)	\$166,000	Yes (1/28/2020)	63.48%
CLOSED	6	6203	2B/2b (Fir - Plan 6)	\$181,000	Yes (12/21/2019)	66.58%
CLOSED	6	6204	2B/2b+ (Pecan - Plan 7)	\$197,000	Yes (4/11/20)	86.13%
June 2021	6	6201	2B/2b (Oak - Plan 8)	\$190,750	Yes (1/21/2021)	53.41%
August 2021	5	5103	1B/1b (Cedar - Plan 1)-TYPE A UNIT	\$181,750	Yes 2/11/2021	67.46%
August 2021	5	5102	2B/2b (Birch - Plan 2)-TYPE A UNIT	\$194,000	Yes (5/04/20)	N/A
August 2021	5	5101	2B/2b+ (Juniper - Plan 3)	\$231,250	Yes 6/7/2021	82.36%
August 2021	5	5104	2B/2b (Dogwood - Plan 4)	\$194,250	Yes (9/01/20)	71.93%

August 2021	5	5203	1B/1b (Elm - Plan 5)	\$171,750	Yes (9/23/2020)	85.57%
August 2021	5	5202	2B/2b (Fir - Plan 6)	\$182,250	Yes (3/19/20)	63.19%
August 2021	5	5201	2B/2b+ (Pecan - Plan 7)	\$197,250	Yes (5/29/20)	58.63%
August 2021	5	5204	2B/2b (Oak - Plan 8)	\$199,750	Yes (3/25/2021)	58.43%
November 2021	4	4103	1B/1b (Cedar - Plan 1)	\$191,250	Yes (12/11/2020)	100.06%
November 2021	4	4102	2B/2b (Birch - Plan 2)	\$197,250	Yes (6/02/20)	71.19%
November 2021	4	4101	2B/2b+ (Juniper - Plan 3)	\$226,250	Yes (1/30/2021)	73.18%
November 2021	4	4104	2B/2b (Dogwood - Plan 4)	\$192,000	Yes (5/05/20)	42.76%
November 2021	4	4203	1B/1b (Elm - Plan 5)	\$172,750	Yes 3/27/2021	49.39%
November 2021	4	4202	2B/2b (Fir - Plan 6)	\$184,750	Yes (6/02/20)	36.59%
November 2021	4	4201	2B/2b+ (Pecan - Plan 7)	\$202,500	Yes (5/04/20)	N/A
November 2021	4	4204	2B/2b (Oak - Plan 8)	\$186,750+5k	Yes (10/18/20)	88.41%
January 2022	3	3102	1B/1b (Cedar - Plan 1)	\$181,750	Yes (12/14/2020)	80.40%
January 2022	3	3103	2B/2b (Birch - Plan 2)	\$199,995	Yes (12/7/2020)	67.35%
January 2022	3	3104	2B/2b+ (Juniper - Plan 3)	\$233,750	Yes 2/24/2021	89.32%
January 2022	3	3101	2B/2b (Dogwood - Plan 4)	\$194,250	Yes (7/13/20)	61.81%
January 2022	3	3202	1B/1b (Elm - Plan 5)	\$172,750	Yes 6/8/2021	52.45%
January 2022	3	3203	2B/2b (Fir - Plan 6)	\$186,750	Yes (6/09/20)	24.51%
January 2022	3	3204	2B/2b+ (Pecan - Plan 7)	\$207,750	Yes (5/29/20)	N/A
January 2022	3	3201	2B/2b (Oak - Plan 8)	\$209,250	Yes 6/29/2021	97.85%
March 2022	7	7102	1B/1b (Cedar - Plan 1)	\$181,750	Yes 2/25/2021	77.34%
March 2022	7	7103	2B/2b (Birch - Plan 2)	\$208,000	Yes 6/2/2021	76.58%
March 2022	7	7104	2B/2b+ (Juniper - Plan 3) (TYPE A UN	\$233,750	Yes 1/3/2021	89.73%
March 2022	7	7101	2B/2b (Dogwood - Plan 4) (TYPE A UN	\$197,500	Yes 1/21/2021	
March 2022	7	7202	1B/1b (Elm - Plan 5)	\$172,750	Yes 4/8/2021	40.37%
March 2022	7	7203	2B/2b (Fir - Plan 6)	\$194,750	Yes 3/22/2021	82.85%
March 2022	7	7204	2B/2b+ (Pecan - Plan 7)	\$222,750	Yes (12/16/2020)	
March 2022	7	7201	2B/2b (Oak - Plan 8)	\$190,750	Yes 3/4/2021	28.96%
June 2022	11	11102	1B/1b (Cedar - Plan 1)	\$189,750	Yes 4/22/2021	74.70%
June 2022	11	11103	2B/2b (Birch - Plan 2)	\$222,500	yes 5/13/2021	82.11%
June 2022	11	11104	2B/2b+ (Juniper - Plan 3)	\$234,250	Yes 4/14/2021	85.39% ^o
June 2022	11	11101	2B/2b (Dogwood - Plan 4)	\$208,500	Yes 5/12/2021	81.47%

June 2022	11	11202	1B/1b (Elm - Plan 5)	\$181,750	sent on 7/7/2021	48.50%
June 2022	11	11203	2B/2b (Fir - Plan 6)	\$206,250	Yes 4/21/2021	89.88%
June 2022	11	11204	2B/2b+ (Pecan - Plan 7)	\$229,750	YES 4/7/2021	48.87%
June 2022	11	11201	2B/2b (Oak - Plan 8)	\$199,750	YES 6/29/2021	63.42%

\$12,277,095

Closed

18

Contract

42

22

0

64

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]





Application for OHDA Funding – 2021

Tab 3e – Funding Commitments

**Copy of Lender Loan Agreement First Page to loan:
\$2.798mm development loan
\$3.5mm revolving line to construct buildings (this line has been
increased to \$5mm)**

**Contractor/Lender Agreement
(Joe Bland Construction, L.P.)**

October 1, 2018

Pioneer Bank, SSB
623 West 38th Street, Suite 100
Austin, Texas 78705
("Lender")

**Can verify loans with:
Chris Bourne, Pres.
Pioneer Bank
(512) 829-0283
chris.bourne@pioneer.bank**

Re: **Premises:** All the land described on Exhibit A hereto attached and hereby made a part hereof together with all improvements now or hereafter constructed thereon

Project: *Westgate Grove*

Borrower: *Westgate Momark L.L.C.*, a Texas limited liability company

Contractor: *Joe Bland Construction, L.P.*, a Texas limited partnership

Ladies and Gentlemen:

In consideration of the agreements by the Lender to finance construction of the Project in accordance with and subject to a Development and Construction Loan Agreement (the "Loan Agreement") dated October 1, 2018 between the Lender and the Borrower, providing for (i) a loan not to exceed \$2,798,000.00, and (ii) a revolving line of credit up to the principal amount of \$3,500,000.00 outstanding at any one time, the undersigned Contractor acknowledges, represents and agrees with the Lender as follows:

1. The Contractor acknowledges that the Borrower has granted a security interest to the Lender in the Borrower's right, title and interest in the Construction Agreement (the "Construction Agreement") between the Borrower and the Contractor. A true and correct copy of the Construction Agreement is attached hereto as Exhibit B.
2. If the Borrower defaults under the Construction Agreement, before exercising any remedy the Contractor shall give written notice to the Lender specifying the default and the steps necessary to cure same and the Lender shall have twenty (20) days after receipt of such notice to cure such default or cause it to be cured, if the Lender elects to do so.
3. In the event the Lender notifies the Contractor in writing that the Borrower has defaulted under the Loan Agreement and requests that the Contractor continue performance under the Construction Agreement, the Contractor shall thereafter perform under the Construction Agreement in accordance with its terms, so long as the Contractor shall be paid in accordance with the Construction Agreement for all labor and materials rendered pursuant thereto.

**AMENDMENT NO. 3 TO LOAN AGREEMENT
AND LOAN DOCUMENTS**

This Amendment No. 3 to Loan Agreement and Loan Documents (the "Amendment") is among **WESTGATE MOMARK L.L.C., a Texas limited liability company** (the "Borrower") and **PIONEER BANK, SSB, a Texas savings bank** (the "Lender").

R E C I T A L S

WHEREAS, the Borrower and the Lender entered into a Loan Agreement dated October 1, 2018 (the "Original Loan Agreement") the terms, definitions and provisions of which Loan Agreement are incorporated in this Amendment by this reference for all purposes;

WHEREAS, the Borrower and the Lender entered into an Amendment No. 1 to Loan Agreement dated August 27, 2019 (the "First Amendment"), the terms and provisions of which First Amendment are incorporated in this Amendment for all purposes;

WHEREAS, the Borrower and the Lender entered into an Amendment No. 2 to Loan Agreement dated December 5, 2019 (the "Second Amendment"; all subsequent references to the Original Loan Agreement, as amended by the First Amendment, the Second Amendment and this Amendment, being collectively referred to as the "Loan Agreement");

WHEREAS, the Loan Agreement concerns an existing line of credit up to the amount of \$2,798,000.00 for the Development Project and a separate revolving line of credit up to the amount of \$3,500,000.00 for the Construction Loan (the "Loans") for the construction of 11 buildings in conjunction with the Development Loan;

WHEREAS, the Loans are secured by the Collateral described in certain loan documents which evidence or secure the Loans (the "Loan Documents") which Loan Documents include, without limitation, a Deed of Trust dated of even date with the Original Loan Agreement, executed by the Borrower, as Grantor, for the benefit of the Lender, as the Beneficiary recorded under Document No. 2018157339 of the Real Property Records of Travis County, Texas, which covers all of the Borrower's Construction Project and the Development Project and all proceeds thereof;

WHEREAS, the Borrower and the Lender desire, as evidenced by this Amendment, to increase the Construction Loan, to make certain amendments to the Deed of Trust and Loan Agreement and to ratify the continued force and effect of all the Loan Documents;

NOW, THEREFORE, in consideration of the financial accommodations extended to the Borrower by the Lender and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the undersigned, the Borrower and the Lender agree as follows:

1. Unless otherwise specifically defined herein, the terms used in this Amendment have the same meanings given such terms in the Deed of Trust and Loan Agreement. In addition, the Deed of Trust and Loan Agreement is hereby amended by adding or restating (as the case may be) the following defined terms:

(a) Section 1.01 under the Deed of Trust is hereby restated as follows:

(q) “Notes” shall mean, collectively, (i) that certain Promissory Note dated of even date herewith, in the principal amount of \$2,798,000.00, executed by the Guarantors and payable to the order of the Beneficiary, (i) that series of multiple Promissory Notes executed or to be executed by the Grantor from time to time and payable to the order of the Beneficiary evidencing individual loans under a revolving line of credit up to the principal amount of \$5,000,000.00 outstanding at any one time, and (iii) of any and all modifications, renewals, extensions and rearrangements thereof.

(b) Section 1.12 of the Loan Agreement is restated in its entirety to read as follows:

Construction Loan Limit: \$5,000,000.00 on a revolving basis (See Section 2.25).

(c) Section 2.25 of the Loan Agreement is restated in its entirety to read as follows:

2.25 “Construction Loan Limit” shall mean the principal amount of \$5,000,000.00.

(d) Section 2.28 of the Loan Agreement is restated in its entirety to read as follows:

2.28 “Construction Project” shall mean the construction of thirteen Buildings consisting of eight Units, each, on the Land in accordance with the Building Plans and Specifications.

2. The Borrower ratifies, affirms, acknowledges and agrees that the Loan Documents, and each and every document and instrument which secures payment of the Loans, represent the valid, enforceable, and collectible obligations of the parties thereto and further acknowledge that there are no existing claims, defenses, whether personal or otherwise, or rights of set-off whatsoever with respect to any of the instruments or documents described specifically or by reference in this Amendment, and the Borrower further acknowledges and represents that no event has occurred and no condition exists which would constitute an Event of Default under the Agreement.

**AMENDMENT NO. 3 TO LOAN AGREEMENT
AND LOAN DOCUMENTS**

This Amendment No. 3 to Loan Agreement and Loan Documents (the "Amendment") is among **WESTGATE MOMARK L.L.C., a Texas limited liability company** (the "Borrower") and **PIONEER BANK, SSB, a Texas savings bank** (the "Lender").

RECITALS

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WHEREAS, the Loan Agreement concerns an existing line of credit up to the amount of \$2,798,000.00 for the Development Project and a separate revolving line of credit up to the amount of \$3,500,000.00 for the Construction Loan (the "Loans") for the construction of 11 buildings in conjunction with the Development Loan;

WHEREAS, the Loans are secured by the Collateral described in certain loan documents which evidence or secure the Loans (the "Loan Documents") which Loan Documents include, without limitation, a Deed of Trust dated of even date with the Original Loan Agreement, executed by the Borrower, as Grantor, for the benefit of the Lender, as the Beneficiary recorded under Document No. 2018157339 of the Real Property Records of Travis County, Texas, which covers all of the Borrower's Construction Project and the Development Project and all proceeds thereof;

WHEREAS, the Borrower and the Lender desire, as evidenced by this Amendment, to increase the Construction Loan, to make certain amendments to the Deed of Trust and Loan Agreement and to ratify the continued force and effect of all the Loan Documents;

NOW, THEREFORE, in consideration of the financial accommodations extended to the Borrower by the Lender and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the undersigned, the Borrower and the Lender agree as follows:

1. Unless otherwise specifically defined herein, the terms used in this Amendment have the same meanings given such terms in the Deed of Trust and Loan Agreement. In addition, the Deed of Trust and Loan Agreement is hereby amended by adding or restating (as the case may be) the following defined terms:

(a) Section 1.01 under the Deed of Trust is hereby restated as follows:

(q) "Notes" shall mean, collectively, (i) that certain Promissory Note dated of even date herewith, in the principal amount of \$2,798,000.00, executed by the Guarantors and payable to the order of the Beneficiary, (i) that series of multiple Promissory Notes executed or to be executed by the Grantor from time to time and payable to the order of the Beneficiary evidencing individual loans under a revolving line of credit up to the principal amount of \$5,000,000.00 outstanding at any one time, and (iii) of any and all modifications, renewals, extensions and rearrangements thereof.

