



4050.3

APPENDIX 14

SAMPLE P2325T PROGRAM INITIAL RUN

SUN 000057

000057 11/30/79 09:57:17

VERSION 79061E

PROJECT I.D.#

? 15080

COMPARABLE TO PROJ. NO.: 05510

NEW COMPARABLE...Y OR N

? N

CONSTRUCTION START DATE OF SUBJECT ? MM/DD/YY

? 05/21/68

THE TIME MULTIPLIER IS 1.252999

CHANGE IN TIME MULTIPLIER? (Y/N)

? N

LUMP SUM ADJUSTMENTS? (Y/N).

? N

ENTER NUMBER OF ELEVATORS FOR SUBJECT

? 0

2025 REPORT? (Y/N).

? Y

GROSS STRUCTURE ESTIMATE WITH LUMP SUM ADJUSTMENTS (2025)

DATE: 11/30/79

INDEX: TIME MULTIPLIER-----VALUES OF: DATE X Y TH  
 SUBJECT PROJECTED: 05/01/80 69 3.2453 = 1.252999  
 COMPARABLE: 02/01/78 55 2.5900

COMPARABLE - 35513

SUBJECT - 35001

NAME: VILLAGE EAST  
 STRUCTURE TYPE: WALK-UP  
 NUMBER OF BUILDINGS: 11  
 NUMBER OF UNITS: 112  
 GROSS AREA: 79,104  
 UNIT SIZE IN SQ. FT.: 706

SAMPLE APARTMENTS  
 WALK-UP  
 10  
 114  
 76,633  
 672

|                     |            | MECHANICALS        |  |            |                      |
|---------------------|------------|--------------------|--|------------|----------------------|
| HEATING             | \$ 95,384  | \$ 852 PER UNIT    |  | \$ 97,067  |                      |
| AIR-COND            | \$ 0       | \$ 0 PER UNIT      |  | \$ 0       |                      |
| PLUMBING            | \$ 169,720 | \$ 236 PER FIXTURE |  | \$ 152,041 | NO. OF FIXTURES: 645 |
| CABINETS            | \$ 62,973  | \$ 562 PER UNIT    |  | \$ 64,098  |                      |
| APPLIANCES          | \$ 75,961  | \$ 678 PER UNIT    |  | \$ 77,317  |                      |
| TILEWORK            | \$ 9,994   | \$ 89 PER UNIT     |  | \$ 10,172  |                      |
| SPECIALTIES         | \$ 24,137  | \$ 216 PER UNIT    |  | \$ 24,568  |                      |
| SPEC EQUIPMENT      | \$ 0       | \$ 0 PER UNIT      |  | \$ 0       |                      |
| BLINDS, SHADES, ART | \$ 13,200  | \$ 118 PER UNIT    |  | \$ 13,436  |                      |
| ELEVATORS           | \$ 0       | \$ 0 PER FLOOR     |  | \$ 0       |                      |
| ELECTRICAL          | \$ 193,064 | \$1186 PER UNIT    |  | \$ 135,440 |                      |
| TOTAL MECHANICALS   | \$ 584,433 |                    |  | \$ 574,159 |                      |
| SQ. FT. COST (COMP) | \$7.39     |                    |  |            |                      |

ADJUSTED COST \$ 719,421

STRUCTURE COST \$ 1,499,321 (WITH NEGATIVE LUMP SUM ADJUSTMENTS APPLIED)  
 COST PER UNIT \$ 13,387  
 COST PER SQ. FT. \$18.95  
 COST SQ FT LESS MECH \$11.57  
 ADJUSTED COST PER SQ FT \$14.49 (SQ. FT. COST TIMES THE TIME MULTIPLIER)

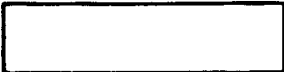
LUMP SUM TRADE ITEM ADJUSTMENTS

| ITEM  | ADJUSTMENT | BENCHMARK |
|-------|------------|-----------|
| TOTAL | +          | 0         |

NOTES: MINUS ADJUSTMENTS ARE REFLECTED IN THE COSTS ABOVE AND THE TOTALS; POSITIVE ONES ARE REFLECTED ONLY IN THE TOTALS BELOW.  
 ACCESSORY STRUCTURES ARE DELETED FROM THE COMPARABLE FOR COMPUTATIONS.

