

2502 Park View drive
Engineer's and Financial Reports

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Option 1

Renovation of the existing 1,220 sqft

Renovating the existing 1,220 sqft home at 2502 Park View proves to be the least feasible option. The amount of work necessary to bring the small home up to current code – as discussed in our engineer's letter – is not feasible. It would be a catastrophic **loss** to our company at **\$-218,000 (loss)**.

Option 2

Renovation + 600 sqft addition

1,820 sqft Total

If the Commission continued in the path of making 2502 Park View a historic landmark, we would face a similar outcome. The maximum allowable addition would be a 600 sqft to the structure. **Code 25-11-213 I 1 A: Construction of a one story ground-floor addition or outbuilding with no more than 600 square feet of gross floor area.** While this would increase the sale price to a maximum market value of \$825,000, we would still be at a **\$-194,000 (loss)**. It is not feasible or reasonable for the commission to require us to take such a loss.

Option 3

Full Demo

3,500 sqft New Construction

We bought this property with the intention of bringing out the absolute best of the mid century modern aesthetic to match the neighborhood and previous structure on the lot. Please see proposed plans on the last page. This will extend the life of this mid century modern aesthetic in the neighborhood 50-75 years.

- Cedar and Oak Team

Parker Engineering, LCC

Consulting Engineers



1601 Woodrock
Round Rock, Texas 78681
(512) 255-2589
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July 18, 2020

**Post-Tension Institute
(PTI):
Voting Member * DC-10
Main Slab-on-Ground
(SOG)**

**Chair * DC-10A
Structural
Subcommittee for SOG**

**Voting Member DC-10B
Geotechnical
Subcommittee for SOG

**Registered to perform
Engineering Services in
the following States:**

Alabama
Arkansas
Colorado
Florida
Louisiana
Mississippi
New Mexico
Oklahoma
Texas

Offices:
Main Office
1601 Wood Rock
Round Rock, Texas 78681
512-255-2589
**

Mr. Barry Williamson
Cedar and Oak Homes
Austin, Texas

RE: Our Task 20-095
Opinions regarding structural modification
2502 Parkview
Austin, Texas

Dear Mr. Williamson:

A site visit to the above listed residence was performed on July 17, 2020, to make visual observations and to collect measurement data to formulate opinions on the expectations and costs for making proposed modifications to this foundation and the framing of the superstructure.

It is my understanding, that part of the work you are proposing to perform, includes repairs to the plumbing system that will require cutting of 10 to 15% of the total interior floor space to replace the cast iron piping, plugging and routing water lines, hot water heater relocation, and renovation of both the bathroom and kitchen fixtures. Secondly as part of the proposed work, you asked us to look at is what it would take structurally to implement your proposed HVAC work specifically ductwork sizes required to address the inefficiency of the insufficient insulation in the spaces above the sheetrock ceilings of the three bedrooms and the Living/Dining/Kitchen area.

This terrazzo covered floor system contains at least two cracks that extend to the centerline of the building. Because of the unknown strengths and geometric configuration of the slab, and your estimated proposed floor penetrations for plumbing rerouting totaling 10% of

overall floor area (however, if you consider that most of the work is in mostly contained in one quadrant, the estimated concrete penetrations is closer to 40% of the quadrant area using your estimated trenching needs) the penetrations could have a higher impact on the future integrity of the foundation to resist loads depending on what is the actual foundation geometry. This will require digging a test pit and taking measurements to reverse engineer and utilizing metal scans on the floor to obtain reinforcement placement patterns.

The second area you are concerned with is related to the roof system which appears to have a pitch that is well below 3::12 and visually looks more like 1.5 to 2:12 pitch. Based on your preliminary estimated size for duct work that you are proposing to handle the uninsulated shallow roofs, there is insufficient height in the center areas of the roof above the mechanical closet to accommodate the structural framing members and the larger ducts. In other words, based on non-destructive measurements, it is highly probable that I can't match the same strength of the current structural member by repair after cuts are made to accommodate the proposed duct work sizes, there isn't sufficient room to accommodate a safe solution to repair the cut structural members. We can get more accurate information once exposed, but I do not wish to raise your level of expectations too high. For the given duct sizes, you may have to consider some type of modification of the existing roof system in the area(s) where you wish to install the duct work. I am happy to help you design a roof modification after we get final mechanical plans.

Lastly, it has been my experience with the older City of Austin projects, that they have in the past wanted the structure's electrical, mechanical, plumbing, and/or fire protection systems to be brought up to current Safety Codes if they are modified, which is what you are proposing to do with all of the above systems except the fire protection, which the City may enforce as secondary to the above systems. Additionally, I would be remised if I did not mention that some of this proposed structural or MEP work may be in areas where asbestos may or may not be encapsulated based on the age of the home. Asbestos testing and the abatement of asbestos is work beyond the scope of services; my company currently offers.

Once I have your final MEP plans, I can perform some testing and see if I can refine the scope of work. At this time, you should expect and budget that there is more work required than what is visible at this time.

Thank you for contacting us to perform this work.

Respectfully submitted by

Parker Engineering, LLC,

Homer W. Parker Jr., PE
Senior Engineer and Consultant

DRAFT

Practical Plumbing
RMP License 38639
611 N Tumbleweed Trl
Austin, TX 78733
512.748.5698

July 13, 2020

Thomas Robertson
TCC Builders
702 Crystal Creek
Austin, TX 78738

RE: Plumbing Investigation
2502 Parkview
Austin, Texas

Thomas:

Plumbing investigation details for subject property are as follows:

Drains :

Testing and visual inspection determined drain lines are cast iron under slab. Main four inch cast iron drain is rusted through. Drain flow level is deteriorated and water is draining underneath structure. Combination drain fittings in main bath area are no longer viable. Drain lines in kitchen and laundry areas have been replaced with PVC pipe and fittings and are not installed to City code. Existing drains are not terminated correctly and are draining underneath structure.

CONCLUSION: All DWV systems underneath structure require total replacement. Replacement would require removal of concrete, new trenching and back filling.

Water System :

Existing water system is galvanized steel pipe under slab. Water system is visibly leaking and testing revealed active leaks. Existing water heater installed in outside storage should be removed.

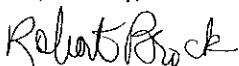
CONCLUSION : All existing water system piping should be removed and new piping installed per City code. Existing water heater should be removed. Removal and replacement of piping and water heater would require removal of concrete, trenching and back fill. Water heater would be installed in attic. Attic spacing is limited and ceilings would need to be removed.

Fuel Lines:

Gas line is steel pipe. Air test indicates leak.

