

499 Cushing St - 3 Bedroom PLUS SUBDIVISION / 2nd Lot
February 2017 - April 30, 2026

Projected costs - total	
[A+B+C+D+E+F+G+H+I]	\$ (1,157,206.78)
Purchase July 2018 (+ closing costs) (A)	\$ (552,966.20)
Carrying Costs (B)	\$ (47,816.58)
Insurance	\$ (38,926.26)
Gas	\$ -
Electric	\$ (1,060.20)
Water	\$ (3,586.46)
Oil	\$ (4,243.66)
Subdivision Engineering (C)	\$ (25,285.55)
Work - to date	\$ (13,927.05)
Estimate to completion	\$ (11,358.50)
Construction Grant (Rear Lot) (D)	\$ (200,000.00)
Renovation - Estimate (499 Cushing) (E)	\$ (270,000.00)
Work completed	\$ -
Estimated to completion	\$ (270,000.00)
Repairs (F)	\$ (29,633.06)
Construction - repairs	\$ (27,240.00)
Plumber - repairs	\$ (2,393.06)
Landscape/ Snow removal (G)	\$ (3,325.00)
Lottery Agent fee - 2.5% + \$1,000 (H)	\$ (9,825.00)
Work completed	\$ -
Estimate to completion	\$ (9,825.00)
Misc (I)	\$ (18,355.39)

Sources - total	\$ 461,000.00
HAHT	tbd
Other Town Fnds	\$ -
State Funds	\$ -
Rental Income	\$ 108,000.00
Energy rebates	\$ -
Projected Sales Proceeds*	\$ 353,000.00

Projected Net Cost to the Trust	\$ (696,206.78)
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Projected Net Cost per unit	\$ (348,103.39)
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*Sales proceeds based on 80% ami, 7.2% interest rate, back lot no charge.

Projected sale date Q1 2026. Anticipated transfer of rear lot to nonprofit for construction of second home, CY 2025. Updated May 2025.