|   |              |
|---|--------------|
| SUBJECT GROSS AREA TIMES ADJUSTED SQ FT COSTS | \$ 1,110,545 |
| ADJUSTED MECHANICAL COSTS                     | \$ 719,421   |
| POSITIVE LUMP SUM ADJUSTMENTS                 | \$ 0         |

TOTAL SUBJECT COST \$ 1,829,966  
 \$23.88 PER SQUARE FOOT



4050.3

APPENDIX 14

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DO YOU WISH TO ENTER DOLLAR VALUES FOR SITE WORK(Y/N)  
? Y N  
IS THIS A BEPR?..Y OR N  
? Y N  
DO YOU WISH TO ENTER PAGE 2 FEE ITEMS:(Y/N)  
? Y N  
2326 REPORT? (Y/N).  
? Y N

APPENDIX 14

PROJECT COST ESTIMATE DATE: 11/30/79 TIME: 10:01:32

1 EFFECTIVE COST DATE 2 SOURCE 3 PROJECT NO. 4 SECTION OF ACT  
 05/01/80 COND 020 /35001 22104  
 5 NAME OF PROJECT: SAMPLE APARTMENTS C R O S S  
 6 LOCATION: 10 MAIN STREET ANYTOWN ANY COUNTY VA. A R E A  
 7 TYPE OF PROJECT: WALK-UP 19 NET RESIDENTL 69,790  
 8 BUILDING IDENTIFICATION: 0 20 COMMERCIAL: 0  
 9 NUMBER OF BUILDINGS: 10 21 BASE. AND STOR. 0  
 10 NUMBER OF FLOORS: 2.0 22 GARAGE(BUILT-IN) 0  
 11 NUMBER OF UNITS,BEDS, OR FACILITIES: 114 23 LOBBY: 0  
 12 STRUCTURAL SYSTEM: WOOD FLOOR SYSTEM: WOOD 24 HALLS,STAIRS,ELV. 0  
 13 EXTERIOR FINISH: WOOD WOOD NONE 25 - 0  
 14 SUB-FOUNDATION: 0 26 - 0  
 15 NUMBER OF BASEMENTS: 0 27 - 0  
 16 ACCESSORY STRUCTURES: LDY/POOL/ST REC BLDG OFFICE  
 17 GROSS LAND AREA AND SQ. FT. COST: 287191 .00  
 18 COMPARABLE DATA BANK PROJECTS: \*35513 \* 35513 35425 35448  
 29 T O T A L : 76,630