CONCLUSION: Gas lines should be repaired, replaced and brought to City code.

Respectfully,



Robert Brock

Option 1

Renovation of Existing 1,220 sqft

BUDGET - ESTIMATED 2502 Park View

Div 00 - Ask my PM	\$	-
Div 01 - General Conditions	\$	47,102.00
Div 02 - Site Development	\$	4,575.00
Div 03 - Concrete	\$	12,700.00
Div 04 - Masonry & Stucco	\$	3,000.00
Div 05 - Metals	\$	-
Div 06 - Woods and Plastics	\$	42,590.00
Div 07 - Roofing, Thermal and Moisture	\$	11,280.00
Div 08 - Doors and Windows	\$	18,200.00
Div 09 - Finishes	\$	31,400.00
Div 10 - Specialties	\$	2,625.00
Div 11 - Equipment	\$	9,600.00
Div 12 - Furnishings	\$	-
Div 13 - Special Construction	\$	10,370.00
Div 14 - Conveying Systems	\$	-
Div 15 - Mechanical (HVAC) & Plumbing	\$	27,080.00
Div 16 - Electrical	\$	12,000.00
TOTAL	\$	232,522.00

Straight Renovation - 1,220 Sqft

Key Information

DESCRIPTION	VALUE	SQFT	PRICE/SQFT
Square Footage	1,220		
Purchase Price	\$ 590,000	1,220	\$ 483.61
Renovation Costs	\$ 232,522	1,220	\$ 190.59
Max Sale Price	\$ 650,000	1,220	\$ 532.79
Completion Time	6	Months	
Closing Cost Percentage	7%		

Overall Deal

DESCRIPTION	PRICE	SQFT	PRICE/SQFT
Potential Sale Price	\$ 650,000.00	1,220	\$ 532.79
Closing/Holding Costs	\$ 45,500.00	1,220	\$ 37.30
Cash at Close	\$ 604,500.00	1,220	\$ 495.49
Total Purchase Price	\$ 590,000.00	1,220	\$ 483.61
Total Renovation	\$ 232,522.00	1,220	\$ 190.59
Total Capital Spent	\$ 822,522.00	1,220	\$ 674.20
Net Profit	\$ (218,022.00)	1,220	\$ (178.71)
Overall Project Return	-26.507%		

Market Analysis

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$470,000	\$650,000	\$586,200	\$612,400
Sale Price	\$610,000	\$642,000	\$625,333	\$624,000

BUDGET - ESTIMATED

2502 Park View

Div 00 - Ask my PM	\$	-
Div 01 - General Conditions	\$	47,102.00
Div 02 - Site Development	\$	4,575.00
Div 03 - Concrete	\$	12,700.00
Div 04 - Masonry & Stucco	\$	3,000.00
Div 05 - Metals	\$	-
Div 06 - Woods and Plastics	\$	42,590.00
Div 07 - Roofing, Thermal and Moisture	\$	11,280.00
Div 08 - Doors and Windows	\$	18,200.00
Div 09 - Finishes	\$	31,400.00
Div 10 - Specialties	\$	2,625.00
Div 11 - Equipment	\$	9,600.00
Div 12 - Furnishings	\$	-
Div 13 - Special Construction	\$	10,370.00
Div 14 - Conveying Systems	\$	-
Div 15 - Mechanical (HVAC) & Plumbing	\$	27,080.00
Div 16 - Electrical	\$	12,000.00

TOTAL \$ 232,522.00

Budget Estimate
2502 Park View, Austin, Texas

Account	Units	Totals	SubTotals	Unit Cost
Div 00 - Ask my PM		\$ -		
Div 01 - General Conditions		\$ 47,102.00		
1.01 - Project Management		\$ 6,030.00	\$ -	
1.01.1 - Estimating		\$ 2,010.00	\$ -	
1.01.2 - Supervision		\$ 4,020.00	\$ -	
1.02 - Design		\$ -	\$ -	
1.02.1 - Architectural		\$ 9,112.00	\$ -	
1.02.2 - Engineering		\$ 4,355.00	\$ -	
1.02.3 - Interior design		\$ 3,350.00	\$ -	
1.02.4 - Survey		\$ 1,943.00	\$ -	
1.02.5 - Printing and graphics		\$ 402.00	\$ -	
1.03 - Permits and Inspections		\$ 4,690.00	\$ -	
1.04 - Temporary Facilities		\$ 580.00	\$ -	
1.05 - Temporary Utilities		\$ 980.00	\$ -	
1.06 - Day Labor		\$ 3,350.00	\$ -	
1.07 - Small Tools/Equipment Rental		\$ 700.00	\$ -	
1.08 - Vehicle expenses, fuel, mileage, etc		\$ 600.00	\$ -	
1.09 - Trash Haul		\$ 3,800.00	\$ -	
1.10 - Site maintenance		\$ 900.00	\$ -	
1.11 - Final Clean		\$ 300.00	\$ -	
1.12 - Staging		\$ -	\$ -	
		\$ -		
Div 02 - Site Development		\$ 4,575.00		
2.1 - Erosion Control		\$ 500.00	\$ -	
2.2 - Excavation and Ditch Work		\$ 335.00	\$ -	
2.3 - Control Features		\$ -	\$ -	
2.4 - Site Utilities		\$ 740.00	\$ -	
2.5 - Demo and lot clearing		\$ -	\$ -	
2.6 - Landscaping		\$ 3,000.00	\$ -	
		\$ -		
Div 03 - Concrete		\$ 12,700.00		
3.1 - Flat Work		\$ 4,000.00	\$ -	New exterior side walks and HVAC pad
3.2 - Concrete Slab		\$ 6,000.00	\$ -	Concrete demo and re-pour
3.3 - Common Area		\$ -	\$ -	
3.4 - Foundation repair (leveling or Capping)		\$ 2,700.00	\$ -	reinforcing at plumbing cuts
Div 04 - Masonry & Stucco		\$ 3,000.00		
04.1 - Masonry (lump sum)		\$ 3,000.00	\$ -	Fire place and misc. brick work
4.1.1 - Masonry (materials)		\$ -	\$ -	
4.1.2 - Masonry (labor)		\$ -	\$ -	
4.2 - Stucco (lump sum)		\$ -	\$ -	
4.2.1 - Stucco (materials)		\$ -	\$ -	
4.2.2 - Stucco (labor)		\$ -	\$ -	
		\$ -	\$ -	
Div 05 - Metals		\$ -		
5.1 - Structural's Steel (L&M)		\$ -	\$ -	
5.2 - Railings and Guards		\$ -	\$ -	
5.3 - Light Gage Metal Framing (L&M)		\$ -	\$ -	
		\$ -		
Div 06 - Woods and Plastics		\$ 42,590.00		
6.1 - Rough Carpentry/Framing				
6.1.1 - Rough Carpentry/Framing materials		\$ 170.00		Re-frame roof and walls for insulation and HVAC installation
6.1.2 - Rough Carpentry/Framing Labor		\$ 11,400.00		
6.2 - Cabinets and Countertops		\$ -	\$ -	
6.2.1.1 - Cabinet materials		\$ 11,400.00	\$ -	
6.2.1.2 - Cabinets labor		\$ 3,350.00	\$ -	
6.2.2 - Counter tops labor and materials		\$ 5,700.00	\$ -	
6.4 - Plastic Laminates		\$ -	\$ -	
6.5 - Finish Carpentry (Lump Sum)		\$ -	\$ -	
6.5.1 - Finish Carpentry (Materials)		\$ 4,400.00	\$ -	
6.5.2 - Finish Carpentry (Labor)		\$ 5,300.00	\$ -	
installation		\$ 870.00	\$ -	
		\$ -		
Div 07 - Roofing, Thermal and Moisture		\$ 11,280.00		
7.1 - Roofing		\$ 5,280.00		New roof
7.2 - Insulation		\$ 6,000.00		Foam insulation
7.3 - Waterproofing		\$ -	\$ -	
		\$ -		
Div 08 - Doors and Windows		\$ 18,200.00		
8.1 - Doors		\$ -	\$ -	
8.1.1 - Interior Doors		\$ 5,200.00		
8.1.2 - Exterior Doors		\$ 5,000.00		
8.2 - Windows		\$ 8,000.00		
8.3 - Garage Doors		\$ -		

