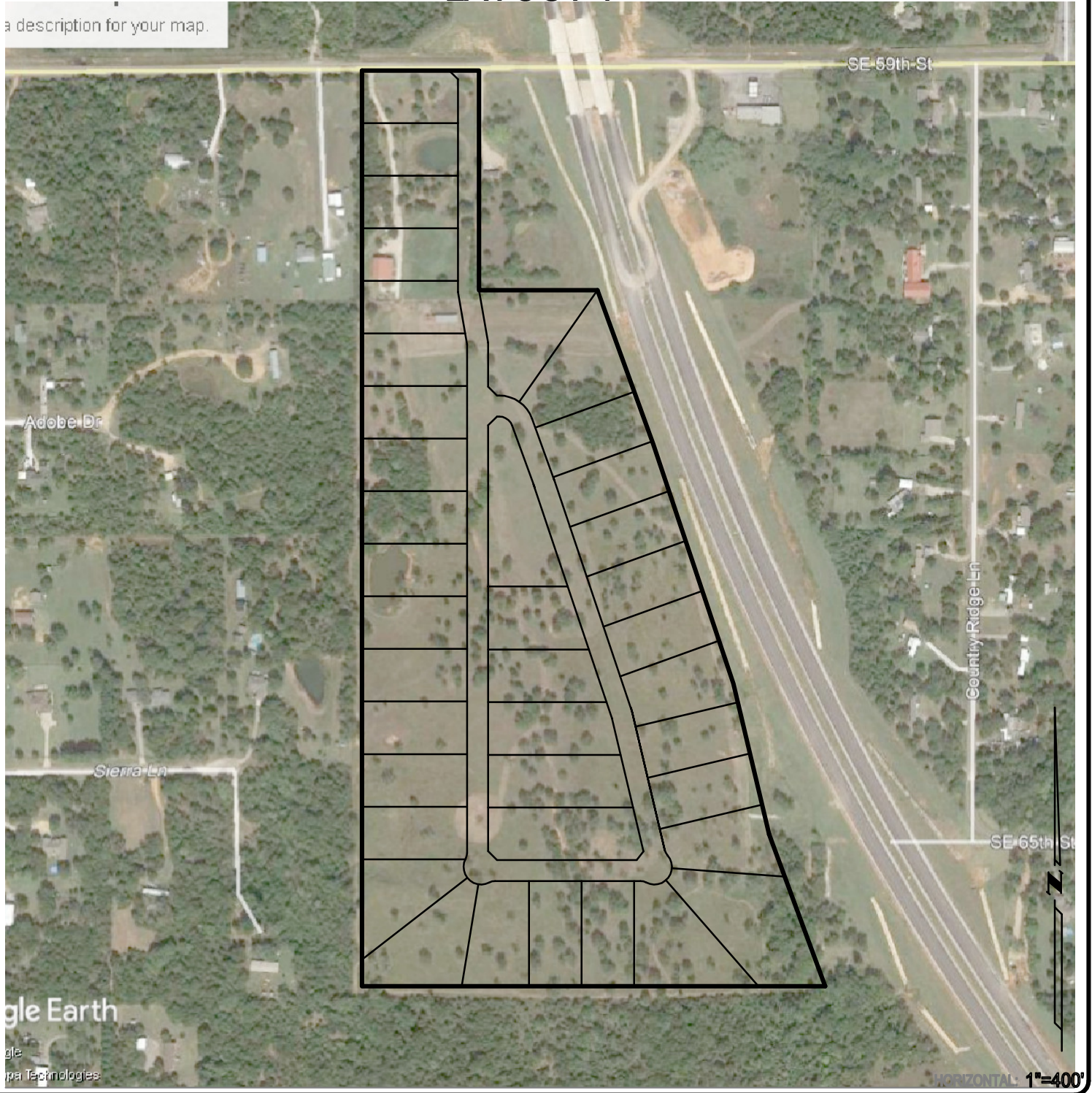


LAYOUT 1

a description for your map.



NOTES: 50.5 AC., M.O.L.



