

*** Costs of rehabbing the 705 sq ft (interior dimension) residence at 2130 New Main Street								
REBUILD 2+ FEET TO THE WEST								
\$150.00 / sq ft Local building costs - \$90 to \$190 per square foot (excluding site work)								
705 sq ft (interior dimension)								
\$106,000.00 (plus architectural services, demolition and site work)								
	\$10,000.00		demolition					
	\$10,000.00		site work					
	\$3,000.00		architectural services					
IN PLACE REHAB WITHOUT DEMOLITION								
\$3,000.00			architectural services					
\$300.00			Metro fees					
\$200.00			printing					
\$8,000.00			install french drains					
\$500.00			remove south chimney					
\$500.00			remove soffit, guttering & fascia					
\$20,000.00			remove and later rebuild roof, or, build temporary foundation allowing jacking up roof					
\$5,000.00			jack up roof					
\$4,000.00			remove siding and flooring allowing the removal and replacement of floor joists, wall plates & studs					
\$4,000.00			remove and replace/sister floor joists, wall plates & studs					
\$25,000.00			remove significant portion of foundation and replace					
\$1,000.00			lower the roof					
\$3,000.00			rebuild south chimney					
\$6,000.00			remove and replace shingles					
\$13,000.00			replace clap board, soffit, fascia and guttering					
\$7,000.00			paint exterior					
\$8,000.00			repair flooring					
\$2,000.00			frame interior walls					
\$12,000.00			run electric and plumbing lines					
\$10,000.00			HVAC					
\$10,000.00			insulate					
\$14,000.00			drywall					
\$17,000.00			install plumbing fixtures, cabinetry and lighting fixtures					
\$5,000.00			doors, windows					
\$4,000.00			finish floors					
\$7,000.00			paint interior					
\$1,000.00			dumpsters					
\$187,000.00								
			plus general contractor's fees					

Add to the expense of rehabbing the costs of:								
- running new utility services (LG&E, LWaterC, MSD, telephone)								
- insurance, finance charges, increased taxes								
- perpetual rental management costs								
All for 705 sq ft interior zoned residential								
And we still have no maintenance access to the 2132 & 2130 adjacent walls.								