

Budget Cost Breakdown

Job: 077400

Budget Details

Line Item Description	Description	Cost
143-0030	Purchase Price Undeveloped	\$1.00
143-0150	Superintendent	\$2,000.00
143-0260	Building Permits	\$450.00
143-0270	Water Assessment	\$3,200.00
143-0350	Plans and Copies	\$1,000.00
143-0400	Temporary Utilities	\$500.00
143-0500	Dump Fees and Hauling Trash	\$1,100.00
143-0600	Temporary Toilet	\$500.00
143-0800	Builders Risk Insurance	\$450.00
143-1053	Subcontract-Survey Work	\$700.00
143-1173	Subcontract Grading	\$1,000.00
143-1182	Materials-Eros. Control	\$500.00
143-1183	Subcontract- Eros. Control	\$500.00
143-1302	Materials- Footings	\$2,750.00
143-1303	Subcontract- Footings	\$750.00
143-1403	Subcontract- Foundation	\$2,750.00
143-1405	Block	\$2,200.00
143-1406	Sand	\$300.00
143-1553	Subcontract- Backfill	\$400.00
143-1653	Subcontract- Termite Protection	\$500.00
143-1702	Materials- Concrete Floor	\$3,700.00
143-1703	Subcontract- Concrete Floor	\$2,500.00
143-1704	Stone for Slab	\$1,800.00
143-2102	Materials- Framing	\$21,000.00
143-2103	Subcontract- Framing	\$10,000.00
143-2402	Materials- Windows and Exterior	\$2,700.00
143-2404	Exterior Doors	\$1,300.00
143-2552	Materials- Roofing and Flash	\$5,100.00
143-2553	Subcontract- Roofing and Flash	\$2,700.00
143-2602	Materials-Siding	\$5,700.00
143-2603	Subcontract- Siding	\$4,000.00
143-2604	Shutters	\$600.00
143-2803	Subcontract - Init. Press	\$200.00
	Subcontract- Rough-in Plumbing	\$7,500.00
143-3103	Subcontract- Rough-in HVAC	\$7,500.00
143-3153	Subcontract- Rough-in- Electrical	\$4,000.00
143-4103	Subcontract- Insulation	\$4,500.00
143-4202	Materials- Hang/ Finish Drywall	\$4,000.00
143-4203	Subcontract- Hang/ Finish Drywall	\$4,000.00