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DATE

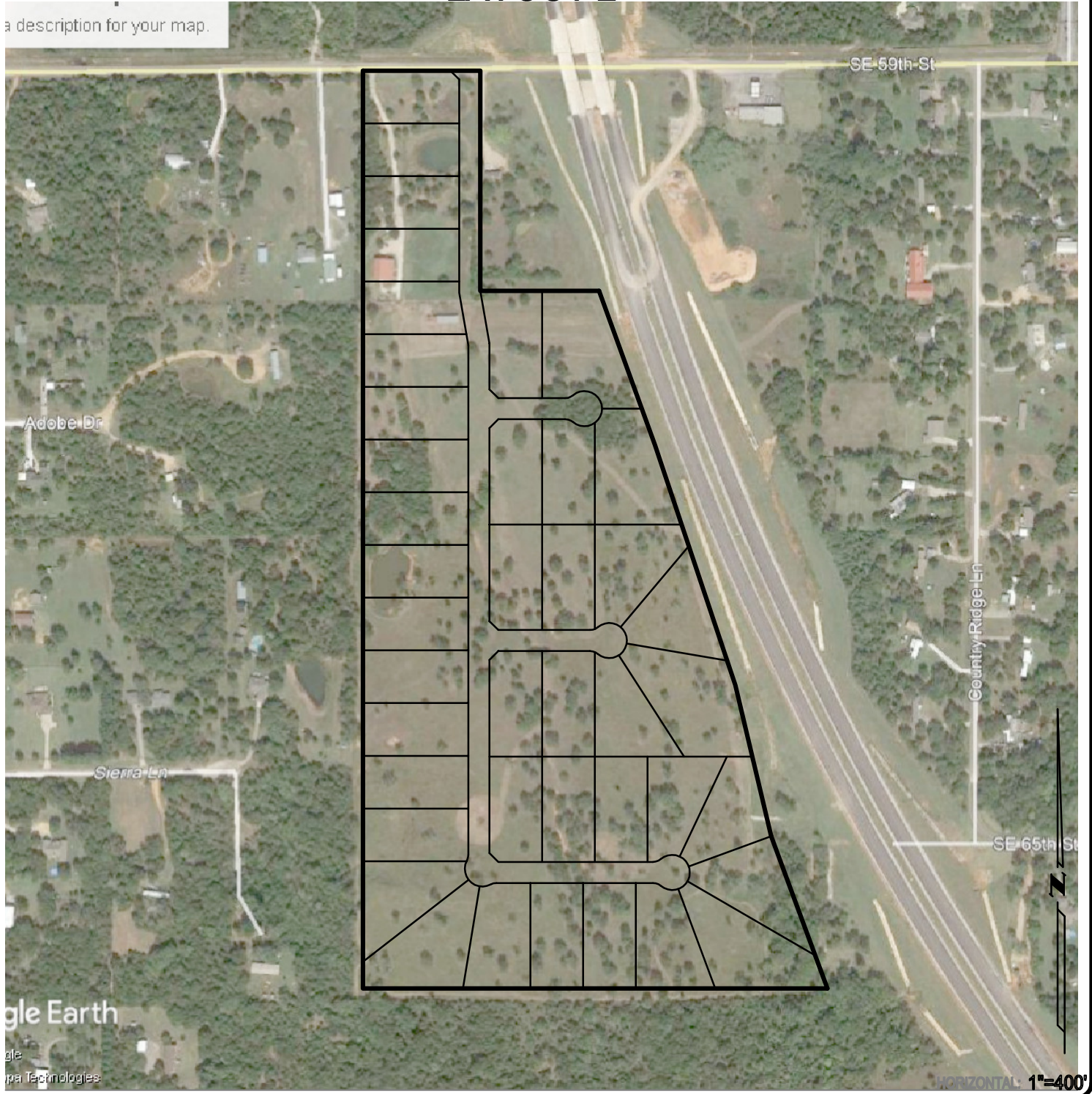
SIGNATURE



CA 3549, EXP. 6-30-23

LAYOUT 2

a description for your map.



NOTES: 50.5 AC., M.O.L.



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DATE

SIGNATURE



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**PRELIMINARY FEASIBILITY
DEAN CROMWELL
50.5 AC. OKC**

IMPROVEMENTS

			LAYOUT 1		LAYOUT 2	
unit	item	unit cost	quantity	total cost	quantity	total cost
LF	Blvd Paving	\$ 280.00	0	\$ -	0	\$ -
LF	26' Paving	\$ 80.00	4357	\$ 348,560.00	3639	\$ 291,120.00
LF	Water Line	\$ 50.00	0	\$ -	0	\$ -
LF	Sanitary Sewer (Offsite Force Main)	\$ 60.00	0	\$ -	0	\$ -
LF	Sanitary Sewer (Onsite Gravity)	\$ 60.00	0	\$ -	0	\$ -
LS	Lift Station	\$ 90,000.00	0	\$ -	0	\$ -
LF	Storm Sewer, Lined Channel	\$ 150.00	0	\$ -	0	\$ -
LF	Storm Sewer, Underground Pipe	\$ 150.00	350	\$ 52,500.00	300	\$ 45,000.00
EA	Inlets	\$ 7,000.00	0	\$ -	0	\$ -
EA	Reinforced Concr. Box, Type 1	\$ 35,000.00	0	\$ -	0	\$ -
EA	Reinforced Concr. Box, Type 1	\$ 50,000.00	0	\$ -	0	\$ -
AC	Site Grading	\$ 5,000.00	51	\$ 255,000.00	51	\$ 255,000.00
AC	Erosion Control	\$ 1,000.00	51	\$ 51,000.00	51	\$ 51,000.00
LF	Retaining Wall	\$ 66.00	0	\$ -	0	\$ -
LS	Detention Pond and Outlet Structure	\$ 35,000.00	1	\$ 35,000.00	1	\$ 35,000.00
LF	Flume	\$ 60.00	120	\$ 7,200.00	120	\$ 7,200.00
SUBTOTAL				\$ 749,260.00		\$ 684,320.00
ENGINEERING						
CONTINGENCY				\$ 112,389.00		\$ 102,648.00
TOTAL IMPROVEMENTS				\$ 861,649.00		\$ 786,968.00
TOTAL COST						
AC	Land	\$ 10,000.00	50.5	\$ 505,000.00	50.5	\$ 505,000.00
LOT	Abstracting	\$ 200.00	37	\$ 7,400.00	39	\$ 7,800.00
LS	Fees to the City	5.50%		\$ 41,209.30		\$ -
LS	Fencing and Entryway	\$ 50,000.00	1	\$ 50,000.00	1	\$ 50,000.00
TOTAL COST				\$ 1,465,258.30		\$ 1,349,768.00
INCOME						
EA	SINGLE FAMILY	\$ 60,000.00	37	\$ 2,220,000.00	39	\$ 2,340,000.00
TOTAL INCOME				\$ 2,220,000.00		\$ 2,340,000.00
GROSS PROFIT				\$ 754,741.70		\$ 990,232.00
GROSS % PROFIT				51.51%		73.36%

UNITS AND PRICES ARE PRELIMINARY AND SUBJECT TO CHANGE