(b) Section 1.12 of the Loan Agreement is restated in its entirety to read as follows:

Construction Loan Limit: \$5,000,000.00 on a revolving basis (See Section 2.25).

(c) Section 2.25 of the Loan Agreement is restated in its entirety to read as follows:

2.25 "Construction Loan Limit" shall mean the principal amount of \$5,000,000.00.

(d) Section 2.28 of the Loan Agreement is restated in its entirety to read as follows:

2.28 "Construction Project" shall mean the construction of thirteen Buildings consisting of eight Units, each, on the Land in accordance with the Building Plans and Specifications.

2. The Borrower ratifies, affirms, acknowledges and agrees that the Loan Documents, and each and every document and instrument which secures payment of the Loans, represent the valid, enforceable, and collectible obligations of the parties thereto and further acknowledge that there are no existing claims, defenses, whether personal or otherwise, or rights of set-off whatsoever with respect to any of the instruments or documents described specifically or by reference in this Amendment, and the Borrower further acknowledges and represents that no event has occurred and no condition exists which would constitute an Event of Default under the Agreement.

3. This Amendment in no way acts as a release or a relinquishment of the liens, security interests and rights (the "Liens") securing payment of the Loans, including without limitation, the Deed of Trust.

4. The Loan Documents and all other documents and instruments executed in connection with the Note shall be governed and construed according to the laws of the State of Texas from time to time in effect, except to the extent United States federal law preempts Texas law.

5. This Amendment shall be binding upon and inure to the benefit of the Lender, the Borrower and the Borrower's successors and assigns.

6. **TERRY E. MITCHELL** (the "Guarantor") joins in the execution of this Amendment to evidence his consent to the terms of this Agreement and the ratification of his obligations to guarantee repayment of the Notes pursuant to the terms of a Guaranty Agreement dated October 1, 2018.

NOTICE

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

EXECUTED effective as of May 18, 2020.

BORROWER:

**WESTGATE MOMARK, L.L.C., a Texas
limited liability company**

By: 
Terry E. Mitchell, Manager

LENDER:

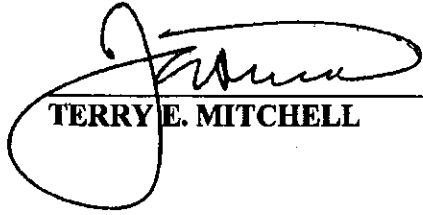
**PIONEER BANK, SSB, a Texas savings
bank**

By: _____

Name: _____

Title: _____

GUARANTORS:


TERRY E. MITCHELL

Loan # _____

CERTIFICATE OF RESOLUTIONS AND INCUMBENCY

The undersigned, being the Manager of **WESTGATE MOMARK, L.L.C.**, a Texas limited liability company (the "Company"), hereby certifies that:


1. The resolutions set out on **Exhibit "A"** attached hereto and made a part hereof for all purposes were duly adopted on the 18th day of May, 2020, either (a) at a meeting of its governing authority duly called and held, at which meeting a quorum was present and acting throughout, or (b) by unanimous written consent of the governing authority of the Company, which resolutions have not in any way been amended or modified and are in full force and effect.

2. **TERRY E. MITCHELL** is the Manager of the Company as of the date hereof.

3. (a) all franchise and other taxes required to maintain the Company's existence have been paid when due and that no such taxes are delinquent; (b) no proceedings are pending for the forfeiture of the Company's Certificate of Formation or for the Company's winding up, termination or dissolution, voluntary or involuntary; (c) the Company is duly qualified to do business in the State of Texas, and any other states in which it is doing business, and is in good standing in such states; (d) there is no provision of the governing documents of the Company limiting the power of the governing authority to pass the attached resolutions, and that such resolutions are in conformity with the provisions of said governing documents.

4. The Company does not have a company agreement of the Company, and is not required to have a company agreement by the laws of the State of Texas because the Company has only one member.

IN WITNESS WHEREOF, the undersigned has duly executed this Certificate on the date set forth in the acknowledgment below but to be effective as of May 18, 2020.



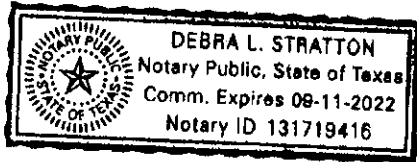
TERRY E. MITCHELL,
Manager

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 18th day of May, 2020, by
TERRY E. MITCHELL.



Debra Stratton
Notary Public, State of Texas

EXHIBIT "A"

LOAN RESOLUTIONS

RESOLVED, that the Company borrow from **PIONEER BANK, SSB, a Texas savings bank** (the "Lender") the sum of \$2,798,000.00 for the Development Project and a separate revolving line of credit up to the amount of \$5,000,000.00 for the Construction Loan secured by a first lien on the land situated in Travis County, Texas, more particularly described as follows:

Lot 20, Block "F", of Cherry Creek Section 9-D1, a subdivision in Travis County, Texas, according to the map or plat, of record in Volume 86, Pages 18D-19A, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that 0.2899 of an acre portion of said lot that was conveyed to the City of Austin in that Street Deed recorded under Document Number 2009067778, of the Official Public Records of Travis County, Texas

together with all improvements, fixtures and personal property now or hereafter situated thereon, on such terms and conditions, and for such consideration, as a managerial official of the Company may, in his or her sole discretion, deem necessary or desirable;

RESOLVED, that any managerial official of the Company be, and he or she is hereby, authorized, empowered, and directed to execute, acknowledge, and deliver for and on behalf and in the name of the Company such deeds, assignments, bills of sale, promissory notes, deeds of trust, financing statements, security agreements, guaranties and instruments, containing such terms and conditions as such managerial official may, in his or her sole discretion, deem necessary or desirable in order to consummate the transaction referred to in the preceding resolution, his or her approval thereof to be conclusively presumed by his or her execution thereof;

RESOLVED, that any and all transactions by any of the managerial officials of the Company, in its name and for its account, with the Lender prior to the adoption of these resolutions be, and they are hereby, ratified and approved for all purposes;

RESOLVED, that the managerial officials of the Company be and they hereby are authorized to take such steps, to do such other acts and things, to execute such letters, certificates, affidavits, agreements, papers and instruments as in their judgment may be necessary or appropriate or desirable in order to consummate the transactions referred to in the preceding resolutions;

RESOLVED, that the governing authority of the Company finds that the transactions authorized by these resolutions shall directly or indirectly benefit the Company; and

RESOLVED, that the foregoing powers and authority shall continue in full force and effect until written notice of revocation has been given the Lender and the Lender has acknowledged receipt thereof.

Loan # _____

DISCLAIMER OF ORAL AGREEMENTS

DEBTOR (whether one or more): **WESTGATE MOMARK, L.L.C., a Texas limited liability company**

LENDER: **PIONEER BANK, SSB, a Texas savings bank**

(Collectively called the "Parties")

Lender has agreed to loan Debtor:

Amount: \$2,798,000.00 Development Project and
 \$5,000,000.00 Construction Loan

Original Loan Date: October 1, 2018

and the Parties agree to incorporate the terms of all the loan documents connected with such loan as a part of this Loan Agreement.

The following notice is being provided in compliance with §26.02 of the Texas Business and Commerce Code, which provides that certain "loan agreements" must be in writing to be enforceable. As used in the notice, the term "Loan Agreement" means one or more promises, promissory notes, agreements, undertakings, security agreements, deeds of trust, or other documents, or commitments, or any combination of these actions or documents, executed in connection with this loan from Lender.

NOTICE

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

This notice shall be deemed to be a part of each document which is executed by any Debtor or Obligor and which comprises a part of the Loan Agreement.


The term "Debtor or Obligor" means any individual or entity which (i) is primarily obligated to pay the loan or (ii) otherwise is or becomes obligated to pay the loan (for example, as cosigner or guarantor) or (iii) has pledged any property as security for the loan.

The undersigned Debtor or Obligor acknowledges receipt of a copy of this notice and agrees that all documents comprising the Loan Agreement are subject to the provision of §26.02 of the Texas Business and Commerce Code.

EXECUTED on the 16th day of May, 2020.

DEBTOR OR OBLIGOR:

WESTGATE MOMARK, L.L.C.,
a Texas limited liability company

By:  _____
TERRY E. MITCHELL, Member

LENDER:

PIONEER BANK, SSB,
a Texas savings bank

By: _____

Name: _____

Title: _____

OTHER OBLIGORS:

 _____
TERRY E. MITCHELL

(Disclaimer of Oral Agreements – Signature Page)

ERRORS AND OMISSIONS LETTER

May 18, 2020

Westgate Momark, L.L.C.
1711 E. Ceasar Chavez St., Ste. B
Austin, TX 78702

RE: \$2,798,000.00 Development Project and \$5,000,000.00 Construction Loan (collective "the Loans") from Pioneer Bank, SSB, a Texas savings bank ("Lender") to Westgate Momark, L.L.C. ("Borrower"), which Loan is guaranteed by Terry E. Mitchell ("Guarantor")

Dear Borrower:

Please evidence your consent and agreement to the following by your execution of this document:

In the event any of the documents evidencing or securing the debt on the Loan misrepresents or inaccurately reflects the truth and the correct terms and/or provisions of the Loan and said mistake or inaccuracy is due to an error on the part of Lender, Borrower, Guarantor or clerical error, then in such event Borrower and Guarantor shall upon request by Lender and in order to correct such mistake, execute such new documents or initial corrected, original documents as Lender may deem necessary to remedy said errors or mistakes. Borrower's or Guarantor's failure to initial or execute said documents as requested shall constitute a default under the Promissory Note evidencing the Loan and Deed of Trust securing the Loan.

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED on the 24 day of May, 2020.

Very truly yours,

**PIONEER BANK, SSB,
a Texas savings bank**

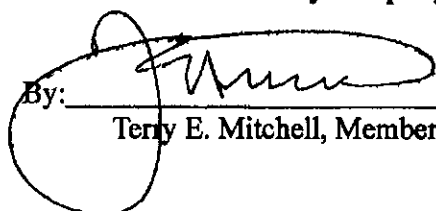
By: _____

Name: _____


Title: _____

AGREED:

**WESTGATE MOMARK, L.L.C.
a Texas limited liability company**

By:  _____
Terry E. Mitchell, Member

OTHER OBLIGORS:

 _____
TERRY E. MITCHELL



Austin Housing Finance Corporation

P.O. Box 1088, Austin, TX 78767-1088
(512) 974-3100 ♦ Fax (512) 974-3161 ♦ www.cityofaustin.org/ahfc

December 15, 2010

Ms. Kelly Weiss
Executive Director
PeopleTrust
207 Chalmers
Austin, Texas 78702

Dear Ms. Weiss:

We are pleased to let you know that PeopleTrust's funding request for \$1,250,000 for the Westgate II Subdivision was approved by the AHFC Board of Directors on December 9, 2010.

The funding will come from the following source(s):

\$1,250,000 Affordable Housing General Obligation Bond Funds

AHFC staff will be contacting you in the near future to discuss your timeline for closing this loan and to coordinate review of loan documents.

PeopleTrust is commended for its efforts to provide safe, decent and affordable housing to individuals and families in Austin. I look forward to working with you in the successful development of the project. Should you have questions, please contact me at 974-3192.

Sincerely,

A handwritten signature in blue ink that reads 'David Potter'.

David Potter
Housing Development Manager

cc: Gina Copic

Board of Directors: Lee Leffingwell, President ♦ Mike Martinez, Vice President ♦ Sheryl Cole, Director
♦ Chris Riley, Director ♦ Randi Shade, Director ♦ Laura Morrison, Director ♦ Bill Spelman, Director
Marc A. Ott, General Manager ♦ Elizabeth A. Spencer, Acting Treasurer ♦ Shirley Gentry, Secretary
♦ Karen Kennard, Acting General Counsel ♦ Cathie Childs, Deputy Counsel

The Austin Housing Finance Corporation is committed to compliance with the American with Disabilities Act and will provide reasonable modifications and equal access to communications upon request.



Application for OHDA Funding – 2021

Tab 4 – Project Information



Application for OHDA Funding – 2021

Tab 4a – Market

Internal Market Assessment for Canopy at Westgate Grove II

Pricing and Absorption

All homes in the Canopy at Westgate Grove II development are being sold at below-market rates, focusing on supporting working families for whom homeownership is otherwise likely out of reach. The development includes 50 homes to be sold to buyers with annual household incomes at or below 80% of the Median Family Income (MFI) for the area, and 38 homes to be sold to buyers with annual household incomes at or below 100% of the area's MFI. There are 22 one-bedroom and 66 two-bedroom homes in the complex, and the team is not reserving a specific number of homes of any size for families in each of these income categories. Not surprisingly, we have noticed so far a higher uptake of one-bedroom homes by families with median incomes at or below 80%.

Although these prices are estimated and may be updated to reflect changes in the Median Family Income in the area and/or continued changes in the cost of homebuilding materials, all units will be reserved for families in need. The team will work with lenders to ensure that each mortgage is structured to avoid cost burden and help families use their limited incomes to achieve other successes, like educational attainment.

The Momark/HomeBase team has been building these units for several years and has not had difficulty marketing and selling the units in the community. So far, 64 of the 88 units are under contract or have closed. We have 33 pre-qualified families for the final 24 units, and also have 400+ individuals on a notification list if any spots open up for the Canopy development. The team receives up to 2,000 contacts annually from individuals and families interested in home purchase.

