

*** Costs of rehabbing the 705 sq ft (interior dimension) residence at 2130 New Main Street							
<b>REBUILD 2+ FEET TO THE WEST</b>							
\$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					
<b>IN PLACE REHAB WITHOUT DEMOLITION</b>							
\$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								
<b>All for 705 sq ft interior zoned residential</b>								
<b>And we still have no maintenance access to the 2132 &amp; 2130 adjacent walls.</b>								