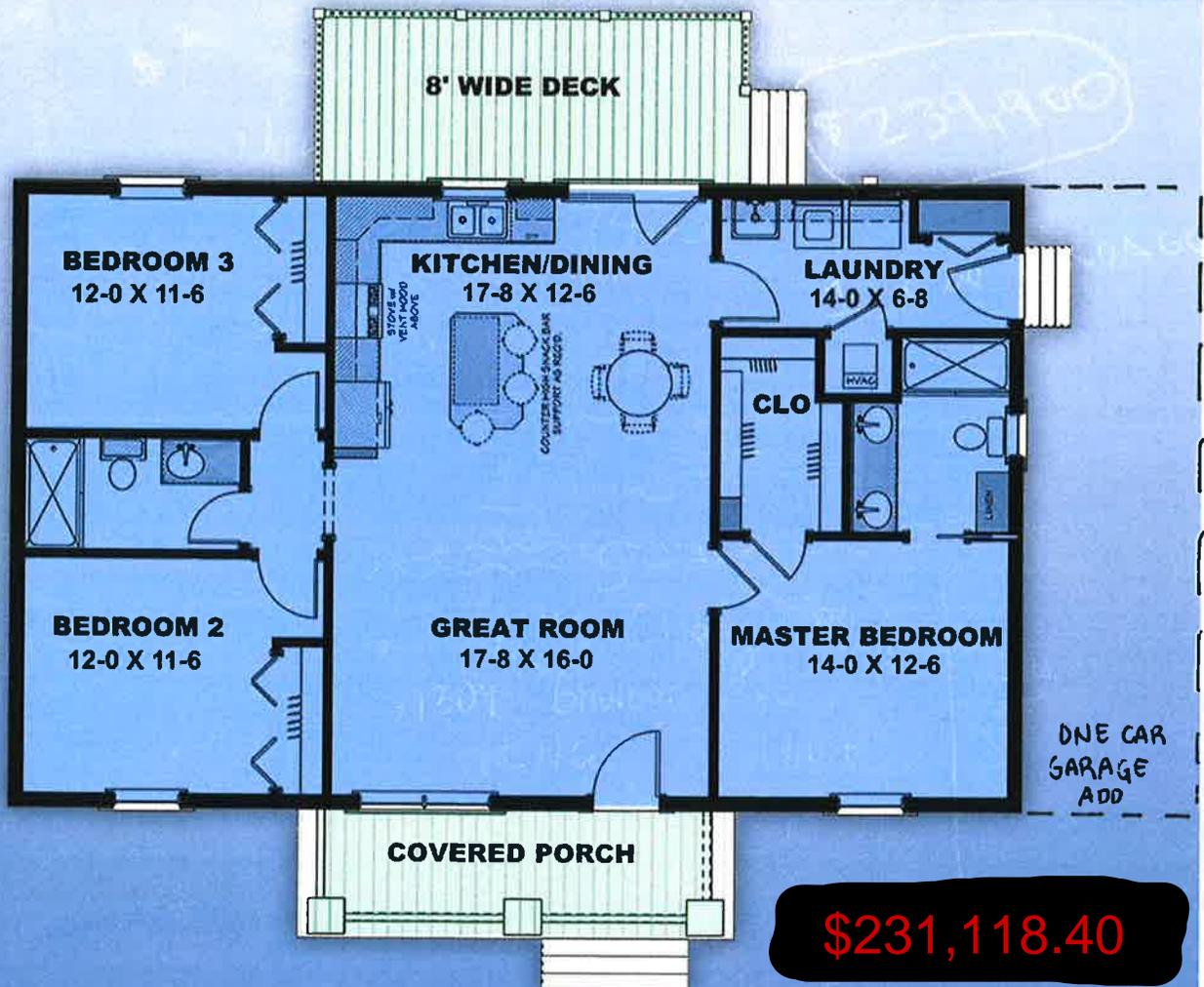
143-4553	Subtract- Cabinets	\$8,000.00
143-4603	Subcontract- Counertops	\$2,500.00
143-4702	Materials- Interior Trim	\$2,800.00
143-4703	Subcontract- Interior Trim	\$2,300.00
143-4802	Materials Interior Doors	\$2,000.00
143-5053	Subcontract- Finish Plumbing	\$5,000.00
143-5103	Subcontract- Final HVAC	\$4,000.00
143-5153	Subcontract- Final Electrical	\$3,000.00
143-5172	Materials- Electrical Light Fixtures	\$1,800.00
143-5703	Subcontract- Int. Paint	\$3,600.00
143-6052	Materials- Tile	\$400.00
143-6053	Subcontract Tile	\$800.00
143-6302	Materials- Vinyl Flooring	\$4,500.00
143-6303	Subcontract- Vinyl Flooring	\$3,000.00
143-6552	Materials- Appliances	\$1,750.00
143-6604	Indoor Specialties	\$1,500.00
143-7402	Materials- Sidewalks	\$150.00
143-7403	Subcontract- Sidewalks	\$150.00
143-8142	Materials- Exterior Handrails	\$500.00
143-8143	Subcontract Exterior Handrails	\$150.00
143-8202	Materials- Gutters and Downspouts	\$150.00
143-8203	Subcontract- Gutters and Downspouts	\$1,600.00
143-8302	Materials-Driveway	\$2,900.00
143-8303	Subcontract- Driveway	\$2,900.00
143-8352	Materials- Patio(s)	\$350.00
143-8353	Subcontract- Patio(s)	\$350.00
143-8402	Materials- Landscaping	\$700.00
143-8403	Subcontract- Landscaping	\$1,000.00
143-9013	Subcontract- Final Press.	\$200.00
143-9023	Subcontract- Exterior Cleaning	\$600.00
143-9033	Subcontract-Interior Cleaning	\$900.00
143-9052	Materials- Punch List	\$300.00
143-9053	Subcontract- Punch List	\$500.00
144-1040	Property Tax	\$700.00
400-0211	Contractor Fee	\$12,084.95
400-0507	Supplies	\$105.00
400-0509	Safety Meeting Expenses	\$50.00
501	Interest on Notes and Mort.	\$3,000.00
513	Appraisal and Related Fees	\$400.00
515	Organization Fee	\$1,500.00
516	Recording Fee	\$100.00
522	Title and Recording	\$66.00
523	Attorney Fees	\$695.00

527	Revenue Stamps	\$500.00
528	Deed Cancellation	\$30.00
Total Hard Cost		\$193,931.95
605	Broker Fee 5%	\$11,005.64
	Developer Fee 3.5%	\$6,787.62
Total Soft Cost		\$17,793.26
	Profit 10%	\$19,393.20
Total Sale Price		\$231,118.40

plan 77400



familyhomeplans.com  800-482-0464



1311 sq ft, 3 beds, 2 baths, 46' W x 43' D

Cross Property 360 Property View

4760 Ader Drive, Winston Salem, NC 27105

Listing

COMPARABLE FOR PLAN 77400

4760 Ader Drive Winston Salem, NC 27105

MLS#: **1100319** Sub Type: **Residential/Modular**
 Tax Parcel: **6848-13-0050**
 Subdivision: **None**
 Zoning: **RS9** City Limits: **Yes**
 Legal Desc: **6848-13-0050**
 Plat Bk/Pg: Lot #:

Structure: **House**
 County: **Forsyth**
 Yr Built: **2023**

List Price: **\$249,900**
 Status: **Closed**
 Sold Price: **\$244,000**
 DOM: **86** CDOM: **86**
 Deed Restriction: **No**
 Deed Bk/Pg: **3670/1372**



General Information

Story #: **1** Style: **Ranch** Blt Info: **New**
 Comp Dt: **2023-04-28** Beds: **3** Baths: **2/0** Rooms: **5**
 Basement Type: Attic: **Access Only** Foundation: **Crawl Space**
 Fireplace: **0**
 Total Htd SF: **1,210** Elementary: **Call School Board**
 Htd SF Main: **1,210** Middle School: **Call School Board**
 Htd SF 2 Fl: High School: **Call School Board**
 Htd SF Low Lvl: Acres: **0.46**
 Land Desc/Topo: **Clear**
 Lot Dimensions: **100x200**

Primary On Main: **Yes**

Full Baths: **2** Main: **2** Upper: **0** Lower: **0**
 # Half Baths: **0** Main: **0** Upper: **0** Lower: **0**

Features

Exterior Finish: **Vinyl** Porch: Fenced: Pool: **No**
 Exterior Features: **Porch**
 Interior Features: **Laundry Room - Main Level**
 Miscellaneous: **Public Transportation Nearby**
 Parking: **Driveway**
 Flooring: **Vinyl Plank**

Utilities

Heating: **Heat Pump** Heating Fuel: **Electric** Cooling: **Central**
 Water Heater: **Electric** Water: **Public** Sewer: **Septic**
 Energy Features: **None**

Informational

Directions: **US 52 north. Exit on Akron Drive. Turn right. Left on Glen Avenue. Left on Liberty Street to Old Rural Hall Road. Right on Baux Mountain Road. Right on WhiteRock Road. Right on Ader Drive.**

Public Remarks: **Introducing a new construction marvel that combines the best of both worlds – the charm of a stick-built home with the unmatched advantages of modular building. This adorable 3 bedroom, 2 bath home is meticulously crafted in a controlled factory environment, ensuring superior quality and precision. Discover the future of homebuilding with this remarkable modular home – a testament to quality, convenience, and a brighter way to live. Don't wait, schedule a showing today! Buyer agent/buyer to verify all info on MLS. Seller is NC Real Estate Broker.**

Home Owner Assoc: **No** HOA Fee 1: HOA Fee 1 Paid:
 Tax Map: Tax Block: Tax Lot:
 Tax Value: **\$11,600** Tax Rate: **1.3300** Tax Amount: **\$152** Tax Year: **2023**
 Seller Rep: **Owned property for at least one year**
 Financing Opt: **Cash, Conventional, FHA**

Owner/Listing/Agent/Office Information

Owner Name: **MANUFACTURED HOME INVESTORS LLC** Type of Sale: **Owner Sale** LF Holds Earnest \$: **Yes**
 Agency Type: **Buyer Agency** Listing Agreement Type: **Exclusive Right To Sell** Listing Service Type:
 Listing Office: **NorthGroup Real Estate (WNGRE01) Lic#C32305** List Office Phone: **704-412-2804**
 Listing Agent: **Valente De Los Santos (293056) Lic#293056 val@triadcasa.com** Preferred Phone: **336-429-9466**
 CoList Office: **The Reid Group Appr & Prop Mgmt (WREI01)** CoList Office Phone: **336-724-9414**
 CoList Agent: **Curtis E. Reid (WREIDC) Lic#85106 creid64722@aol.com** CoList Agent Phone: **336-724-9414**
 Comp Type: **%** Compensation: **2.50**
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200** Auction Price Type:
 Broker Package: Contract Date: **07/11/2023** Contract Date: **07/11/2023** List/Marketing Date: **03/23/2023**
 Expire Date: Modification Dt: **08/25/2023** Withdrawn Dt:
 Allow AVM: **Yes** Allow Blog: **Yes** Advertise on Inet: **Yes** DDP End Date:
 Address on Inet: **Yes**

Closed Information

Selling Office: **Terri Bias and Associates (WTEBIA01) Lic#C23363**
 Selling Agent: **Zyeria Leggett (344855) Lic#344855 zyeria@terribiasteam.com**
 Contract Date: **07/11/2023**
 Closed Date: **08/23/2023** Seller Concession: **\$8,000.00** Pre Sale - New Construction: **No** Lease Info:
 Closed Price: **\$244,000** Type Financing: **VA** Lease Purch: **No** Overages:



Photos