| TRADE ITEM                | QTY  | ESTIMATED COST | COLL. COST | % OF TOTAL | + OR - CHANGE | MISCELLANEOUS AREAS (COST REFLECTED IN TOTAL FOR ALL IMPROVEMENTS) |
|---------------------------|------|----------------|------------|------------|---------------|--|
| 30 CONCRETE               | 3 0  | 100,633        | 1,3132     | 5.50       | 0             | 63 GARAGE 0 \$ 0   |
| 31 MASONRY                | 4 0  | 0              | .0000      | .00        | 0             | 64 PORCH 0 \$ 0  |
| 32 METALS                 | 5 0  | 13,230         | .1726      | .72        | 0             | 65 CARPORT 0 \$ 0  |
| 33 ROUGH CARPENTRY        | 6 0  | 455,164        | 5,9395     | 24.87      | 0             | 66 BALCON. 0 \$ 0  |
| 34 FINISH CARPENTRY       | 7 0  | 19,536         | .2550      | 1.07       | 0             | 67 0 0 \$ 0  |
| 35 WATERPROOFING          | 7 0  | 0              | .0000      | .00        | 0             | 68 0 0 \$ 0  |
| 36 INSULATION             | 7 1  | 39,790         | 2.17       | 0          | 69 0 0 \$ 0   |  |
| 37 ROOFING                | 7 1  | 42,097         | .5493      | 2.30       | 0             |  |
| 38 SHEET METAL            | 7 0  | 16,451         | .2147      | .90        | 0             | BUILDING COMPOSITION AND APPLIANCES                                |
| 39 DOORS                  | 8 0  | 60,347         | .7875      | 3.30       | 0             | NO. NO. AVG. SIZE  |
| 40 WINDOWS                | 8 1  | 30,468         | .3976      | 1.66       | 0             | 70 GAR. 0 81 EFF. 37 439   |
| 41 GLASS                  | 8 2  | 16,241         | .2119      | .89        | 0             | 71 C.P. 0 82 1-BR 37 584   |
| 42 LATH AND PLASTER       | 9 0  | 0              | .0000      | .00        | 0             | 72 BATHS 129 83 2-BR 39 805  |
| 43 DRYWALL                | 9 0  | 137,530        | 1,7947     | 7.52       | 0             | 73 1/2 BATHS 0 84 3-BR 0 0   |
| 44 TILE WORK              | 9 0  | 10,746         | .1412      | .60        | 0             | 74 REFRIG. 114 85 4-BR 0 0   |
| 45 ACOUSTICAL             | 9 0  | 24,740         | .3229      | 1.35       | 0             | 75 R & O. 114 86 5-BR 0 0  |
| 46 WOOD FLOORING          | 9 0  | 0              | .0000      | .00        | 0             | 76 B.I.R.&O. 0 87 CECE 0 0   |
| 47 RESILIENT FLOORING     | 9 0  | 17,147         | .2238      | .94        | 0             | 77 K-FAN 114 88 NR 1 1 584   |
| 48 PAINTING-DECORATING    | 9 0  | 65,700         | .8573      | 3.59       | 0             | 78 DISPL. 114 89 0 0   |
| 49 SPECIALTIES            | 10 2 | 30,784         | .4000      | 1.68       | 0             | 79 D.W. 114 90 0 0   |
| 50 SPECIAL EQUIPMENT      | 11 0 | 0              | .0000      | .00        | 0             | 80 B-FAN 0   |
| 51 CABINETS               | 11 1 | 80,314         | 1,0550     | 4.39       | 0             | COSTS NOT ATTRIBUTABLE   |
| 52 APPLIANCES             | 11 1 | 96,879         | 1,2610     | 5.29       | 0             | DISCRPTION COST  |
| 53 BLINDS:SHADES:ARTWORK  | 12 0 | 16,835         | .2210      | .92        | 0             | 91 0   |
| 54 CARPETS                | 12 0 | 71,465         | .9326      | 3.91       | 0             | 92 0   |
| 55 SPECIAL CONSTRUCTION   | 13 0 | 0              | .0000      | .00        | 0             | 93 0   |
| 56 ELEVATORS              | 14 0 | 0              | .0000      | .00        | 0             | 94 0   |
| 57 PLUMBING-HOT WATER     | 15 3 | 190,507        | 2,4810     | 10.41      | 0             | 95 0   |
| 58 HEAT-VENTILATION       | 15 0 | 121,650        | 1,5860     | 6.65       | 0             | 96 0   |
| 59 AIR CONDITIONING       | 15 0 | 0              | .0000      | .00        | 0             | 97 0   |
| 60 ELECTRICAL             | 16 0 | 169,706        | 2,2230     | 9.27       | 0             |  |
| SUBTOTAL                  |      | 1,829,965      | 23,8117    | 100.0%     |               |  |
| 61 ACCESSORY STRUCTURES   | 0    | 0              | .0000      | .00        | 0             | 98 0   |
| 62 T O T A L (STRUCTURES) |      | \$ 1,829,965   | 23,8117    | 100.0%     |               | 99 TOTAL \$ 0  |
|                           |      |                |            |            |               | 100 GROSS AREA 672 SQ. FT.   |