Community Conditions

Target Population: The Canopy homes, as well as other homes offered by the HomeBase team, are offered to families with incomes up to 100% of the Median Family Income for the area. For Canopy, we have reserved at least 50 of the 88 homes for families with incomes up to 80% of the Austin area MFI.

Other than these requirements, Austin Habitat does not seek a specific target population or set any additional eligibility requirements for the Affordable Homeownership Program. All program guidelines follow applicable laws, such as the Fair Housing Act.

Area Demographics

Census Tract 17.29, which encompasses the Canopy at Westgate Grove II development, has a total population of 5,075. Please note that this information does not reflect any changes brought on by the Covid-19 pandemic, as census tract information has not yet been released for 2020.

- Age: 15.7% are young people age 19 or younger (4.7% are young children under age 5); 23.0% are age 60 and older; the remaining 61.3% are adults age 20-59.
- Gender: 52.3% male; 47.7% female.
- Race/Ethnicity: 32.1% Hispanic/Latino; 55.2% White (not Hispanic); 0.4% African-American; 9.5% Asian, and 2.8% Native American, Multiracial/Other.

- **Disability Status:** Approximately 8.5% of the population of this Census tract (431 individuals) has a disability.
- **Poverty:** The poverty rate in Census Tract 24.27 is 6.5%. For female-headed households with children, which make up a significant portion of our client population, the poverty rate is 45.8%.
- **Income:** The MFI in this census tract is \$39,219, less than 50% of the newly-released MFI for the Austin-Round Rock Metropolitan Statistical area. Nearly three-quarters of households in this Census tract have incomes of \$50,000 or less, and 86% have incomes less than \$75,000.
- **Employment:** 76.8% of individuals age 16 and older in this census tract are in the labor force. The unemployment rate for the Census tract was 4.0% in the last pre-pandemic Census tract level study, but is likely higher after the ongoing effects of Covid-19; the Austin-Round Rock Metropolitan Area overall has an unemployment rate of 4.2% as of May 2021.
- **Healthcare:** Approximately 12% of residents of this Census tract are uninsured, including approximately 12% of the residents who are employed.
- **Educational Attainment:** Nearly 90% of the residents of this Census tract (age 25 or older) have an associate's degree or higher; but 10% did not graduate from high school.

All data is sourced from the United States Census, 2019 5-Year American Community Estimates, other than the unemployment rate (Federal Reserve Bank of St. Louis/U.S. Department of Labor).

Overall Local Housing Conditions and Trends

Census Tract 17.29 contains 2,336 total housing units, of which 3.7% are vacant. There were no vacant homeownership units in this census tract as of the 2019 American Community Survey.

- Approximately 61.1% of the homes in this census tract are detached one-story properties.
- Much of the housing stock in this Census tract is older, with 75% built before 1999, suggesting a need for newer properties in the area.
- Approximately 48.5% of the housing units in this Census tract are owner-occupied.
- Thirty percent of the homeowners with mortgages in this Census tract, and 35% of the renters, are cost-burdened, paying 30% or more of their monthly incomes for housing.
- The median home value in this Census tract is \$272,900.

All data is sourced from the United States Census, 2019 5-Year American Community Estimates.

In addition, a recent HousingWorks report shows the impact of market conditions in City Council District 5, which encompasses the Canopy development.

- District 5 saw the largest increase in the number of renters out of any Council District with 2,921 more renter households, a 6.3% increase between 2019 and 2020.
- District 5 is the only Council District in which housing cost burden did not decrease from 2019, as 23% of owner households and 42% of renter households are cost burdened - the same rates as in 2019.

General Community Housing Conditions

For more than a decade, Austin has been the place where everyone wants to move. The area has been one of the fastest-growing in the nation, bringing skilled jobs, substantial intellectual and social capital, and enhanced innovation and creativity. Families in Austin and the surrounding area have every reason to want to stay, except one: the skyrocketing housing market. Hardworking families all over the region have been taking second jobs, creating side businesses, and otherwise overextending themselves just to pay rent, let alone purchase a home – and this was before the pandemic.

The median cost of a new home has more than doubled in the past 10 years, according to the Austin Board of Realtors®, with a new home now costing \$465,000 in the Austin Area; in the City of Austin, it is \$566,000. Home prices increased more than 15% in 2020 despite the pandemic, according to ABOR, and the market shows no sign of slowing down. The influx of technology professionals and other highly-skilled workers has driven the market to continuous growth, making it very difficult for low-to-moderate income families to ever afford a safe and stable home of their own, no matter how hard they work. In Austin, the median family income for all families is about \$80,000 according to the U.S. Census, not enough to buy most homes on the market; families of color are even more likely to be unable to purchase a home, with a median family income of slightly over \$50,000 for Black and Latinx families. This market takes the American Dream even farther out of reach for populations that have been systematically oppressed and excluded from homeownership due to racist policies.

Most lower-income families must rely on rental housing, but this comes with its own set of concerns. Rent has nearly doubled in the past 10 years and nearly half of local renters are cost-burdened by housing, spending at least 30% of their monthly income on housing costs. As discussed above, approximately two-thirds of renters in the Census tract encompassing the Persimmon development are cost-burdened.

Families who rent are also unable to build wealth through their home equity; they may be subject to frequent rent increases, leading to moves that disrupt education and employment; and they are dependent on landlords to provide repairs and mitigate any issues that arise in the home. Hundreds of families reach out to us every year who are stuck in unsafe, unstable, health-harming, or otherwise difficult housing situations because they cannot afford a home of their own.

Austin Habitat's team recognizes that more families than ever are falling behind on their dreams – not just homeownership, but education, wealth-building, health and more. We are working through multiple channels to increase opportunity for families in need, but we recognize that the need is only going to continue to grow because of a “perfect storm” of conditions creating unaffordability in the area:

- According to the Harvard Joint Center for Housing Studies (JCHS), the cost of land rose 80% in Austin-Round Rock MSA from 2012-18, from \$72,300 per ¼ acre (\$289,200 per acre) to \$130,500 per ¼ acre (\$522,000 per acre). Land cost makes up a 36.4% share of the value of the property.
- Home price to median income ratio for Austin-Round Rock MSA rose from 2.38 in 1990 to 4.15 in 2019.
- The region's population has grown by 10% while housing has only grown by 3%, according to research provided by the Austin Community Foundation
- Austin's Land Development Code (LDC) had its last significant revision in the 1980s. Current zoning and other rules are designed for a smaller and less rapidly growing city,

with requirements for large amounts of square footage per unit; requirements for large numbers of parking spaces; and building height restrictions.

- The City of Austin released its Affordable Housing Blueprint in 2017 with a goal of building 60,000 units of affordable housing – both rental and ownership, for a variety of income levels – in ten years. After more than three years, however, the City has fallen significantly behind on meeting its goal, and fewer than 300 homes have been built for people in the 60-80% MFI range.

Geographic Area for Potential Homeowners

Please note that while the team is happy to welcome individuals and families already living in the area to apply for homeownership in the Canopy development, particularly given the rapid gentrification of this area, we do not require potential homebuyers to live near the development in which they wind up purchasing. We work with potential homebuyers from throughout the Austin area, and all potential buyers are informed that they may need to move from their current neighborhood to one of our developments if they are approved to purchase a home. We have reached out to local neighborhood associations and will continue to do so, and we will work with our partner affordable housing organizations to ensure that eligible neighborhood residents are informed about the availability of these units.

Eligible Homeowner Pool Demographics

The homeowners who have closed on their homes and/or are currently under contract at Canopy have the following demographic profile:

- 3% American Indian
- 7% Asian
- 8% Black
- 8% Hispanic/Other, Hispanic/Multiple Race
- 32 Hispanic/White
- 42 Non-Hispanic/White

Competitive Properties

There are 53 homes (other than manufactured/mobile homes) for sale in this zip code as of July 2021, ranging from \$325,000 to more than \$1 million. In the zip codes surrounding the Canopy development — 78704, 78735, 78744, 78748, and 78749 – the total number of homes available is 227, with only five homes available at under \$300,000. Of these five, one is a vacant lot and one is less than 500 square feet, which is unlikely to suit a Habitat or HomeBase family.

Market Demand

As discussed above, HomeBase maintains an interest/waiting list of eligible potential purchasers for Canopy, as well as a general waiting list for the affordable homeownership program. Currently, this interest list contains 33 prequalified homebuyers and 400 who have asked to be notified if any Canopy units become available. In addition, we will receive calls from nearly 2,000 community members who have contacted us to sign up for workshops or receive more information about affordable homeownership.

Demand and Capture

As mentioned above, the HomeBase team has 64 of the 88 units either closed or under contract as of July 2021, and expects to sell the remaining 24 units by the end of 2022. There are currently more pre-qualified families in our pipeline than there are units to be sold, and an extensive interest list to ensure that all units are sold as they are completed. While not all of the potential homebuyers for Canopy are currently living in close geographic proximity to the area, all are committed to purchasing a HomeBase home, including moving from their current neighborhood if necessary.

Absorption Period

We expect to complete the sales of the Canopy homes by year-end 2022.

Market Summary for Westgate Grove II

Westgate Grove II sits along the boundary of MLS Area 10N and MLS Area 10S. In our research, we look at the median home price of each and average to reach a realistic median home price for Westgate Grove II:

MLS Area 10N (see below) Median Home Price: \$455,000

MLS Area 10S (see below) Median Home Price: \$385,000

Median Home Price applicable to Westgate Grove: \$420,000

With Westgate Grove pricing ranging from \$160,000 to \$234,500, buyers see the huge value and 63 of 64 units released have sold. We do not release new buildings until we can start construction (under \$5mm revolving line of credit) of the released buildings.

We expect the remaining 24 units to start construction by July/August 2021.

Austin, TX

FRML

Stewart Home Page > Austin > Tools and Resources > MLS Statistics > Archive MLS Statistics > January 2021 MLS Statistics > Residential MLS Statistics - 10N (January 2021)

- Home
- Order Services
- Mobile Apps
- Tools and Resources
- Education
- Other Stewart Services
- About Us
- Locate an Office

Residential MLS Statistics - 10N (January 2021)

Area 10N	Current Month YOY Comparison			YTD Comparison		
	January 2020	January 2021	% Change	2020	2021	% Change
Median Orig. List Price	\$398,000	\$480,000	20.6%	\$398,000	\$480,000	20.6%
Median List Price/SF	\$275	\$369	34.2%	\$275	\$369	34.2%
Median Close Price	\$337,000	\$455,000	35.0%	\$337,000	\$455,000	35.0%
Median Close Price/SF	\$256	\$317	23.8%	\$256	\$317	23.8%
Median SP/OLP	84.7%	94.8%	11.9%	84.7%	94.8%	11.9%
Median CDOM	43	8	-81.4%	43	8	-81.4%
Avg. Orig. List Price	\$407,690	\$525,021	28.8%	\$407,690	\$525,021	28.8%
Avg. List Price/SF	\$273	\$348	27.5%	\$273	\$348	27.5%
Avg. Close Price	\$353,642	\$461,352	30.5%	\$353,642	\$461,352	30.5%
Avg. Close Price/SF	\$266	\$329	23.7%	\$266	\$329	23.7%
Avg. SP/OLP	86.7%	87.9%	1.3%	86.7%	87.9%	1.3%
Avg. CDOM	52	24	-53.8%	52	24	-53.8%
Sold Listings	35	47	34.3%	35	47	34.3%
Sales Volume	\$12,377,465	\$21,683,551	75.2%	\$12,377,465	\$21,683,551	75.2%
New Listings	53	49	-7.5%	53	49	-7.5%
Pending Listings	54	67	24.1%	54	67	24.1%
Withdrawn Listings	5	0	-100.0%	5	0	-100.0%
Expired Listings	44	77	75.0%	44	77	75.0%

\$ Price Range	Current Month			YTD		
	New Listings	Sold Listings	Avg DOM	New Listings	Sold Listings	Avg DOM
\$149,999 or under	0	0	0	0	0	0
\$150,000 - 199,999	0	1	3	0	1	3
\$200,000 - 249,999	0	0	0	0	0	0
\$250,000 - 299,999	1	7	46	1	7	46
\$300,000 - 349,999	0	1	56	0	1	56
\$350,000 - 399,999	10	6	32	10	6	32
\$400,000 - 499,999	19	16	13	19	16	13
\$500,000 - 599,999	9	10	15	9	10	15
\$600,000 - 699,999	3	3	47	3	3	47
\$700,000 - 799,999	5	2	27	5	2	27
\$800,000 - 899,999	1	0	0	1	0	0
\$900,000 - 999,999	0	1	3	0	1	3
\$1,000,000+	1	0	0	1	0	0
Total	49	47		49	6	

- Home
- Order Services ▾
- Mobile Apps ▾
- Tools and Resources ▾
- Education ▾
- Other Stewart Services ▾
- About Us ▾
- Locate an Office ▾

Residential MLS Statistics - 10S (January 2021)

Area 10S	Current Month YOY Comparison			YTD Comparison		
	January 2020	January 2021	% Change	2020	2021	% Change
Median Orig. List Price	\$359,000	\$399,900	11.4%	\$359,000	\$399,900	11.4%
Median List Price/SF	\$213	\$260	22.1%	\$213	\$260	22.1%
Median Close Price	\$335,515	\$385,000	14.7%	\$335,515	\$385,000	14.7%
Median Close Price/SF	\$199	\$253	27.1%	\$199	\$253	27.1%
Median SP/OLP	93.5%	96.3%	3.0%	93.5%	96.3%	3.0%
Median CDOM	21	4	-81.0%	21	4	-81.0%
Avg. Orig. List Price	\$359,433	\$404,815	12.6%	\$359,433	\$404,815	12.6%
Avg. List Price/SF	\$225	\$265	17.8%	\$225	\$265	17.8%
Avg. Close Price	\$353,399	\$407,186	15.2%	\$353,399	\$407,186	15.2%
Avg. Close Price/SF	\$209	\$268	28.2%	\$209	\$268	28.2%
Avg. SP/OLP	98.3%	100.6%	2.3%	98.3%	100.6%	2.3%
Avg. CDOM	44	7	-84.1%	44	7	-84.1%
Sold Listings	54	41	-24.1%	54	41	-24.1%
Sales Volume	\$19,083,556	\$16,694,638	-12.5%	\$19,083,556	\$16,694,638	-12.5%
New Listings	67	61	-9.0%	67	61	-9.0%
Pending Listings	67	54	-19.4%	67	54	-19.4%
Withdrawn Listings	1	4	300.0%	1	4	300.0%
Expired Listings	48	68	41.7%	48	68	41.7%