		\$	-	
Div 09 - Finishes	\$ 31,400.00			
9.1 Drywall		\$	8,000.00	
9.2 - Paint		\$	6,000.00	
9.4 - Flooring				
9.4.1 - Wood Flooring				
9.4.1.1 - material		\$	6,400.00	
9.4.1.2 - labor		\$	-	
9.4.2 - Carpet				
9.4.2.1 - Carpet materials		\$	-	
9.4.2.2 - Carpet Labor		\$	-	
9.4.3 - Tile				
9.4.3.1 - Tile Materials		\$	5,700.00	
9.4.3.2 - Tile Labor		\$	5,300.00	
9.4.4 - Concrete finished or Others		\$	-	\$ -
		\$	-	\$ -
Div 10 - Specialties	\$ 2,625.00			
10.1 - Door hardware		\$	215.00	
10.2 - Cabinet hardware		\$	100.00	
10.3 - Rest room hardware		\$	110.00	
10.4 - Glass wall / Mirrors		\$	2,200.00	Shower doors
		\$	-	
Div 11 - Equipment	\$ 9,600.00			
Div 11 - Equipment.11.1 - Appliances		\$	9,600.00	Tri Supply
Div 11 - Equipment.11.2 - Generators / Compressors		\$	-	
		\$	-	
Div 12 - Furnishings	\$ -			
		\$	-	
Div 13 - Special Construction	\$ 10,370.00			
Div 13 - Special Construction.13.1 - Pergola		\$	4,700.00	Back porch cover
Div 13 - Special Construction.13.2 - Pools and spas		\$	-	
Div 13 - Special Construction.13.3 - Fence		\$	5,400.00	perimeter fencing
Div 13 - Special Construction.13.4 - Mail Receptacles		\$	270.00	mail box
		\$	-	
Div 14 - Conveying Systems	\$ -	\$	-	
		\$	-	
Div 15 - Mechanical (HVAC) & Plumbing	\$ 27,080.00			
15.1 - Plumbing (lump sum)		\$	16,280.00	New plumbing system throughout; water heater install to old HVAC closet
15.1.1 - Plumbing materials		\$	-	\$ -
15.1.2 - Plumbing labor		\$	-	\$ -
15.1.3 - Tap Fees		\$	-	\$ -
15.2 - HVAC (lump sum)		\$	10,800.00	New HVAC system, horizontal attic unit
15.2.1 - HVAC Materials		\$	-	\$ -
15.2.2 - HVAC labor		\$	-	\$ -
		\$	-	\$ -
Div 16 - Electrical	\$ 12,000.00			
16.1 - Electrical (lump sum)		\$	12,000.00	New service; all new wiring and fixtures
16.2 - Electrical materials		\$	-	\$ -
16.3 - Electrical labor		\$	-	\$ -
		\$	-	\$ -
TOTAL COST TO RENOVATE	\$ 232,522.00			

Market Analysis Summary

Residential

Pending

#	MLS #	Area	Address	Subdivision	# S	# Bd	# FB	# HB	# Gar	Pool	YB	Acres	SqFt	\$/SqFt	List Price	ADOM	CDOM
1	5014992	2	7508 Daugherty	Allandale Park Sec 05	1	3	2	0	2	No	1963	0.204	1,295	\$362.93	\$470,000	4	4

LISTINGS: 1 AVG: 3 2 2 2 1963 0.204 1,295 \$362.93 \$470,000 4 4

Leased/Sold

#	MLS #	Area	Address	Subdivision	# S	# Bd	# FB	# HB	# Gar	Pool	YB	Acres	SqFt	\$/SqFt	List Price	\$\$/SqFt	Sold Price	Sold Dt	ADOM	CDOM
1	9591009	2	6201 Shoal Creek	Allandale Oaks	1	3	2	0	2	No	1952	0.266	1,409	\$461.32	\$650,000	\$432.93	\$610,000	04/10/20	10	10
2	8301357	2	5903 Nasco	Allandale Sec 04	1	3	2	0	1	No	1951	0.328	1,447	\$414.58	\$599,900	\$431.24	\$624,000	09/06/19	3	3
3	9380211	2	3104 Carlisle	Allandale Terrace Sec	1	3	2	0	2	No	1962	0.213	1,436	\$435.17	\$624,900	\$447.08	\$642,000	04/24/20	2	2

LISTINGS: 3 MIN: 3 2 2 0 1 1951 0.213 1,409 \$414.58 \$599,900 \$431.24 \$610,000 2 2
 MAX: 3 2 0 2 1962 0.328 1,447 \$461.32 \$650,000 \$447.08 \$642,000 10 10
 AVG: 3 2 2 0 2 1955 0.269 1,431 \$437.02 \$624,933 \$437.08 \$625,333 5 5
 MED: 3 2 2 0 2 1952 0.266 1,436 \$435.17 \$624,900 \$432.93 \$624,000 3 3