| TRADE ITEM                           | D CO-<br>I DE.<br>V. | PROJECT COST ESTIMATE |                           |                       |               | PAGE 2           |   |          |
|--------------------------------------|----------------------|-----------------------|---------------------------|-----------------------|---------------|------------------|---|----------|
|                                      |                      | ESTIMATED COST        | COL.B<br>GROSS<br>SF COST | COL.C<br>UNIT<br>COST | % OF<br>TOTAL | + OR -<br>CHANGE | ONSITE SPECIAL EXTERIOR<br>LAND IMPROVEMENT |          |
|                                      |                      |                       |                           |                       |               |                  | DESCRIPTION                                 | COST     |
| 102*EARTHWORK                        | 2 0                  | 0                     | .0000                     |                       | .00           | 0                | 123   | 0        |
| 103*SITE UTILITIES                   | 2 0                  | 0                     | .0000                     |                       | .00           | 0                | 124   | 0        |
| 104*ROADS AND WALKS                  | 2 0                  | 0                     | .0000                     |                       | .00           | 0                | 125   | 0        |
| 105*SITE IMPROVEMENTS                | 2 0                  | 0                     | .0000                     |                       | .00           | 0                |   |          |
| 106*LAWNS AND PLANTING               | 2 0                  | 0                     | .0000                     |                       | .00           | 0                |   |          |
| 107*UNUSUAL SITE COND.               | 0                    | 0                     | .0000                     |                       | .00           | 0                | 127 TOTAL                                   | \$ 0     |
|                                      |                      |                       |                           |                       |               |                  | COMMERCIAL COSTS NOT ATTRIBUTABLE           |          |
|                                      |                      |                       |                           |                       |               |                  | DESCRIPTION                                 | COST     |
| 108 TOTAL (LAND IMPROVEMENT) \$      |                      | 0                     |                           |                       |               |                  | 128   | 0        |
| *S.F. COSTS BASED ON GROSS LAND AREA |                      |                       |                           |                       |               |                  | 129   | 0        |
|                                      |                      |                       |                           |                       |               |                  | 130   | 0        |
| 109 TOTAL (LAND-STRUC.)"A" \$        |                      | 1,829,965             |                           |                       |               |                  |   |          |
| 110 GENERAL REQUIREMENTS             | 1                    | 0                     |                           |                       | .00           | 0                |   |          |
| 111 SUB TOTAL (109-110) \$           |                      | 1,829,965             |                           |                       |               |                  |   |          |
| 112 BUILDERS OVERHEAD                |                      | 0                     |                           |                       | .00           | 0                | 136 TOTAL                                   | \$ 0     |
| 113 BUILDERS PROFIT                  |                      | 0                     |                           |                       | .00           | 0                | 137 PAGE 1 TOT B                            | \$ 0     |
| 114 SUB TOTAL (111-113) \$           |                      | 1,829,965             |                           |                       |               |                  | 138 TOTAL "B"                               | \$ 0     |
| 115 ARCHITECT FEE(PRIOR CONST.)      |                      | 0                     |                           |                       | .00           | 0                |   |          |
| 116 ARCHITECT FEE(DURING CONST.)     |                      | 0                     |                           |                       | .00           | 0                | 139 B-A RATIO                               | .00%     |
| 117 OTHER FEES                       |                      | 0                     |                           |                       | .00           | 0                | 140 COST PER UNIT                           | \$16,052 |
| 118 BOND PREMIUM                     |                      | 0                     |                           |                       | .00           | 0                |   |          |
| 119 SUB TOTAL (112-118)              |                      | 0                     |                           |                       |               |                  |   |          |
| 120 BSPRA ADJUSTMENT                 |                      | 0                     |                           |                       |               |                  |   |          |
| 121                                  |                      |                       |                           |                       |               |                  | OFFSITE COSTS                               |          |
| 122 TOTAL ALL IMPROVEMENTS \$        |                      | 1,829,965             |                           |                       |               |                  | DESCRIPTION                                 | COST     |
|                                      |                      |                       |                           |                       |               |                  | 141   | 0        |
|                                      |                      |                       |                           |                       |               |                  | 142   | 0        |
|                                      |                      |                       |                           |                       |               |                  | 143   | 0        |
|                                      |                      |                       |                           |                       |               |                  | 144   | 0        |
|                                      |                      |                       |                           |                       |               |                  | 145   | 0        |
|                                      |                      |                       |                           |                       |               |                  | 148 TOTAL                                   | \$ 0     |
|                                      |                      |                       |                           |                       |               |                  | DEMOLITION                                  |          |
|                                      |                      |                       |                           |                       |               |                  | DESCRIPTION                                 | COST     |
|                                      |                      |                       |                           |                       |               |                  | 149   | 0        |
|                                      |                      |                       |                           |                       |               |                  | 150   | 0        |
|                                      |                      |                       |                           |                       |               |                  | 154 TOTAL                                   | \$ 0     |

ESTIMATE PREPARED----- DATE 11/30/79  
 ESTIMATE REVIEWED----- DATE 11/30/79  
 REMARKS:

4050.3

APPENDIX 14

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DO YOU WANT SECTION C PRINTED AND THE DATA CARRIED FORWARD FOR VALUATION PROCESSING Y OR N  
2 78