\$ Price Range	Current Month			YTD		
	New Listings	Sold Listings	Avg DOM	New Listings	Sold Listings	Avg DOM
\$149,999 or under	0	0	0	0	0	0
\$150,000 - 199,999	0	0	0	0	0	0
\$200,000 - 249,999	1	0	0	1	0	0
\$250,000 - 299,999	8	4	3	8	4	3
\$300,000 - 349,999	8	11	9	8	11	9
\$350,000 - 399,999	14	15	8	14	15	8
\$400,000 - 499,999	20	8	5	20	8	5
\$500,000 - 599,999	9	3	4	9	3	4
\$600,000 - 699,999	1	0	0	1	0	0
\$700,000 - 799,999	0	0	0	0	0	0
\$800,000 - 899,999	0	0	0	0	0	0
\$900,000 - 999,999	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	0	0
Total	61	41		61	6	

Market Summary for Westgate Grove II

Westgate Grove II sits along the boundary of MLS Area 10N and MLS Area 10S. In our research, we look at the median home price of each and average to reach a realistic median home price for Westgate Grove II:

MLS Area 10N (see below) Median Home Price: \$455,000
MLS Area 10S (see below) Median Home Price: \$385,000

Median Home Price applicable to Westgate Grove: \$420,000

With Westgate Grove pricing ranging from \$160,000 to \$234,500, buyers see the huge value and 63 of 64 units released have sold. We do not release new buildings until we can start construction (under \$5mm revolving line of credit) of the released buildings.

We expect the remaining 24 units to start construction by July/August 2021.

Austin, TX

FRM

Stewart Home Page > Austin > Tools and Resources > MLS Statistics > Archive MLS Statistics > January 2021 MLS Statistics > Residential MLS Statistics - 10N (January 2021)

- Home
- Order Services ▾
- Mobile Apps ▾
- Tools and Resources ▾
- Education ▾
- Other Stewart Services ▾
- About Us ▾
- Locate an Office ▾

Residential MLS Statistics - 10N (January 2021)

Area 10N	Current Month YOY Comparison			YTD Comparison		
	January 2020	January 2021	% Change	2020	2021	% Change
Median Orig. List Price	\$398,000	\$480,000	20.6%	\$398,000	\$480,000	20.6%
Median List Price/SF	\$275	\$369	34.2%	\$275	\$369	34.2%
Median Close Price	\$337,000	\$455,000	35.0%	\$337,000	\$455,000	35.0%
Median Close Price/SF	\$256	\$317	23.8%	\$256	\$317	23.8%
Median SP/OLP	84.7%	94.8%	11.9%	84.7%	94.8%	11.9%
Median CDOM	43	8	-81.4%	43	8	-81.4%
Avg. Orig. List Price	\$407,690	\$525,021	28.8%	\$407,690	\$525,021	28.8%
Avg. List Price/SF	\$273	\$348	27.5%	\$273	\$348	27.5%
Avg. Close Price	\$353,642	\$461,352	30.5%	\$353,642	\$461,352	30.5%
Avg. Close Price/SF	\$266	\$329	23.7%	\$266	\$329	23.7%
Avg. SP/OLP	86.7%	87.9%	1.3%	86.7%	87.9%	1.3%
Avg. CDOM	52	24	-53.8%	52	24	-53.8%
Sold Listings	35	47	34.3%	35	47	34.3%
Sales Volume	\$12,377,465	\$21,683,551	75.2%	\$12,377,465	\$21,683,551	75.2%
New Listings	53	49	-7.5%	53	49	-7.5%
Pending Listings	54	67	24.1%	54	67	24.1%
Withdrawn Listings	5	0	-100.0%	5	0	-100.0%
Expired Listings	44	77	75.0%	44	77	75.0%

\$ Price Range	Current Month			YTD		
	New Listings	Sold Listings	Avg DOM	New Listings	Sold Listings	Avg DOM
\$149,999 or under	0	0	0	0	0	0
\$150,000 - 199,999	0	1	3	0	1	3
\$200,000 - 249,999	0	0	0	0	0	0
\$250,000 - 299,999	1	7	46	1	7	46
\$300,000 - 349,999	0	1	56	0	1	56
\$350,000 - 399,999	10	6	32	10	6	32
\$400,000 - 499,999	19	16	13	19	16	13
\$500,000 - 599,999	9	10	15	9	10	15
\$600,000 - 699,999	3	3	47	3	3	47
\$700,000 - 799,999	5	2	27	5	2	27
\$800,000 - 899,999	1	0	0	1	0	0
\$900,000 - 999,999	0	1	3	0	1	3
\$1,000,000+	1	0	0	1	0	0
Total	49	47		49	6	

- Home
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- Mobile Apps ▾
- Tools and Resources ▾
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Avg. CDOM	44	7	-84.1%	44	7	-84.1%
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Withdrawn Listings	1	4	300.0%	1	4	300.0%
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\$ Price Range	Current Month			YTD		
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\$149,999 or under	0	0	0	0	0	0
\$150,000 - 199,999	0	0	0	0	0	0
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\$300,000 - 349,999	8	11	9	8	11	9
\$350,000 - 399,999	14	15	8	14	15	8
\$400,000 - 499,999	20	8	5	20	8	5
\$500,000 - 599,999	9	3	4	9	3	4
\$600,000 - 699,999	1	0	0	1	0	0
\$700,000 - 799,999	0	0	0	0	0	0
\$800,000 - 899,999	0	0	0	0	0	0
\$900,000 - 999,999	0	0	0	0	0	0
\$1,000,000+	0	0	0	0	0	0
Total	61	41		61	6	



Application for OHDA Funding – 2021

Tab 4b – Outreach

CANOPY

AT WESTGATE GROVE



FRONT ELEVATION
PAINT GROUP 1



RIGHT ELEVATION
PAINT GROUP 1



LEFT ELEVATION
PAINT GROUP 1



BACK ELEVATION
PAINT GROUP 1

**Colors are an approximation and are subject to change without notice.*

HOMEbase - HOMEbase@HOMEbaseTEXAS.ORG - 512.472.8788 OPTION 6
500 W. BEN WHITE BLVD. SUITE 100 - AUSTIN, TX 78704

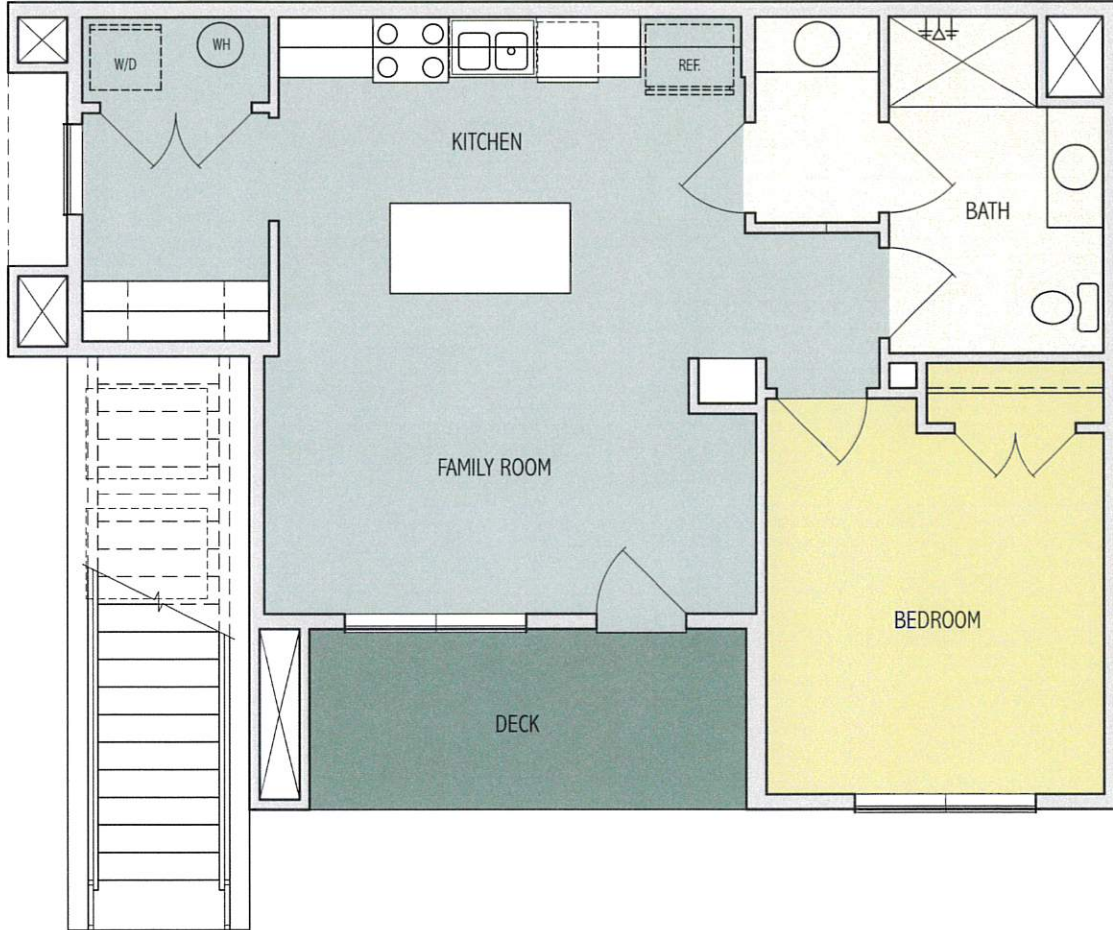
SITE PLAN



HOMEbase - HOMEbase@HOMEbaseTEXAS.ORG - 512.472.8788 OPTION 6
500 W. BEN WHITE BLVD. SUITE 100 - AUSTIN, TX 78704

CANOPY

AT WESTGATE GROVE



CEDAR

PLAN 1

1ST
LEVEL

1
BEDROOM

1
BATHROOM

779
SQUARE FEET*

Private yard available 1st floor units

**Square footage is an approximation and is subject to change without notice.*

CANOPY

AT WESTGATE GROVE



BIRCH

PLAN 2

1ST

LEVEL

2

BEDROOMS

2

BATHROOMS

912

SQUARE FEET*

Private yard available 1st floor units

**Square footage is an approximation and is subject to change without notice.*

CANOPY

AT WESTGATE GROVE



JUNIPER

PLAN 3

1ST
LEVEL

2
BEDROOMS

1
STUDY

2
BATHROOMS

964
SQUARE FEET*

Private yard available 1st floor units

**Square footage is an approximation and is subject to change without notice.*

CANOPY

AT WESTGATE GROVE



DOGWOOD

PLAN 4

1ST
LEVEL

2
BEDROOMS

2
BATHROOMS

832
SQUARE FEET*

Private yard available 1st floor units

**Square footage is an approximation and is subject to change without notice.*

CANOPY

AT WESTGATE GROVE



ELM

PLAN 5

2ND
LEVEL

1
BEDROOMS

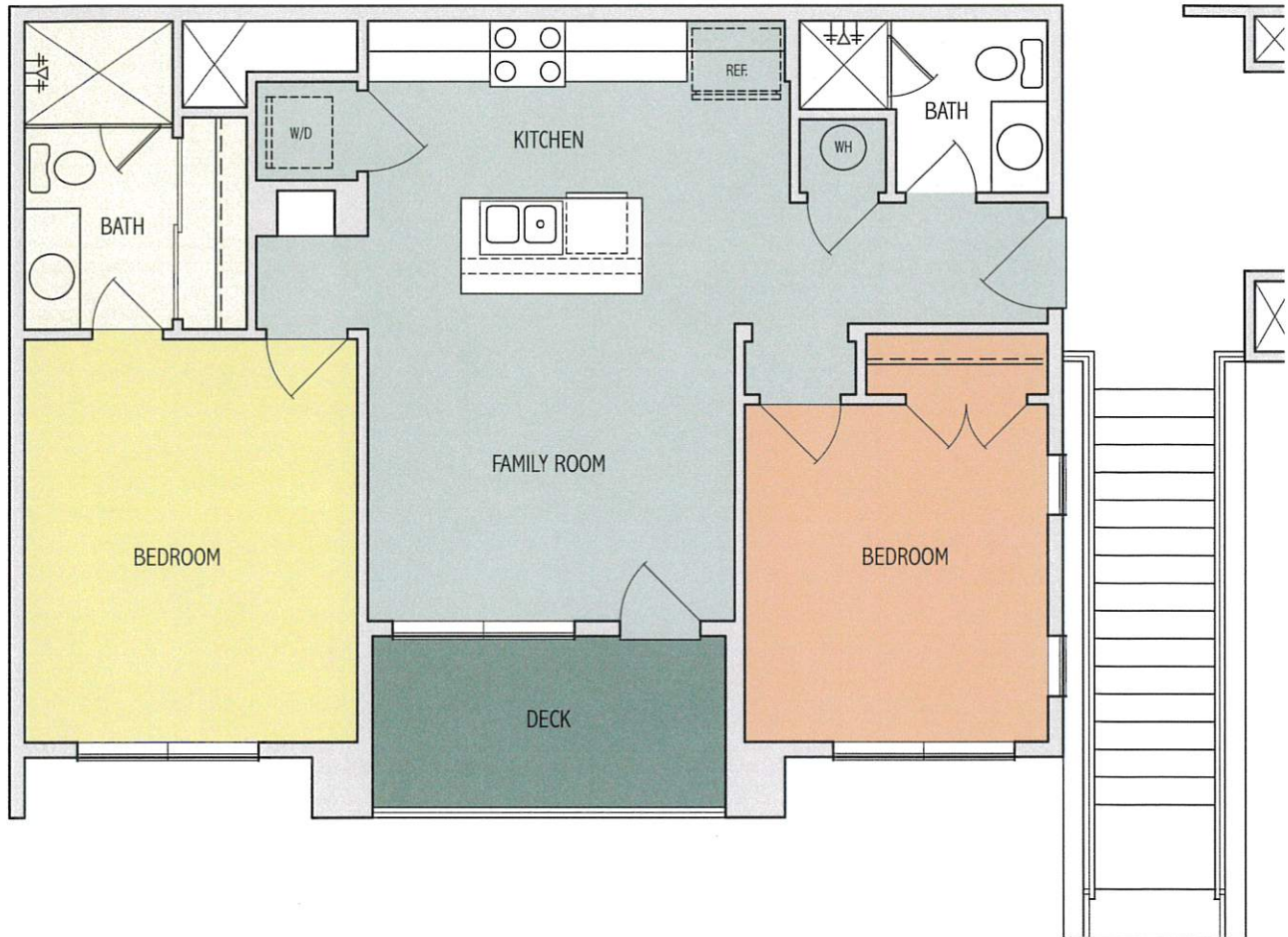
1
BATHROOMS

696
SQUARE FEET*

*Square footage is an approximation and is subject to change without notice.