LISTINGS TOTAL: 4 AVG FOR ALL: 3 2 0 2 1957 0.253 1,397 \$418.50 \$586,200 \$437.08 \$625,333 5 5

MEDIAN FOR ALL: 3 2 0 2 1957 0.240 1,423 \$424.87 \$612,400 \$432.93 \$624,000 4 4

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$470,000	\$650,000	\$586,200	\$612,400
Sale Price	\$610,000	\$642,000	\$625,333	\$624,000

Status is one of 'Active', 'Active Contingent', 'Pending', 'Pending - Taking Backups', 'Status is 'Sold' Status Contractual Search Date is 07/20/2020 to 07/21/2019 Property Sub Type is 'House' Latitude, Longitude is around 30.35, -97.74 Area is 2' Sqft Total is 1000 to 1500

Presented By: Ashlie Bailey

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
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Option 2

Renovation + 600 Sqft Addition

1820 Sqft total

BUDGET - ESTIMATED

2502 Park View

Div 00 - Ask my PM	\$	-
Div 01 - General Conditions	\$	70,250.00
Div 02 - Site Development	\$	5,350.00
Div 03 - Concrete	\$	18,790.50
Div 04 - Masonry & Stucco	\$	4,500.00
Div 05 - Metals	\$	-
Div 06 - Woods and Plastics	\$	89,660.00
Div 07 - Roofing, Thermal and Moisture	\$	16,780.00
Div 08 - Doors and Windows	\$	27,285.00
Div 09 - Finishes	\$	47,100.00
Div 10 - Specialties	\$	3,840.00
Div 11 - Equipment	\$	14,300.00
Div 12 - Furnishings	\$	-
Div 13 - Special Construction	\$	15,400.00
Div 14 - Conveying Systems	\$	-
Div 15 - Mechanical (HVAC) & Plumbing	\$	40,300.00
Div 16 - Electrical	\$	17,800.00

TOTAL \$ 371,355.50

Renovation and Addition - 1,820 Sqft

Key Information

DESCRIPTION	VALUE	SQFT	PRICE/SQFT
Square Footage		1,220	
Addition Sqft		600	
Purchase Price	\$ 590,000	1,820	\$ 324.18
Renovation Costs	\$ 371,356	1,820	\$ 204.04
Max Sale Price	\$ 825,000	1,820	\$ 453.30
Completion Time		12 Months	
Closing Cost Percentage		7%	

Overall Deal

DESCRIPTION	PRICE	SQFT	PRICE/SQFT
Potential Sale Price	\$ 825,000.00	1,820	\$ 453.30
Closing/Holding Costs	\$ 57,750.00	1,820	\$ 31.73
Cash at Close	\$ 767,250.00	1,820	\$ 421.57
Total Purchase Price	\$ 590,000.00	1,820	\$ 324.18
Total Renovation	\$ 371,355.50	1,820	\$ 204.04
Total Capital Spent	\$ 961,355.50	1,820	\$ 528.22
Net Profit	\$ (194,105.50)	1,820	\$ (106.65)
Overall Project Return	-20.191%		

Market Analysis

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$715,000	\$799,995	\$771,648	\$799,950
Sale Price	\$737,000	\$825,000	\$789,000	\$805,000

BUDGET - ESTIMATED

2502 Park View

Div 00 - Ask my PM	\$	-
Div 01 - General Conditions	\$	70,250.00
Div 02 - Site Development	\$	5,350.00
Div 03 - Concrete	\$	18,790.50
Div 04 - Masonry & Stucco	\$	4,500.00
Div 05 - Metals	\$	-
Div 06 - Woods and Plastics	\$	89,660.00
Div 07 - Roofing, Thermal and Moisture	\$	16,780.00
Div 08 - Doors and Windows	\$	27,285.00
Div 09 - Finishes	\$	47,100.00
Div 10 - Specialties	\$	3,840.00
Div 11 - Equipment	\$	14,300.00
Div 12 - Furnishings	\$	-
Div 13 - Special Construction	\$	15,400.00
Div 14 - Conveying Systems	\$	-
Div 15 - Mechanical (HVAC) & Plumbing	\$	40,300.00
Div 16 - Electrical	\$	17,800.00

