

# ACU Live-Work Addition

Bellows Falls, Vermont

## BUILDING FORM

Lot area	7,616 sf
Lot area	0.17 acres
Building Footprint	2,491 sf
Parking Footprint (Adjacent)	716 sf
Height	2 stories
Floor-area ratio	0.45 FAR

## DEVELOPMENT PROGRAM

Use	Gross	Net
Residential (already existing)	2,729	2,729
<b>Accessory Commercial Workspace</b>	<b>682</b>	<b>580</b>

## UNITS AND EMPLOYEES

Housing Units	2	13 /acre
Average unit size	1,200 sf	
Employees	1	6 /acre

## PARKING & OPEN SPACE

Residential	2.27	1.00 / per unit
Workspace	-	- / 1000 sq ft

<b>Total parking spaces</b>	<b>2</b>
Landscaping and open space area	58%

## CONSTRUCTION COSTS

<b>TOTAL COSTS</b>	<b>\$ (108,257)</b>	
<b>Land Costs</b>	<b>\$ -</b>	\$0 /sf
<b>Hard Costs</b>	<b>\$ (85,280)</b>	
Residential	\$ -	\$0 /sf
Retail	\$ (85,280)	\$125 /sf
Other Parking	\$ -	
<b>Soft Costs</b>	<b>\$ (15,362)</b>	
<b>Other Costs</b>	<b>\$ (7,616)</b>	
Demolition Costs	\$ -	
Site Prep Costs	\$ (7,616)	
Brownfield Remediation Costs	\$ -	
Water Quality Controls	\$ -	
Additional Infrastructure	\$ -	

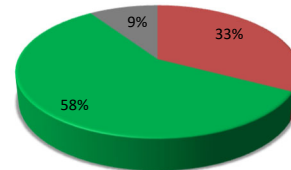
## Commercial Finance Assumptions

Loan-to-Value	70%
Rate	6%
Amortization years	25
Equity required	\$ 26,963
Loan amount	\$ 62,913



Duplex + ACU Site Layout

- Building Footprint
- Landscaping or Open Space
- Parking Area Next to Building



## RENTS AND SALES PRICES

Retail rent (sf/year)	\$ 14.00 /sf (triple net)
Retail rent (per month)	\$ 700 /month

## FINANCIAL PERFORMANCE

### Rental

Cash-on-Cash	7.1%
Debt Service Coverage Ratio (Year 3)	1.40

### Municipal Revenue

10-year property taxes	\$ 10,303
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## Neighborhood Workshop

Neighborhood Workshop 2021