CANOPY

AT WESTGATE GROVE



FIR PLAN 6

2ND
LEVEL

2
BEDROOMS

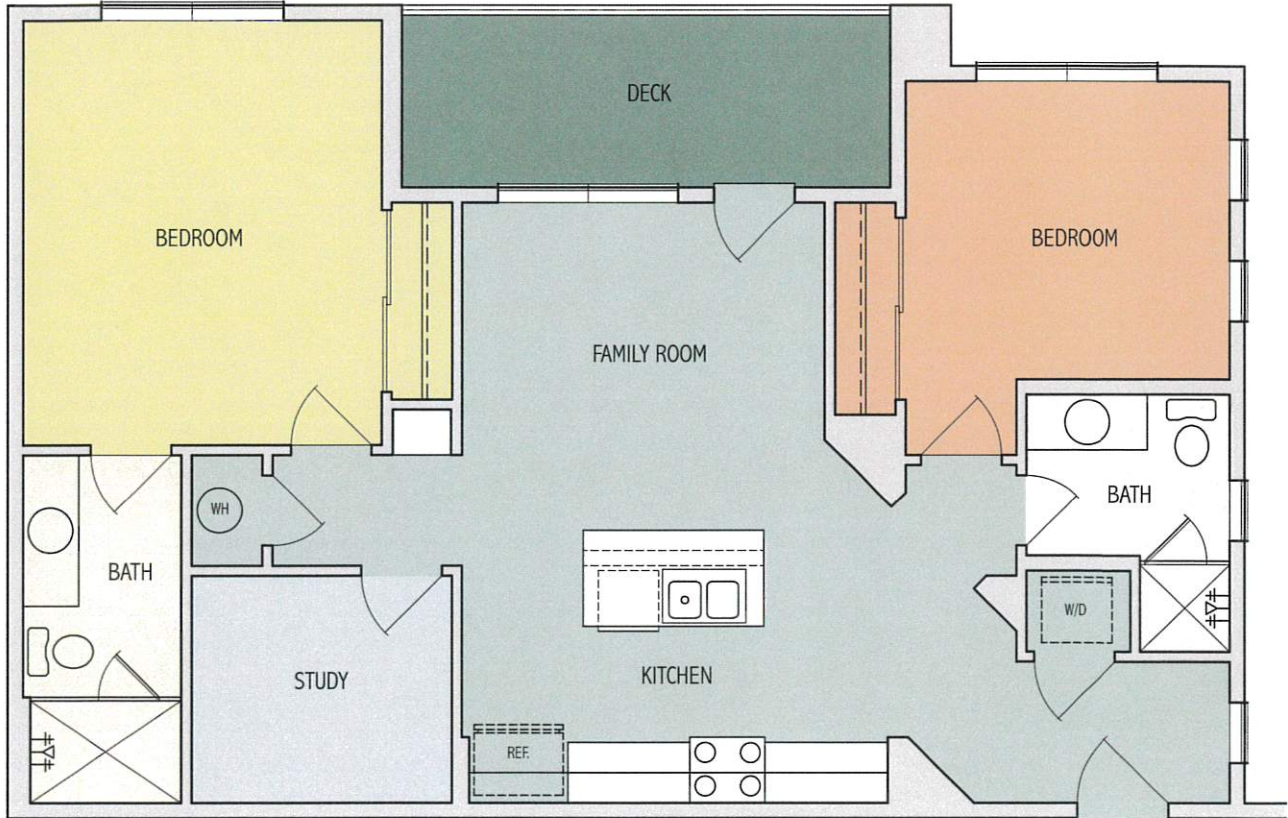
2
BATHROOMS

830
SQUARE FEET*

**Square footage is an approximation and is subject to change without notice.*

CANOPY

AT WESTGATE GROVE



PECAN

PLAN 7

2ND
LEVEL

2
BEDROOMS

1
STUDY

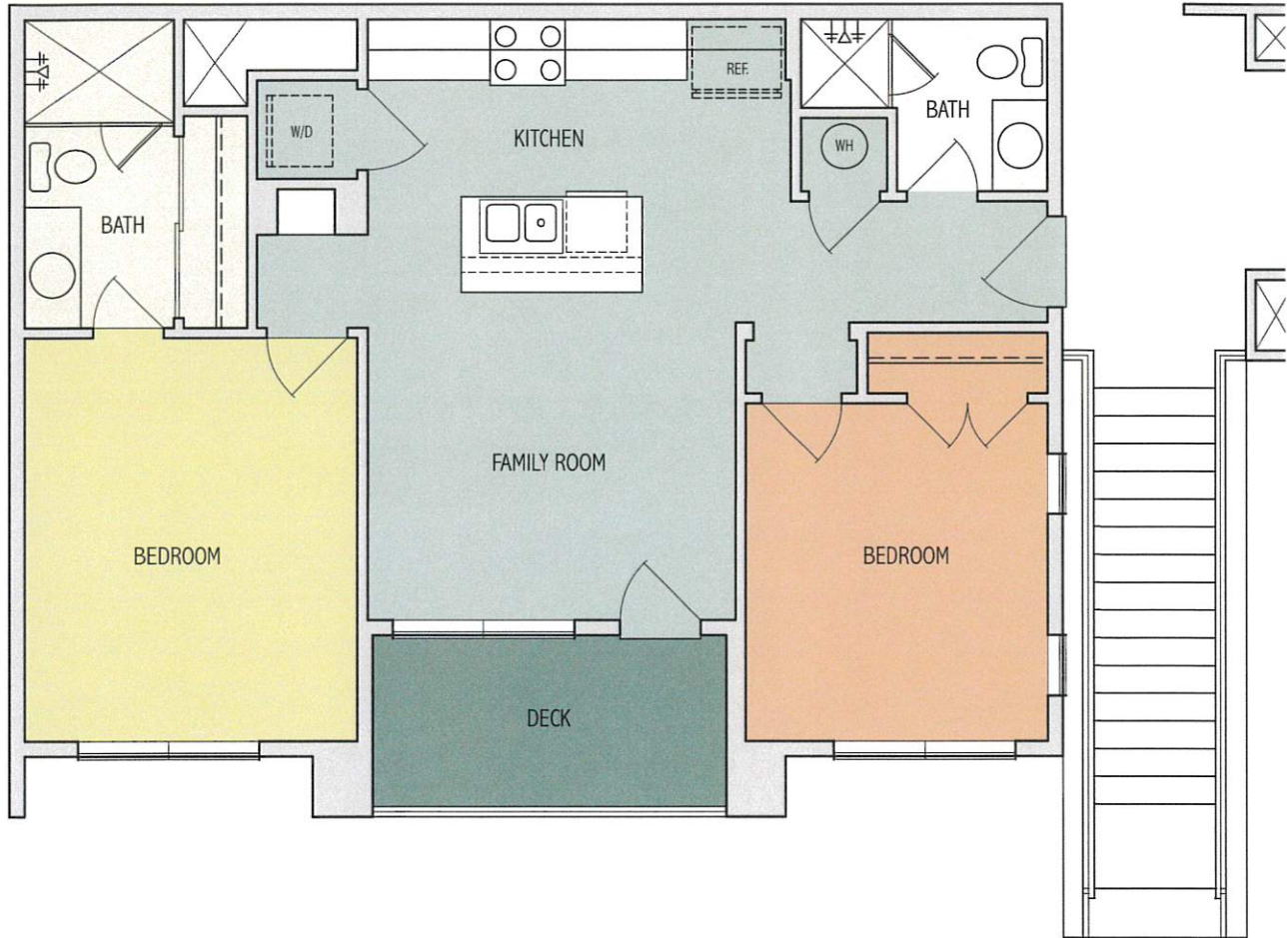
2
BATHROOMS

988
SQUARE FEET*

*Square footage is an approximation and is subject to change without notice.

CANOPY

AT WESTGATE GROVE



OAK

PLAN 8

2ND
LEVEL

2
BEDROOMS

2
BATHROOMS

866
SQUARE FEET*

*Square footage is an approximation and is subject to change without notice.

CANOPY

AT WESTGATE GROVE

CONDOMINIUMS — SAVINGS OF TIME AND MONEY

What is our most valuable asset today?

Time. Have you ever considered how much your home can add to or take from this valuable asset? If you are like most people, you work during the day, spend time with your family, exercise, volunteer, and then take care of the many chores that seem to never end.

With your full life, have you ever considered the question: Does your home own you or do you own your home?

Mowing the grass, planting seasonal color, trimming trees, edging, making sure insects do not damage your investment, and on and on. With these weekly burdens, successful people begin to hire others to manage this process for them and to get back their most valuable asset — time.

In Canopy, you get that time — hours each week — to do those things that are most important to you.

Your community and yard look great — all with your owners' association maintaining your landscaping, the community landscaping and protecting the value of your most important asset.

Even with the tremendous benefit of time being given back to you, a condominium owners' association can actually save you money over the costs of maintaining a typical single family home. Compare and you will understand why Canopy is made for successful people who value their time and investment in their home.

CANOPY

AT WESTGATE GROVE



AMENITIES CONVENIENTLY LOCATED NEAR WESTGATE GROVE



Shopping/Entertainment

- Barton Creek Square shopping mall
- Westgate Shopping Center
- Sunset Valley Village Shopping Center
- Escarpment Village at Circle C Ranch
- Shops at Slaughter Creek
- Alamo Drafthouse Slaughter Lane
- Regal Cinema Movie Theater at Westgate Shopping Center
- Westgate Lanes Bowling Alley



Grocery Stores

- HEB Randalls
- Whole Foods
- Central Market



Super Stores

- Costco
- Walmart
- Target



Home Improvement

- Lowes
- Home Depot



Pharmacy

- CVS
- Walgreens
- Stonegate Pharmacy



Parks near Westgate Grove

- Longview Neighborhood Park
- Stephenson Nature Preserve and Outdoor Education Center
- Goat Cave Karst Nature Preserve
- Dick Nichols
- Beckett Road Circle C Ranch Metro Park on Slaughter Creek
- Barton Creek

Make your dream of a place to call home into a reality with Canopy at Westgate Grove. It features 88 BRAND NEW one and two bedroom condominiums for individuals and families making 80% or less of the median family income in Austin. If you make \$75,500 or less, you may qualify. Qualified applicants are in need of better housing, and are able to pay a mortgage. Established credit could get you qualified for a mortgage today!

Do You Meet the Income Guidelines?

Household Size	Maximum Household Income
1	\$52,850
2	\$60,400
3	\$67,950
4	\$75,500



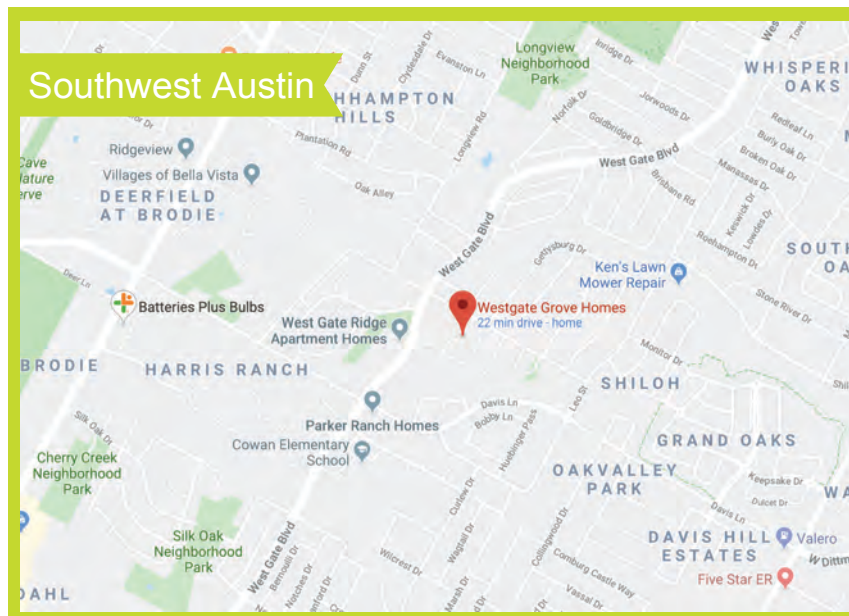
CANOPY AT WESTGATE GROVE

The Neighborhood

The New Construction project at Canopy at Westgate Grove offers a rare combination of affordability and quality. The community resides in an exceptional school district, including Cowan Elementary, Covington Middle School and Bowie High School, within AISD and is close to downtown Austin. Amenities in the area include a variety of grocery stores, retail and shopping, entertainment and the brand-new Westgate Transit Center.