TOTAL \$ 371,355.50

Budget Estimate
2502 Park View, Austin, Texas

Account	Units	Totals	SubTotals	Unit Cost
Div 00 - Ask my PM		\$ -		
Div 01 - General Conditions		\$ 70,250.00		
1.01 - Project Management		\$ 9,000.00	\$ -	
1.01.1 - Estimating		\$ 3,000.00	\$ -	
1.01.2 - Supervision		\$ 6,000.00	\$ -	
1.02 - Design		\$ -	\$ -	
1.02.1 - Architectural		\$ 13,600.00	\$ -	
1.02.2 - Engineering		\$ 6,500.00	\$ -	
1.02.3 - Interior design		\$ 5,000.00	\$ -	
1.02.4 - Survey		\$ 2,900.00	\$ -	
1.02.5 - Printing and graphics		\$ 600.00	\$ -	
1.03 - Permits and Inspections		\$ 7,000.00	\$ -	
1.04 - Temporary Facilities		\$ 860.00	\$ -	
1.05 - Temporary Utilities		\$ 1,440.00	\$ -	
1.06 - Day Labor		\$ 5,000.00	\$ -	
1.07 - Small Tools/Equipment Rental		\$ 1,000.00	\$ -	
1.08 - Vehicle expenses, fuel, mileage, etc		\$ 900.00	\$ -	
1.09 - Trash Haul		\$ 5,700.00	\$ -	
1.10 - Site maintenance		\$ 1,300.00	\$ -	
1.11 - Final Clean		\$ 450.00	\$ -	
1.12 - Staging		\$ -	\$ -	
		\$ -		
Div 02 - Site Development		\$ 5,350.00		
2.1 - Erosion Control		\$ 750.00	\$ -	
2.2 - Excavation and Dirt Work		\$ 500.00	\$ -	
2.3 - Control Features		\$ -	\$ -	
2.4 - Site Utilities		\$ 1,100.00	\$ -	
2.5 - Demo and lot clearing		\$ -	\$ -	
2.6 - Landscaping		\$ 3,000.00	\$ -	
		\$ -		
Div 03 - Concrete		\$ 18,780.50		
3.1 - Flat Work		\$ 6,000.00	\$ -	New exterior side walks and HVAC pad
3.2 - Concrete Slab		\$ 8,800.00	\$ -	Concrete demo and re-pour
3.3 - Common Area		\$ -	\$ -	
3.4 - Foundation repair (leveling or Capping)		\$ 3,980.50	\$ -	reinforcing at plumbing cuts
Div 04 - Masonry & Stucco		\$ 4,500.00		
04.1 - Masonry (lump sum)		\$ 4,500.00	\$ -	Fire place and misc. brick work
4.1.1 - Masonry (materials)		\$ -	\$ -	
4.1.2 - Masonry (labor)		\$ -	\$ -	
4.2 - Stucco (lump sum)		\$ -	\$ -	
4.2.1 - Stucco (materials)		\$ -	\$ -	
4.2.2 - Stucco (labor)		\$ -	\$ -	
		\$ -	\$ -	
Div 05 - Metals		\$ -		
5.1 - Structural Steel (L&M)		\$ -	\$ -	
5.2 - Railings and Guards		\$ -	\$ -	
5.3 - Light Gage Metal Framing (L&M)		\$ -	\$ -	
		\$ -		
Div 06 - Woods and Plastics		\$ 89,660.00		
6.1 - Rough Carpentry/Framing materials		\$ 26,450.00		Re-frame roof and walls for insulation and HVAC installation
6.1.2 - Rough Carpentry/Framing Labor		\$ 16,990.00		
6.2 - Cabinets and Countertops		\$ -	\$ -	
6.2.1.1 - Cabinet materials		\$ 17,000.00	\$ -	
6.2.1.2 - Cabinets labor		\$ 5,000.00	\$ -	
6.2.2 - Countertops labor and materials		\$ 8,500.00	\$ -	
6.4 - Plastic Laminates		\$ -	\$ -	
6.5 - Finish Carpentry (Lump Sum)		\$ -	\$ -	
6.5.1 - Finish Carpentry (Materials)		\$ 6,520.00	\$ -	
6.5.2 - Finish Carpentry (Labor)		\$ 7,900.00	\$ -	
installation		\$ 1,300.00	\$ -	
		\$ -		
Div 07 - Roofing, Thermal and Moisture		\$ 16,780.00		
7.1 - Roofing		\$ 7,880.00		New roof
7.2 - Insulation		\$ 8,900.00		Foam insulation
7.3 - Waterproofing		\$ -	\$ -	
		\$ -		
Div 08 - Doors and Windows		\$ 27,285.00		
8.1 - Doors		\$ -	\$ -	
8.1.1 - Interior Doors		\$ 7,785.00		
8.1.2 - Exterior Doors		\$ 7,500.00		
8.2 - Windows		\$ 12,000.00		
8.3 - Garage Doors		\$ -		
		\$ -		
Div 09 - Finishes		\$ 47,160.00		
9.1 Drywall		\$ 12,000.00		
9.2 - Paint		\$ 9,000.00		

9.4 - Flooring				
9.4.1 - Wood Flooring				
9.4.1.1 - material	\$	9,600.00		
9.4.1.2 - labor	\$	-		
9.4.2 - Carpet				
9.4.2.1 - Carpet materials	\$	-		
9.4.2.2 - Carpet Labor	\$	-		
9.4.3 - Tile				
9.4.3.1 - Tile Materials	\$	8,600.00		
9.4.3.2 - Tile Labor	\$	7,900.00		
9.4.4 - Concrete finished or Others	\$	-	\$	-
	\$	-	\$	-
Div 10 - Specialties	\$	3,840.00		
10.1 - Door hardware	\$	320.00		
10.2 - Cabinet hardware	\$	160.00		
10.3 - Rest room hardware	\$	160.00		
10.4 - Glass wall / Mirrors	\$	3,200.00		Shower doors
	\$	-		
Div 11 - Equipment	\$	14,300.00		
Div 11 - Equipment:11.1 - Appliances	\$	14,300.00		Tri Supply
Div 11 - Equipment:11.2 - Generators / Compressors	\$	-		
	\$	-		
Div 12 - Furnishings	\$	-		
	\$	-		
Div 13 - Special Construction	\$	15,400.00		
Div 13 - Special Construction:13.1 - Pergola	\$	7,000.00		Back porch cover
Div 13 - Special Construction:13.2 - Pools and spas	\$	-		
Div 13 - Special Construction:13.3 - Fence	\$	8,000.00		perimeter fencing
Div 13 - Special Construction:13.4 - Mail Receptacles	\$	400.00		mail box
	\$	-		
Div 14 - Conveying Systems	\$	-		
	\$	-		
Div 15 - Mechanical (HVAC) & Plumbing	\$	40,300.00		
15.1 - Plumbing (lump sum)	\$	24,300.00		New plumbing system throughout; water heater install to old HVAC closet
15.1.1 - Plumbing materials	\$	-	\$	-
15.1.2 - Plumbing labor	\$	-	\$	-
15.1.3 - Tap Fees	\$	-	\$	-
15.2 - HVAC (lump sum)	\$	16,000.00		New HVAC system, horizontal attic unit
15.2.1 - HVAC Materials	\$	-	\$	-
15.2.2 - HVAC labor	\$	-	\$	-
	\$	-	\$	-
Div 16 - Electrical	\$	17,800.00		
16.1 - Electrical (lump sum)	\$	17,800.00		New service; all new wiring and fixtures
16.2 - Electrical materials	\$	-	\$	-
16.3 - Electrical labor	\$	-	\$	-
	\$	-	\$	-
TOTAL COST TO RENOVATE	\$	371,355.50		

Market Analysis Summary

Residential

Leased/Sold

#	MLS #	Area	Address	Subdivision	# S	# Bd	# FB	# HB	# Gar	Pool	YB	Acres	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	ADOM	CDOM
1	9646425	2	2604 White Horse	Allandale	1	3	2	0	0	No	1952	0.260	2,195	\$325.74	\$715,000	\$335.76	\$737,000	07/10/20	5	5
2	9792661	2	2904 Greenlawn	Allandale Park	1	4	2	1	1	No	1960	0.200	2,186	\$365.94	\$799,950	\$368.25	\$805,000	09/23/19	9	9
3	4607450	2	3003 Savoy	Allandale Terrace Sec	1	4	2	1	2	No	1962	0.204	2,184	\$366.30	\$799,995	\$377.75	\$825,000	08/22/19	4	4
# LISTINGS:																				
			3	MIN:	3	2	0	0	0	1952	0.200	2,184	\$325.74	\$335.76	\$715,000	\$335.76	\$737,000		4	4
				MAX:	4	2	1	2	2	1962	0.260	2,195	\$366.30	\$377.75	\$799,995	\$377.75	\$825,000		9	9
				AVG:	4	2	1	2	2	1958	0.221	2,188	\$352.66	\$360.59	\$771,648	\$360.59	\$789,000		6	6
				MED:	4	2	1	2	2	1960	0.204	2,186	\$365.94	\$368.25	\$799,950	\$368.25	\$805,000		5	5

LISTINGS TOTAL: 3 AVG FOR ALL: 4 2 1 1 1958 0.221 2,188 \$352.66 \$771,648 \$360.59 \$789,000 6 6

MEDIAN FOR ALL:

4 2 1 1 1960 0.204 2,186 \$365.94 \$799,950 \$368.25 \$805,000 5 5

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$715,000	\$799,995	\$771,648	\$799,950
Sale Price	\$737,000	\$825,000	\$789,000	\$805,000

Status is one of 'Active', 'Active Contingent', 'Pending', 'Pending - Taking Backups', 'Sold' Status Contractual Search Date is 07/20/2020 to 07/21/2019 Property Sub Type is 'House' Latitude, Longitude is around 30.35, -97.74 Area is '2' Sqft Total is 1800 to 2200

Presented By: Ashlie Bailey

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
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Option 3

Full Demo 3,500 sqft New Construction

BUDGET - ESTIMATED 2502 Park View

Div 00 - Ask my PM	\$	-
Div 01 - General Conditions	\$	104,900.00
Div 02 - Site Development	\$	24,600.00
Div 03 - Concrete	\$	44,500.00
Div 04 - Masonry & Stucco	\$	9,000.00
Div 05 - Metals	\$	-
Div 06 - Woods and Plastics	\$	173,550.00
Div 07 - Roofing, Thermal and Moisture	\$	28,900.00
Div 08 - Doors and Windows	\$	62,500.00
Div 09 - Finishes	\$	95,455.00
Div 10 - Specialties	\$	6,750.00
Div 11 - Equipment	\$	20,830.00
Div 12 - Furnishings	\$	-
Div 13 - Special Construction	\$	22,050.00
Div 14 - Conveying Systems	\$	-
Div 15 - Mechanical (HVAC) & Plumbing	\$	62,703.00
Div 16 - Electrical	\$	29,500.00
TOTAL	\$	685,238.00

Proposed New Build

Key Information

Purchase Price	\$	590,000.00		
Site Prep	\$	20,000.00	Total Sqft	Price/Sqft
Total Build Cost	\$	685,238.00	3,500	\$ 195.78
Max Sale Price	\$	1,800,000.00	3,500	\$ 514.29
Closing Cost Percentage		7%		
Completion Time		15	Months	

Overall Deal

DESCRIPTION	PRICE	SQFT	PRICE/SQFT
Sale Price	\$ 1,800,000.00	3,500	\$ 514.29
Less Closing/Prop Tax/Insurance	\$ (126,000.00)	3,500	\$ (36.00)
Cash at Close	\$ 1,674,000.00	3,500	\$ 478.29
Purchase Price	\$ (590,000.00)	3,500	\$ (168.57)
House Demo	\$ (20,000.00)	3,500	\$ (5.71)
Build Cost	\$ (685,238.00)	3,500	\$ (195.78)
Total Capital Spent	\$ (1,295,238.00)	3,500	\$ (370.07)
Net Profit	\$ 378,762.00	3,500	\$ 108.22
Overall Project Return	29.243%		

Listings as of 07/20/2020 at 2:33PM

Market Analysis Summary

Quick Statistics (10 Listings Total)

	Min	Max	Average	Median
List Price	\$1,249,000	\$1,750,000	\$1,376,351	\$1,312,500
Sale Price	\$1,300,000	\$1,807,000	\$1,421,164	\$1,365,657

BUDGET - ESTIMATED

2502 Park View

Div 00 - Ask my PM	\$	-
Div 01 - General Conditions	\$	104,900.00
Div 02 - Site Development	\$	24,600.00
Div 03 - Concrete	\$	44,500.00
Div 04 - Masonry & Stucco	\$	9,000.00
Div 05 - Metals	\$	-
Div 06 - Woods and Plastics	\$	173,550.00
Div 07 - Roofing, Thermal and Moisture	\$	28,900.00
Div 08 - Doors and Windows	\$	62,500.00
Div 09 - Finishes	\$	95,455.00
Div 10 - Specialties	\$	6,750.00
Div 11 - Equipment	\$	20,830.00
Div 12 - Furnishings	\$	-
Div 13 - Special Construction	\$	22,050.00
Div 14 - Conveying Systems	\$	-
Div 15 - Mechanical (HVAC) & Plumbing	\$	62,703.00
Div 16 - Electrical	\$	29,500.00