Ready to apply?
Want to learn more?

Call Yusef Habib: **512-472-8788 x128**
Email us: **home@ahfh.org**
Visit our website: **austinhabitat.org**





Application for OHDA Funding – 2021

Tab 4c – S.M.A.R.T. Housing



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

March 24, 2020 (Revision to letter dated June 13, 2019)

S.M.A.R.T. Housing Certification (#65283)

Westgate Momark & PeopleTrust: 8601 Westgate Blvd.-Westgate Grove II

TO WHOM IT MAY CONCERN:

Westgate Momark & People Trust (development contact Terry Mitchell, (512-391-1789 (o); 512-924-8066 (m); tmitchell@momarkdevelopment.com) plans to build 88 single-family units at 8601 Westgate Blvd., Austin TX 78745.

The Neighborhood Housing and Community Development Office (NHCD) certifies that this proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 57% (50) of the units will serve families at 80% or below median family income, the development will be eligible for 100% of the fees listed in the Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Site Plan Review	Zoning Verification
Building Permit	Misc. Site Plan Fee	Parkland Dedication (<i>by separate ordinance</i>)
Concrete Permit	Building Plan Review	Land Status Determination
Electrical Permit	Construction Inspection	Plumbing Permit
Mechanical Permit	Misc. Subdivision Fee	

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3173 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

Alex Radtke

Alex Radtke, Senior Planner
Neighborhood Housing and Community Development

Cc: Kristin Martinez AE

Jonathan Orenstein, AWU

Mashell Smith, ORS



Application for OHDA Funding – 2021

Tab 4d – MOU with ECHO

Not required as none of the units are Continuum of Care or other transitional housing.



Application for OHDA Funding – 2021

Tab 4e – Resident Services

Not required as Momark Development does not provide services for purchasers or residents. Momark partners with Austin Habitat for Humanity and its HomeBase affiliate, which provides qualification, financial education and counseling, access to credit, and other services to residents.



Application for OHDA Funding – 2021

Tab 5 – Property Information



Application for OHDA Funding – 2021

Tab 5a – Appraisal

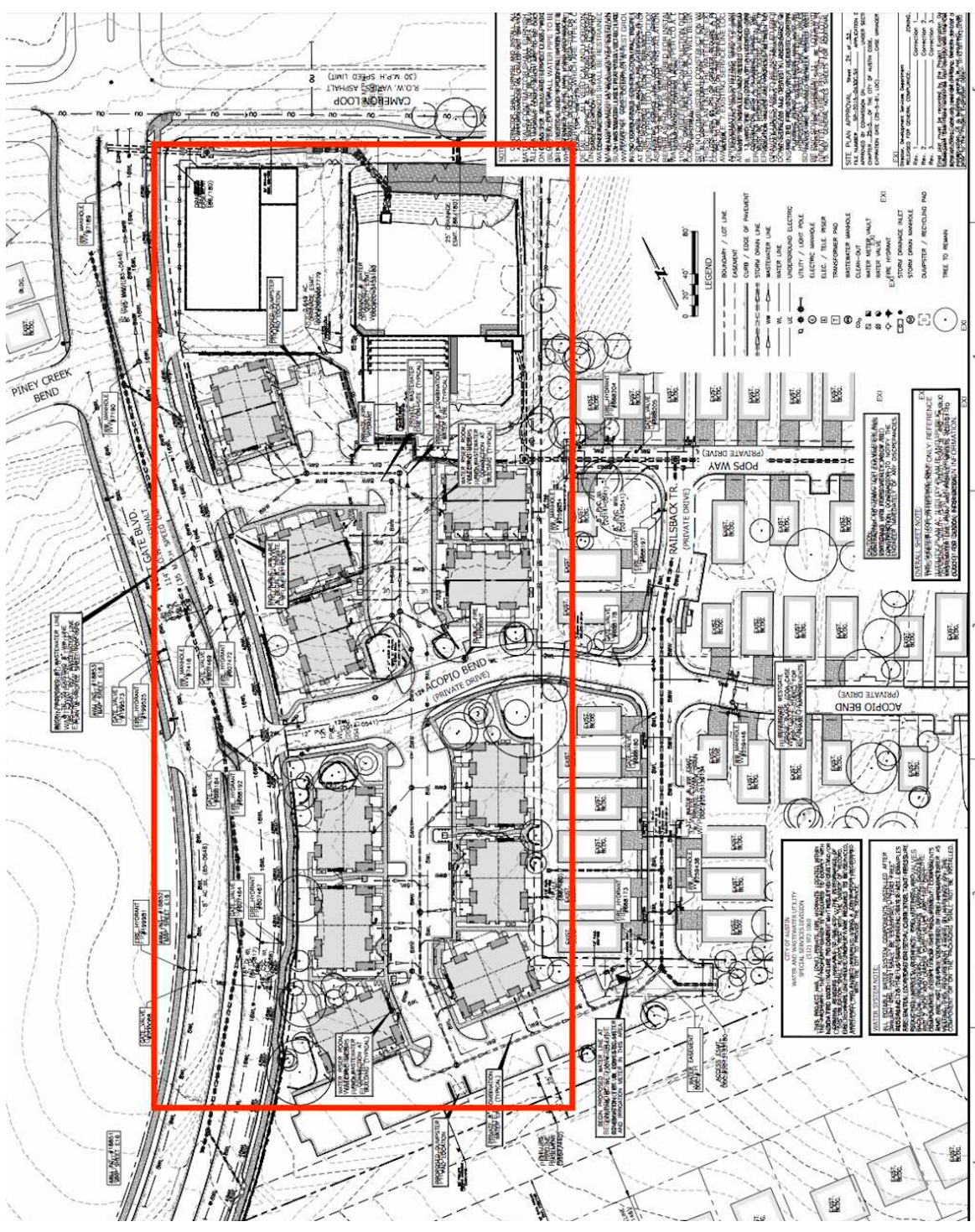
Please note that the Appraisal has been removed for the website version due to the large file size. It is available with the full proposal.



Application for OHDA Funding – 2021

Tab 5b – Property Maps

Please note that several of the site maps have been removed from the website version due to large file size. These maps are available with the full proposal version.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA.

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- LEGEND**
- BOUNDARY / LOT LINE
 - - - - - EASEMENT
 - CURB / EDGE OF PAVEMENT
 - STORM DRAIN LINE
 - WATER LINE
 - UNDERGROUND ELECTRIC
 - UTILITY / LIGHT POLE
 - ELECTRIC MANHOLE
 - TELE / FIBER POLE
 - WATER MANHOLE
 - CLEAN-OUT
 - WATER METER / VALVE
 - WATER WALL
 - STORM DRAIN INLET
 - DUMPSTER / RECYCLING PAD
 - TREE TO REMAIN



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON AND THE DISTRICT OF COLUMBIA.

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UNIT 3 TYPE-A SKETCH 982 43'0x27'0

UNIT 4 TYPE-A SKETCH 866 37'0x27'0

2012 IBC CHART

OCCUPANCY: 300 RESIDENTIAL GROUP R-2
 CONSTRUCTION: TYPE VB
 4202 REPAIRATION WALLS PER 506
 5024 AUTOMATIC SPRINKLER SYSTEM PER 903.3
 R-2 TYPE VB 2 STORIES ALLOWED BY TABLE 602
 5024.2 SEPARATION OF OCCUPANCIES: R-2
 DWELLING UNITS SHALL BE SEPARATED AS
 REQUIRED BY SECTION 402
 3082 FIRE PARTITIONS - WALLS SEPARATING
 DWELLING UNITS IN THE SAME BUILDING AS
 REQUIRED BY SECTION 402
 3082 FIRE RESISTANCE RATING: FIRE PARTITIONS
 SHALL HAVE A FIRE RESISTANCE RATING OF
 LESS THAN 1 HOUR
 EXCEPTIONS: 2. DWELLING UNITS IN TYPE VB
 SHALL HAVE FIRE RESISTANCE RATING OF NOT
 LESS THAN 10 IN BUILDING EQUIPPED
 THROUGHOUT WITH AN AUTOMATIC SPRINKLER
 SYSTEM IN ACCORDANCE WITH SECTION 903.3.1
 903.3.1.2.2 AUTOMATIC SPRINKLER SYSTEM
 INSTALLED PER 903.3
 903.3.3.2.2 AUTOMATIC SPRINKLER SYSTEMS ALLOWED
 IN R-2

BUILDING INFORMATION BLOCK

202 INTERNATIONAL BUILDING CODES
 OCCUPANCY: 300 RESIDENTIAL GROUP R-2
 CONSTRUCTION: TYPE VB
 SEE CHART FOR BUILDING AREA
 SPRINKLERS: YES
 903.3.3.2.2 AUTOMATIC SPRINKLER SYSTEMS ALLOWED
 IN R-2
 FIRE ALARMS: NO
 SMOKE ALARMS PROVIDED PER 907.2.2
 EMERGENCY LIGHTING: NO PER 909.1 EXCEPTION 2
 NUMBER OF EXITS REQUIRED: 1 (PER UNIT)
 NUMBER OF EXITS PROVIDED: 1 (PER UNIT)
 NUMBER OF FLOORS IN EACH BUILDING: 2

UNIT 2 TYPE-A SKETCH 942 43'0x30'0

Square Footage Chart

SPACE	SQ. FOOTAGE
PORCH AREA	753
BATH	50
BATH	542
LIVING AREA	5
BATH	582
LIVING AREA	500
BATH	844
LIVING AREA	13
BATH	56
STAIR 1	136
STAIR 2	100
BATH AREA	304
BATH	44
BATH AREA	582
BATH	13
BATH AREA	844
BATH	47
BATH	500
UNITS 2/1	500
UNITS 2/2	3583
TOTAL FLOOR	5428
TOTAL	780
TOTAL	432
TOTAL	3528
TOTAL	824

NOTE: FOOTAGE MAY VARY DUE TO
 METHOD OF CALCULATION

UNIT 1 TYPE-A SKETCH 793 37'0x30'0



**BUILDING TYPE 1
FIRST FLOOR
80' X 57'**

FIRST LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

SITE PLAN APPROVAL Sheet _____
 FILE NUMBER: _____ APPROVED AND SEALED
 APPROVED BY: _____ ARCHITECT
 CHAPTER _____ OF THE CITY OF ALLEN CODE
 EXPIRES DATE: (M-D-Y) _____ USE APPROPRIATE DIMENSIONS

Professional Seal and Stamp of the Architect
 The seal shall be provided by the Project Engineer. It shall be
 provided to the City of Allen. It shall be provided to the
 City of Allen, and of required Building Permits prior to a notice of
 completion. It shall be provided to the City of Allen, and of required
 prior to the Project Engineer's Seal.

SECOND FLOOR
NOT FOR
REGULATION
APPROVAL
FOR
CONSTRUCTION

WESTGATE GROVE V3
MOMARK DEVELOPMENT

**KIPP+FLORES
ARCHITECTS**
 11776 UNIVERSITY BLVD, SUITE 100, ALLEN, TEXAS 75012
 TEL: 972.343.7777 FAX: 972.343.7778
 WWW.KIPP+FLORES.COM

**UNIT 7
SKETCH 982
43'0"x27'0"**

**UNIT 8
SKETCH 888
37'0"x27'0"**



SPACE	AREA	PERCENTAGE
UNIT 1	150	1.50
UNIT 2	150	1.50
UNIT 3	150	1.50
UNIT 4	150	1.50
UNIT 5	150	1.50
UNIT 6	150	1.50
UNIT 7	150	1.50
UNIT 8	150	1.50
UNIT 9	150	1.50
UNIT 10	150	1.50
UNIT 11	150	1.50
UNIT 12	150	1.50
UNIT 13	150	1.50
UNIT 14	150	1.50
UNIT 15	150	1.50
UNIT 16	150	1.50
UNIT 17	150	1.50
UNIT 18	150	1.50
UNIT 19	150	1.50
UNIT 20	150	1.50
UNIT 21	150	1.50
UNIT 22	150	1.50
UNIT 23	150	1.50
UNIT 24	150	1.50
UNIT 25	150	1.50
UNIT 26	150	1.50
UNIT 27	150	1.50
UNIT 28	150	1.50
UNIT 29	150	1.50
UNIT 30	150	1.50
UNIT 31	150	1.50
UNIT 32	150	1.50
UNIT 33	150	1.50
UNIT 34	150	1.50
UNIT 35	150	1.50
UNIT 36	150	1.50
UNIT 37	150	1.50
UNIT 38	150	1.50
UNIT 39	150	1.50
UNIT 40	150	1.50
UNIT 41	150	1.50
UNIT 42	150	1.50
UNIT 43	150	1.50
UNIT 44	150	1.50
UNIT 45	150	1.50
UNIT 46	150	1.50
UNIT 47	150	1.50
UNIT 48	150	1.50
UNIT 49	150	1.50
UNIT 50	150	1.50
UNIT 51	150	1.50
UNIT 52	150	1.50
UNIT 53	150	1.50
UNIT 54	150	1.50
UNIT 55	150	1.50
UNIT 56	150	1.50
UNIT 57	150	1.50
UNIT 58	150	1.50
UNIT 59	150	1.50
UNIT 60	150	1.50
UNIT 61	150	1.50
UNIT 62	150	1.50
UNIT 63	150	1.50
UNIT 64	150	1.50
UNIT 65	150	1.50
UNIT 66	150	1.50
UNIT 67	150	1.50
UNIT 68	150	1.50
UNIT 69	150	1.50
UNIT 70	150	1.50
UNIT 71	150	1.50
UNIT 72	150	1.50
UNIT 73	150	1.50
UNIT 74	150	1.50
UNIT 75	150	1.50
UNIT 76	150	1.50
UNIT 77	150	1.50
UNIT 78	150	1.50
UNIT 79	150	1.50
UNIT 80	150	1.50
UNIT 81	150	1.50
UNIT 82	150	1.50
UNIT 83	150	1.50
UNIT 84	150	1.50
UNIT 85	150	1.50
UNIT 86	150	1.50
UNIT 87	150	1.50
UNIT 88	150	1.50
UNIT 89	150	1.50
UNIT 90	150	1.50
UNIT 91	150	1.50
UNIT 92	150	1.50
UNIT 93	150	1.50
UNIT 94	150	1.50
UNIT 95	150	1.50
UNIT 96	150	1.50
UNIT 97	150	1.50
UNIT 98	150	1.50
UNIT 99	150	1.50
UNIT 100	150	1.50