TOTAL \$ 685,238.00

Budget Estimate
2502 Park View, Austin, Texas

Account	Units	Totals	SubTotals	Unit Cost
Div 00 - Ask my PM		\$ -		
Div 01 - General Conditions		\$ 104,900.00		
1 01 - Project Management		\$ 13,000.00	\$ -	-
1 01 1 - Estimating		\$ 4,000.00	\$ -	-
1 01 2 - Supervision		\$ 8,000.00	\$ -	-
1 02 - Design		\$ -	\$ -	-
1 02 1 - Architectural		\$ 29,500.00	\$ -	-
1 02 2 - Engineering		\$ 9,500.00	\$ -	-
1 02 3 - Interior design		\$ 5,000.00	\$ -	-
1 02 4 - Survey		\$ 2,500.00	\$ -	-
1 02 5 - Printing and graphics		\$ 1,000.00	\$ -	-
1 03 - Permits and inspections		\$ 11,000.00	\$ -	-
1 04 - Temporary Facilities		\$ 1,200.00	\$ -	-
1 05 - Temporary Utilities		\$ 2,000.00	\$ -	-
1 06 - Day Labor		\$ 5,000.00	\$ -	-
1 07 - Small Tools/Equipment/Rental		\$ 1,000.00	\$ -	-
1 08 - Vehicle expenses, fuel, mileage, etc		\$ 1,200.00	\$ -	-
1 09 - Trash Haul		\$ 7,500.00	\$ -	-
1 10 - Site maintenance		\$ 1,500.00	\$ -	-
1 11 - Final Clean		\$ 1,600.00	\$ -	-
1 12 - Staging		\$ -	\$ -	-
Div 02 - Site Development		\$ 24,600.00		
2 1 - Erosion Control		\$ 1,300.00	\$ -	-
2 2 - Excavation and On Work		\$ 1,800.00	\$ -	-
2 3 - Control Features		\$ -	\$ -	-
2 4 - Site Utilities		\$ 1,500.00	\$ -	-
2 5 - Demol and site clearing		\$ -	\$ -	-
2 6 - Landscaping		\$ 20,000.00	\$ -	-
Div 03 - Concrete		\$ 44,500.00		
3 1 - Form Work		\$ 6,000.00	\$ -	- New exterior side walks and HVAC pad
3 2 - Concrete Slab		\$ 38,500.00	\$ -	- New slab
3 3 - Concrete Area		\$ -	\$ -	-
3 4 - Foundation repair (leveling or Capping)		\$ -	\$ -	-
Div 04 - Masonry & Stucco		\$ 9,000.00		
04 1 - Masonry (lump sum)		\$ 9,000.00	\$ -	- Fire place and misc. brick work
4 1 1 - Masonry (materials)		\$ -	\$ -	-
4 1 2 - Masonry (labor)		\$ -	\$ -	-
4 2 - Stucco (lump sum)		\$ -	\$ -	-
4 2 1 - Stucco (materials)		\$ -	\$ -	-
4 2 2 - Stucco (labor)		\$ -	\$ -	-
Div 05 - Metals		\$ -		
5 1 - Structural Steel (L&M)		\$ -	\$ -	-
5 2 - Rynco's and Girts		\$ -	\$ -	-
5 3 - Light Gauge Metal Framing (L&M)		\$ -	\$ -	-
Div 06 - Woods and Plastics		\$ 173,550.00		
6 1 - Rough Carpentry/Framing		\$ 56,000.00		
materials		\$ 31,150.00		
Labor		\$ -	\$ -	-
6 2 - Cabinets and Countertops		\$ 44,000.00	\$ -	-
6 2 1 1 - Cabinet materials		\$ 7,200.00	\$ -	-
6 2 1 2 - Cabinets labor		\$ 12,400.00	\$ -	-
materials		\$ -	\$ -	-
6 4 - Plywood/templets		\$ -	\$ -	-
6 5 - Finish Carpentry (lump sum)		\$ 9,400.00	\$ -	-
Materials		\$ 11,500.00	\$ -	-
6 5 2 - Finish Carpentry (Labor)		\$ 1,900.00	\$ -	-
hardware installation		\$ -	\$ -	-
Div 07 - Roofing, Thermal and Moisture		\$ 28,900.00		
7 1 - Roofing		\$ 15,900.00		New roof
7 2 - Insulation		\$ 13,000.00		Foam insulation
7 3 - Waterproofing		\$ -	\$ -	-
Div 08 - Doors and Windows		\$ 62,500.00		
8 1 - Doors		\$ 13,500.00	\$ -	-
8 1 1 - Interior Doors		\$ 14,000.00		
8 1 2 - Exterior Doors		\$ 35,000.00		
8 2 - Windows		\$ -		
8 3 - Garage Doors		\$ -		
Div 09 - Finishes		\$ 95,455.00		
9 1 Drywall		\$ 19,500.00		
9 2 - Paint		\$ 24,350.00		
9 4 - Flooring		\$ 18,375.00		
9 4 1 - Wood Flooring		\$ 7,000.00		
materials		\$ -		
9 4 1 2 - labor		\$ -		
9 4 2 - Carpet		\$ -		
materials		\$ -		
Labor		\$ -		
9 4 3 - Tile		\$ 13,750.00		
Materials		\$ 12,500.00		
Labor		\$ -	\$ -	-
Others		\$ -	\$ -	-
Div 10 - Specialties		\$ 6,750.00		
10 1 - Door hardware		\$ 1,000.00		
10 2 - Cabinet hardware		\$ 500.00		
10 3 - Bathroom hardware		\$ 600.00		
10 4 - Glass wall mirrors		\$ 4,650.00		Shower doors
Div 11 - Equipment		\$ 20,830.00		
Div 11 - Equipment 11 1 - Appliances		\$ 20,830.00		Tri Supply
Compressors		\$ -		
Div 12 - Furnishings		\$ -		

Div 13 - Special Construction	\$	22,050.00		
Div 13 - Special Construction 13.1 - Pergola	\$	10,000.00		Back porch cover
SPF's	\$	-		
Div 13 - Special Construction 13.3 - Fence	\$	11,650.00		perimeter fencing
Receptacles	\$	400.00		mail box
	\$	-		
Div 14 - Conveying Systems	\$	-	\$	-
		\$		-
Div 15 - Mechanical (HVAC) & Plumbing	\$	62,703.00		
15.1 - Plumbing (ump sum)	\$	39,000.00		New plumbing system throughout; water heater install to old HVAC closet
15.1.1 - Plumbing materials	\$	-	\$	-
15.1.2 - Plumbing labor	\$	-	\$	-
15.1.3 - Tap Fees	\$	-	\$	-
15.2 - HVAC (ump sum)	\$	23,703.00		New HVAC system, horizontal attic unit
15.2.1 - HVAC Materials	\$	-	\$	-
15.2.2 - HVAC labor	\$	-	\$	-
	\$	-	\$	-
Div 16 - Electrical	\$	29,500.00		
16.1 - Electrical (ump sum)	\$	29,500.00		New service, all new wiring and fixtures
16.2 - Electrical materials	\$	-	\$	-
16.3 - Electrical labor	\$	-	\$	-
	\$	-	\$	-
TOTAL COST TO Build New	\$	685,238.00		
		3500		
	\$	195.78		

Market Analysis Summary

Residential

Pending

#	MLS #	Area	Address	Subdivision	# S	#Bd	#FB	#HB	#Gar	Pool	YB	Acres	SqFt	\$/SqFt	List Price	ADOM	CDOM
1	8097191	2	2603 Park View	Edgewood Sec 02	1	4	3	0	2	No	2015	0.304	2,713	\$469.96	\$1,275,000	35	67
2	4377478	2	3101 Yellowpine	Allendale Park Sec 06	2	4	3	0	2	Yes	2020	0.206	2,912	\$477.34	\$1,390,000	0	0
# LISTINGS:		2	AVG:		4	4	3	3	2	2018	0.255	2,813	\$473.65	\$1,332,500		18	34