**UNIT 6
SKETCH 853
43'0"x30'0"**

**UNIT 5
SKETCH 705
37'0"x30'0"**

**BUILDING TYPE 1
SECOND FLOOR
80' X 57'**

SECOND LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

SITE PLAN APPROVAL: _____
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ALLEN CODES AND ORDINANCES.
 APPROVED BY THE CITY OF ALLEN CODES AND ORDINANCES.
 DATE: _____
 PROJECT: _____
 SHEET: _____

8000 S FLOORS
 NOT FOR
 CONSTRUCTION
 OR CONSTRUCTION

**WESTGATE GROVE V3
MOMARK DEVELOPMENT**



**KIPP + FLORES
ARCHITECTS**
 11278 Independence Blvd., Suite 100, Allen, Texas 75012
 P: (972) 308-8477 F: (972) 308-8888
 WWW.KIPP+FLORES.COM

Date: _____
 Sheet: _____

SP-2014-019K

Westgate Grove II Summary:
11 Total Buildings:
2 Bldgs (1 & 2) Sold & Completed.
2 Bldgs (5 & 6) Sold & 80% & Completed.
2 Bldgs (3 & 4) Sold & 40% Completed.
2 Bldgs (7 & 11) All sold but 1. 20% Completed.
3 Bldgs (8,9,10) Not sold. Not released for sale. 20% Completed.



1 Instructions

2 Council Districts and Census Tracts

3 Opportunity Values

Use this map to determine if your project is located in a census tract with current or emerging opportunity indicators. If the census tract in which your project is located is not shown on the map, it did not score as a high opportunity or emerging opportunity tract. This field will auto-populate on the RHDA/OHDA application when you fill in your census tract.

High and emerging opportunity are determined for each census tract in Austin using the [Enterprise Community Partners Opportunity 360 database](#). Census tracts that rank above average for at least six out of nine Opportunity 360 indices are categorized as "Current High Opportunity Areas." Tracts that rank above average for at least two out of four Opportunity 360 Pathway indices are categorized as "Emerging Opportunity Areas."

Opportunity Values 2903 Cameron Loop, Austin, T X

Show search results for 290...

Legend

- High Opportunity
- Emerging Opportunity

Search result

2903 Cameron Loop, Austin, TX, 78745, USA

Zoom to

200ft

POWERED BY **esri**

Esri, HERE, Garmin, INCREMENT P, NGA, USGS

4 Gentrification Values

Use this map to determine if your project is located within a census tract that is gentrifying or is vulnerable to gentrification. This field will auto-populate on the RHDA/OHDA application when you fill in your census tract.

This data comes from Uprooted (<http://sites.utexas.edu/gentrificationproject/>), a detailed study on gentrification in Austin conducted by the University of Texas at Austin.

5 Imagine Austin Centers, Corridors & Mobility Bond Corridors

6 Transit

7 Healthy Food

4 Gentrification Values

5 Imagine Austin Centers, Corridors & Mobility Bond Corridors

Use this map to determine if your project lies within a half-mile of an Imagine Austin Activity Center or Corridor, or within a half-mile of a Mobility Bond Corridor marked for transportation investments through the City's 2016 Mobility Bond.

6 Transit

7 Healthy Food

8 Elementary Schools

4 Gentrification Values

5 Imagine Austin Centers, Corridors & Mobility Bond Corridors

6 Transit

Use this map to determine if your project is located within 1/4-mile of a high frequency transit route or within 3/4-mile of other transit routes.

7 Healthy Food

8 Elementary Schools

9 Floodplains

The screenshot shows a web application interface for a map series. At the top left, a navigation menu lists categories 4 through 9, with '6 Transit' selected. The main map area displays a street grid with two transit buffers: a purple shaded area for 'High Frequency Bus Routes: 1/4-Mile Buffer' and a blue shaded area for 'Bus Routes: 3/4-Mile Buffer'. A search bar at the top center contains the text '2903 Cameron Loop, Austin, T' and a dropdown menu shows 'Show search results for 290...'. A search result popup is open, displaying '2903 Cameron Loop, Austin, TX, 78745, USA' and a 'Zoom to' button. A legend window is also open, showing the legend items. The bottom of the screen features a toolbar with navigation and map controls, and a scale bar indicating 600ft. The Esri logo and 'POWERED BY esri' are visible in the bottom right corner.

4 Gentrification Values

5 Imagine Austin Centers, Corridors & Mobility Bond Corridors

6 Transit

7 Healthy Food

Use this map to determine if your project is located within a mile of a healthy food retailer (data from the City of Austin's Office of Sustainability [Food Environment Analysis](#)). If your property is located within the blue buffer shown on the map, it is considered to have healthy food access.

8 Elementary Schools

Healthy Food 2903 Cameron Loop, Austin, T

Show search results for 290...

Legend

- Healthy Food
- Healthy Food Retail Locations

Search result

2903 Cameron Loop, Austin, TX, 78745, USA

[Zoom to](#)

300ft

POWERED BY **esri**

Esri, HERE, Garmin, INCREMENT P, NGA, USGS

- 4 Gentrification Values
- 5 Imagine Austin Centers, Corridors & Mobility Bond Corridors
- 6 Transit
- 7 Healthy Food
- 8 Elementary Schools
- 9 Floodplains

Elementary School Attendance Zones

X
Q

Show search results for 290...

+
-
🏠
📍

Legend

Austin Elementary School Attendance Areas

- Austin ISD
- Pflugerville ISD
- Manor ISD
- Del Valle ISD
- Round Rock ISD
- Lake Travis ISD
- Lago Vista ISD

Search result

2903 Cameron Loop, Austin, TX, 78745, USA

[Zoom to](#)

-97

☰
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🖨️

- 1
- 2
- 3
- 4
- 5 Imagine Austin Centers, Corridors & Mobility Bond Corridors
- 6 Transit
- 7 Healthy Food
- 8 Elementary Schools
- 9 Floodplains

Use the City of Austin's [Flood Pro map](#) to determine if your project is located within a floodplain. Click on the blue "I want to..." button to type in your project's location, print a map, and more.



FloodPro

Find Floodplain Information

I want to...

Address: 2903 CAMERON LOOP
Tax ID: 0422230113
Appraisal District: Travis

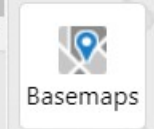
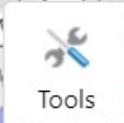
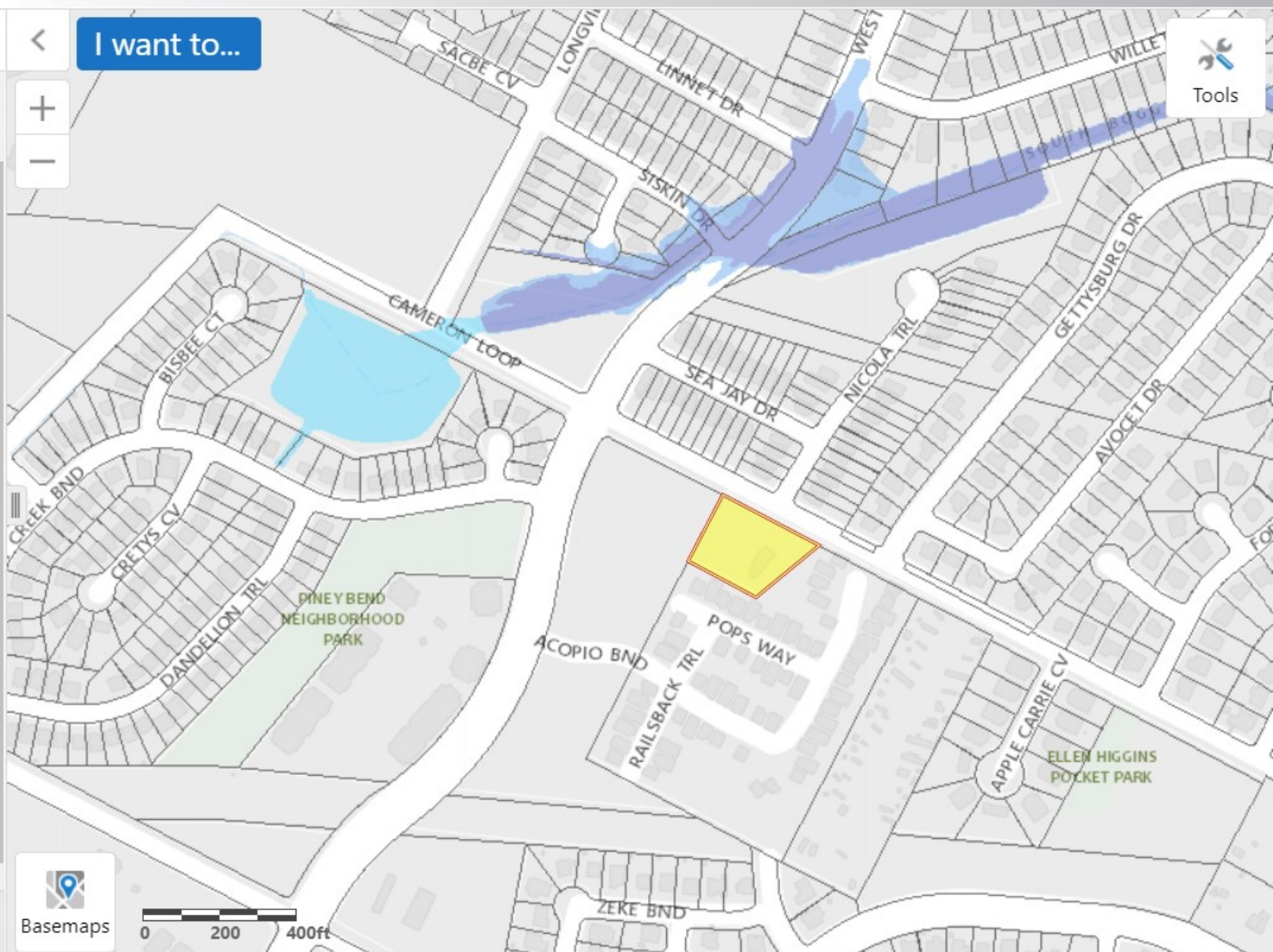
FEMA Floodplain
Flood Zone: X
Community Number: 480624
Panel Number: 48453C0580H
Effective Date: 9/25/2008
100-Year Flood Elevation: N/A
500-Year Flood Elevation: N/A

City of Austin Floodplain
25-Year Flood Elevation: N/A
100-Year Flood Elevation: N/A

[Print Floodplain Report](#)

Try Again Cancel

Home Layers Find Floodp...





FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0422230113	Date Processed: 04/08/2021
Property Address: 2903 CAMERON LOOP	
FEMA Flood Insurance Information:	City of Austin Regulatory Information:
Flood Zone*: X	25-Year Flood Elevation**: N/A
Community Number: 480624	100-Year Flood Elevation**: N/A
Panel Number: 48453C0580H	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
Effective Date: 09/26/2008	
FEMA 100-Year Elevation*: N/A	
FEMA 500-Year Elevation*: N/A	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor, PO BOX 1088
Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A, AE, AO, or AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- * * The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>

ATLAS 14 QUICK REFERENCE SHEET

What is Atlas 14?

The National Weather Service, in partnership with many other federal, state, and local agencies, is in the process of reassessing historic rainfall intensities for Texas with a study called Atlas 14. Rainfall intensities tell us the likelihood of rainfall events of different sizes. Rainfall intensities are used by FEMA and local communities to determine flood risk and to make floodplain maps. Rainfall intensities for the State of Texas have not been assessed since 1994. Atlas 14 is an update of this data meant to incorporate almost a quarter century of rainfall data collected statewide since the last study, up to and including Hurricane Harvey. The graphic to the right indicates in green the areas of Texas where rainfall intensities are increasing.

How Does Atlas 14 Affect Austin?

The Atlas 14 draft study shows the Austin area to be one of the most significantly impacted areas in the State of Texas. In general, this means that, in Austin, what had been considered a 500-year rainfall is in fact a 100-year rainfall. This indicates that many homes and businesses in Austin may be expected to flood more frequently than had been previously thought. However, only 9% of the land area in Austin is projected to be in the new 100-year floodplain.

How Is the City of Austin Responding?

The **Watershed Protection Department** is acting quickly to respond to this more accurate assessment of flood risk. It is critical that we continue to ensure that future development is built to be sufficiently resilient to protect lives and properties of our residents. To that end, we have initiated a code amendment process to adopt this new rainfall information as well as other changes meant to enable properties to redevelop in a safer fashion.