Leased/Sold

#	MLS #	Area	Address	Subdivision	# S	#Bd	#FB	#HB	#Gar	Pool	YB	Acres	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	ADOM	CDOM
1	1192152	2	2903 Stoneway	Allendale Terrace Sec	2	4	3	0	2	Yes	2019	0.193	2,990	\$443.14	\$1,325,000	\$434.78	\$1,300,000	12/11/19	48	72
2	4718456	2	3300 Stardust	Allendale Park Sec 04	1	4	3	0	2	Yes	2019	0.190	2,700	\$481.48	\$1,300,000	\$481.48	\$1,300,000	11/01/19	34	34
3	1615417	2	3104 Stardust	Allendale Park Sec 04	1	4	3	0	2	Yes	2019	0.222	2,726	\$476.89	\$1,300,000	\$476.89	\$1,300,000	09/13/19	0	0
4	5557386	2	6903 Daugherty	Green Acres	2	4	3	1	3	No	2019	0.283	2,843	\$439.32	\$1,249,000	\$476.61	\$1,355,000	02/07/20	13	160
5	9202005	2	3101 Whiteway	Allendale Park Sec 08	1	4	3	0	2	Yes	2019	0.234	2,743	\$501.46	\$1,375,513	\$501.75	\$1,376,313	04/24/20	0	0
6	1939599	2	6004 Shoal Creek	Allendale Oaks	2	3	3	0	2	No	2018	0.411	2,879	\$434.18	\$1,250,000	\$500.52	\$1,441,000	02/18/20	5	5
7	4856287	2	7008 Daugherty	Green Acres	1	4	3	1	2	Yes	2020	0.221	2,908	\$532.67	\$1,549,000	\$512.38	\$1,490,000	05/13/20	3	3
8	3970851	2	2510 Park View	Edgewood Sec 02	2	5	4	1	2	No	2017	0.273	3,569	\$490.33	\$1,750,000	\$506.30	\$1,807,000	12/05/19	8	8

LISTINGS TOTAL: 10

AVG FOR ALL:

4	3	0	2	2019	0.254	2,898	\$474.68	\$1,376,351	\$486.34	\$1,421,164	15	35
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MEDIAN FOR ALL:

4	3	0	2	2019	0.228	2,861	\$477.11	\$1,312,500	\$491.00	\$1,365,657	7	7
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Presented By: Ashlie Bailey

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
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Market Analysis Summary

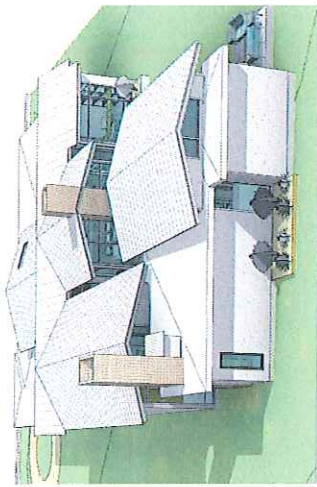
Quick Statistics (10 Listings Total)

	Min	Max	Average	Median
List Price	\$1,249,000	\$1,750,000	\$1,376,351	\$1,312,500
Sale Price	\$1,300,000	\$1,807,000	\$1,421,164	\$1,365,657

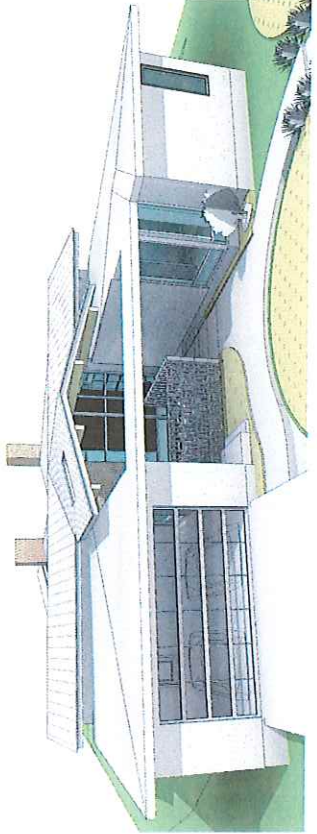
Status is one of 'Active', 'Active Contingent', 'Pending', 'Pending - Taking Backups', 'Sold' Status Contractual Search Date is 07/20/2020 to 07/21/2019 Property Sub Type is 'House' Latitude, Longitude is around 30.35, -97.74 Area is '2' Sqft Total is 2500+

Presented By: Ashlie Bailey

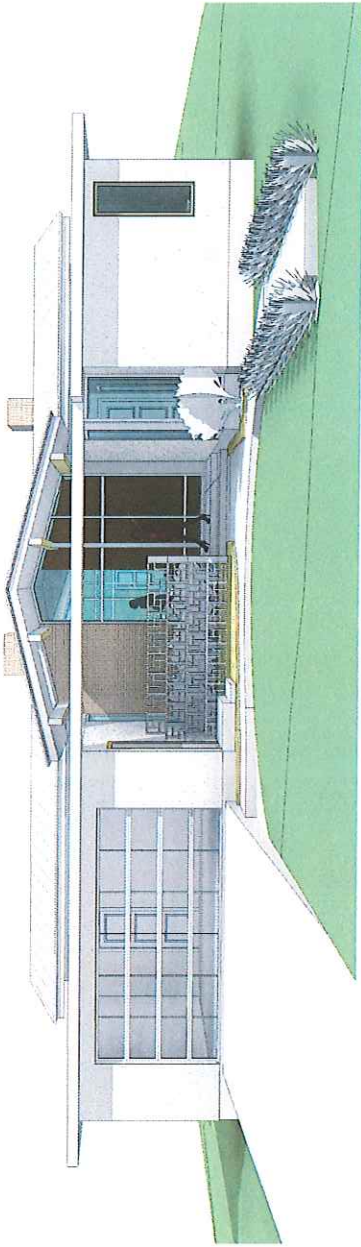
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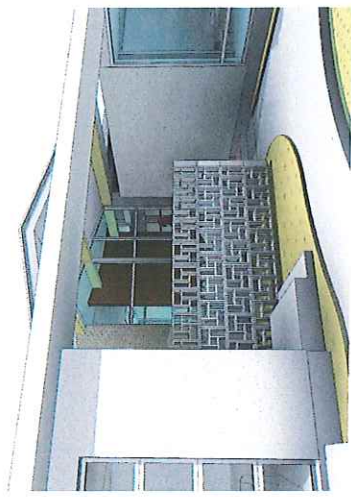
Ⓐ Rear - Aerial View



Ⓐ Front - Aerial View



Ⓐ Street View



Ⓐ Front Walk



Warning:
This is a violation of the law for any person,
licensed architect or engineer, to prepare or
submit any work on these plans.
Printing note:
Sheet is formatted to 24" x 36". Scales are
shown in feet and inches. Please refer to the
project.
Architect Consultants:

NOT FOR
CONSTRUCTION,
REGULATORY
APPROVAL OR
PERMITTING.

Owner Consultants:

Cedar & Oak

2000 Park View Drive
Austin, TX

REVISIONS

Building Elevations

Project Number: 2020-08
Project Phase: SD
Drawn by: SLW
Checked by:

A-3.1

Date: June 18, 2020

5 of 6