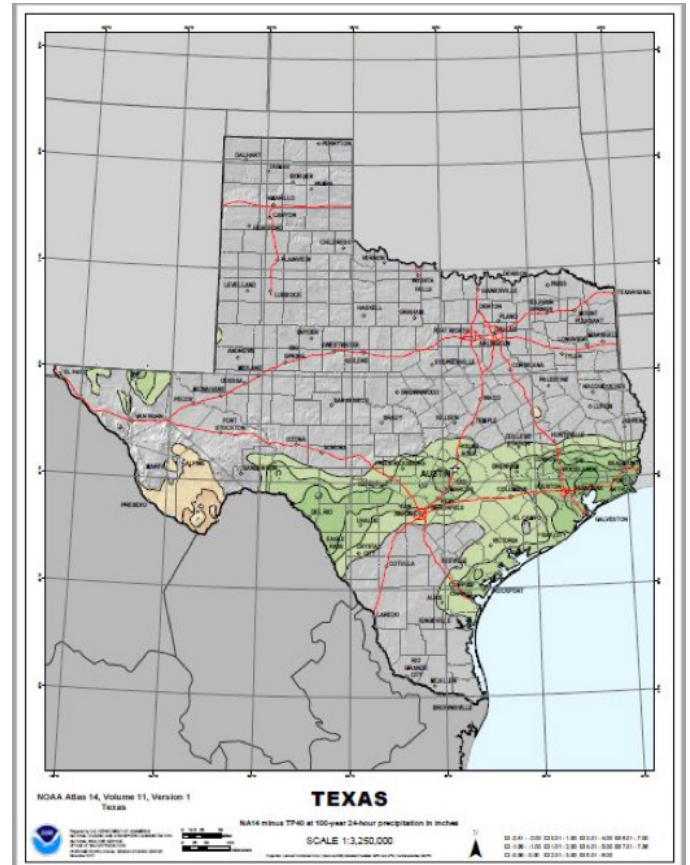
How Do I Get More Information?

Website: www.AustinTexas.gov/Atlas14

Email: Atlas14@AustinTexas.gov



MAP CHANGES TO RAINFALL INTENSITY



IMPACTS TO HOMEOWNERS

How does this affect my property?

Visit our website www.austintexas.gov/atlas14 to access maps of floodplain changes in Austin.

Do I need to buy flood insurance?

While FEMA flood insurance rate maps will not be immediately affected, property owners shown in the 500-year floodplain on the current FEMA maps should consider purchasing flood insurance as soon as possible to best protect their property.

How does this impact development regulations?

Properties located in the City's regulatory floodplain are subject to additional development restrictions. Please visit www.austintexas.gov/floodplainrules to learn more.



Application for OHDA Funding – 2021

Tab 5c – Zoning

Please note that a City of Austin Zoning Letter has been ordered and will be provided to HPD staff as soon as it is received. We have attached a Travis County Appraisal District (TCAD) document showing that this property is zoned MF-2-CO for multifamily housing.

Travis CAD

Property Search Results > 336985 WESTGATE MOMARK LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	336985	Legal Description:	LOT 20 LESS 0.2899 AC BLK F CHERRY CREEK SEC 9-D1
Geographic ID:	0422230112	Zoning:	MF-2-CO
Type:	Real	Agent Code:	2006
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	EF(eFile)
Informal Date:	
Formal Date:	

Location

Address:	8601 WEST GATE BLVD TX 78745	Mapsco:	
Neighborhood:	08SC2	Map ID:	042327
Neighborhood CD:	08SC2		

Owner

Name:	WESTGATE MOMARK LLC	Owner ID:	1589050
Mailing Address:	PO BOX 5654 AUSTIN , TX 78763-5654	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$2,498,565	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,169,691	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$3,668,256	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$3,668,256	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$3,668,256	

Taxing Jurisdiction

Owner:	WESTGATE MOMARK LLC
% Ownership:	100.0000000000%

Total Value: \$3,668,256

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.102700	\$3,668,256	\$3,668,256	\$40,449.86
02	CITY OF AUSTIN	0.533500	\$3,668,256	\$3,668,256	\$19,570.15
03	TRAVIS COUNTY	0.374359	\$3,668,256	\$3,668,256	\$13,732.45
0A	TRAVIS CENTRAL APP DIST	0.000000	\$3,668,256	\$3,668,256	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$3,668,256	\$3,668,256	\$4,046.31
68	AUSTIN COMM COLL DIST	0.105800	\$3,668,256	\$3,668,256	\$3,881.01
Total Tax Rate:		2.226665			
Taxes w/Current Exemptions:					\$81,679.78
Taxes w/o Exemptions:					\$81,679.77

Improvement / Building

Improvement #1:	APARTMENT 100+	State Code:	B1	Living Area:	72600.0 sqft	Value: \$2,498,565
------------------------	----------------	--------------------	----	---------------------	--------------	---------------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 5		2021	72600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	6.7131	292422.64	0.00	0.00	\$1,169,691	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$2,498,565	\$1,169,691	0	3,668,256	\$0	\$3,668,256
2020	\$0	\$1,169,691	0	1,169,691	\$0	\$1,169,691
2019	\$0	\$1,169,691	0	1,169,691	\$0	\$1,169,691
2018	\$0	\$1,169,691	0	1,169,691	\$0	\$1,169,691
2017	\$0	\$877,268	0	877,268	\$0	\$877,268
2016	\$0	\$877,268	0	877,268	\$0	\$877,268

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/31/2013	WD	WARRANTY DEED	AUSTIN PEOPLE TRUST	WESTGATE MOMARK LLC			2013205331TR
2	1/1/2012							
3	2/8/2011	WD	WARRANTY DEED	PEOPLES WESLEY J &	AUSTIN PEOPLE TRUST			2011021622TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.



Application for OHDA Funding – 2021

Tab 5d – Proof of Site Control

GENERAL WARRANTY DEED

03 012477-14579-SM/K

THE STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

NOTICE OF CONFIDENTIALITY RIGHTS - IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

HomeBase Texas, formerly known as Austin Community Land Trust d/b/a Austin PeopleTrust, a Texas non-profit corporation ("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Westgate Momark L.L.C., a Texas limited liability company ("Grantee"), the receipt and sufficiency of which is acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the Grantee all of the following described property located in Travis County, Texas:

The land (the "Land"), together with all the improvements and fixtures located thereon, described in Exhibit A which is attached to this deed and is incorporated herein by reference (collectively, the "Property").

TO HAVE AND TO HOLD the Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's heirs, successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property and premises unto the Grantee, and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This conveyance is made and accepted subject to the encumbrances and other matters described in Exhibit B, which is attached to this deed and is incorporated herein by reference, to the extent they are validly existing and affect the Property.

EXHIBIT B

Permitted Exceptions

Restrictive Covenant Running with the Land dated February 8, 2011 recorded under Document No. 2011021624 of the Official Public Records of Travis County, Texas.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

November 14 2013 02:54 PM

FEE: \$ 42.00 2013205331

GENERAL WARRANTY DEED

② 01247-14579-SM
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

NOTICE OF CONFIDENTIALITY RIGHTS - IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

HomeBase Texas, formerly known as Austin Community Land Trust d/b/a Austin PeopleTrust, a Texas non-profit corporation ("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Westgate Momark L.L.C., a Texas limited liability company ("Grantee"), the receipt and sufficiency of which is acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto the Grantee all of the following described property located in Travis County, Texas:

The land (the "Land"), together with all the improvements and fixtures located thereon, described in Exhibit A which is attached to this deed and is incorporated herein by reference (collectively, the "Property").

TO HAVE AND TO HOLD the Property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's heirs, successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property and premises unto the Grantee, and Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

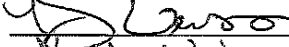
This conveyance is made and accepted subject to the encumbrances and other matters described in Exhibit B, which is attached to this deed and is incorporated herein by reference, to the extent they are validly existing and affect the Property.

Taxes on the Property for the year 2013 have been prorated between Grantor and Grantee as of the date of the delivery of this deed, and taxes for 2014 and subsequent years and subsequent assessments (after the date hereof) for prior years due to change in land usage or ownership are assumed by Grantee.

Dated: October 31, 2013.

GRANTOR:

HomeBase Texas

By: 
Name: Kelly Weiss
Title: Executive Director


GRANTEE'S ADDRESS:

Westgate Momark L.L.C.
1717 West 6th Street
Austin, TX 78703

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 31, 2013, by Kelly L. Weiss, Executive Director of HomeBase Texas, formerly known as Austin Community Land Trust d/b/a Austin PeopleTrust, a Texas non-profit corporation, on behalf of said non-profit corporation.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Westgate Momark L.L.C.
1717 West 6th Street
Austin, Texas 78703

EXHIBIT A

Legal Description of the Land

Lot 20, Block "F", of Cherry Creek Section 9-D1, a subdivision in Travis County, Texas, according to the map or plat, of record in Volume 86, Pages 18D-19A, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that 0.2899 of an acre portion of said lot that was conveyed to the City of Austin in that Street Deed recorded under Document Number 2009067778, of the Official Public Records of Travis County, Texas.

EXHIBIT B

Permitted Exceptions

Restrictive Covenant Running with the Land dated February 8, 2011 recorded under Document No. 2011021624 of the Official Public Records of Travis County, Texas.



Application for OHDA Funding – 2021

Tab 5e – Phase I ESA

Please note that the Phase I ESA has been removed from the website version due to large file size. The Phase I ESA is available with the full proposal.



Application for OHDA Funding – 2021

Tab 5f – SHPO

TEXAS HISTORICAL COMMISSION

REQUEST FOR SHPO CONSULTATION:

Section 106 of the National Historic Preservation Act and/or the Antiquities Code of Texas

Please see instructions for completing this form and additional information on Section 106 and Antiquities Code consultation on the Texas Historical Commission website at <http://www.thc.state.tx.us/crm/crmsend.shtml>.

- This is a new submission.
- This is additional information relating to THC tracking number(s): _____

Project Information			
PROJECT NAME Canopy at Westgate Grove II			
PROJECT ADDRESS 8601 West Gate Boulevard		PROJECT CITY Austin	PROJECT ZIP CODE(S) 78745
PROJECT COUNTY OR COUNTIES Travis			
PROJECT TYPE (Check all that apply)			
<input type="checkbox"/> Road/Highway Construction or Improvement	<input type="checkbox"/> Repair, Rehabilitation, or Renovation of Structure(s)		
<input type="checkbox"/> Site Excavation	<input type="checkbox"/> Addition to Existing Structure(s)		
<input type="checkbox"/> Utilities and Infrastructure	<input type="checkbox"/> Demolition or Relocation of Existing Structure(s)		
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> None of these		
BRIEF PROJECT DESCRIPTION: Please explain the project in one or two sentences. More details should be included as an attachment to this form. Momark Development, along with Austin Habitat for Humanity and other partners, is building an 88-unit affordable multi-family development at Canopy in South Austin. The homes are being sold at affordable cost to families earning up to 100% of median family income (MFI) for the area, with some units earmarked for families earning up to 80% of the MFI for the area.			

Project Contact Information			
PROJECT CONTACT NAME Terry Mitchell		TITLE President	ORGANIZATION Momark Development
ADDRESS 1711 E. Cesar Chavez, Suite B		CITY Austin	STATE ZIP CODE TX 78702
PHONE 512-391-1789		EMAIL tmitchell@momarkdevelopment.com	

Federal Involvement (Section 106 of the National Historic Preservation Act)	
Does this project involve approval, funding, permit, or license from a federal agency?	
<input type="checkbox"/> Yes (Please complete this section)	<input checked="" type="checkbox"/> No (Skip to next section)
FEDERAL AGENCY	FEDERAL PROGRAM, FUNDING, OR PERMIT TYPE
CONTACT PERSON	PHONE
ADDRESS	EMAIL

State Involvement (Antiquities Code of Texas)	
Does this project occur on land or property owned by the State of Texas or a political subdivision of the state?	
<input type="checkbox"/> Yes (Please complete this section)	<input checked="" type="checkbox"/> No (Skip to next section)
CURRENT OR FUTURE OWNER OF THE PUBLIC LAND	
CONTACT PERSON	PHONE
ADDRESS	EMAIL

Identification of Historic Properties: Archeology

Does this project involve ground-disturbing activity?
 Yes (Please complete this section) No (Skip to next section)

Describe the nature of the ground-disturbing activity, including but not limited to depth, width, and length.
Foundations have been created for 11 buildings, each to hold 8 units of housing.

Describe the previous and current land use, conditions, and disturbances.
The land has been held by Momark since 2013, when it was transferred for consideration of \$10 by HomeBase Texas, an affiliate of Austin Habitat for Humanity. The land was undeveloped before Momark started work.

Identification of Historic Properties: Structures

Does the project area or area of potential effects include buildings, structures, or designed landscape features (such as parks or cemeteries) that are 45 years of age or older?
 Yes (Please complete this section) No (Skip to next section)

Is the project area or area of potential effects within or adjacent to a property or district that is listed in or eligible for listing in the National Register of Historic Places?
 Yes, name of property or district: No Unknown

In the space below or as an attachment, describe each building, structure, or landscape feature within the project area or area of potential effect that is 45 years of age or older.

ADDRESS	DATE OF CONSTRUCTION	SOURCE FOR CONSTRUCTION DATE

Attachments

[Please see detailed instructions regarding attachments.](#)

Include the following with each submission:

- Project Work Description
- Maps
- Identification of Historic Properties
- Photographs

For Section 106 reviews only, also include:

- Consulting Parties/Public Notification
- Area of Potential Effects
- Determination of Eligibility
- Determination of Effect

Submit completed form and attachments to the address below. Faxes and email are not acceptable.

Mark Wolfe
 State Historic Preservation Officer
 Texas Historical Commission
 P.O. Box 12276, Austin, TX 78711-2276 (mail service)
 108 W. 16th Street, Austin, TX 78701 (courier service)

For SHPO Use Only