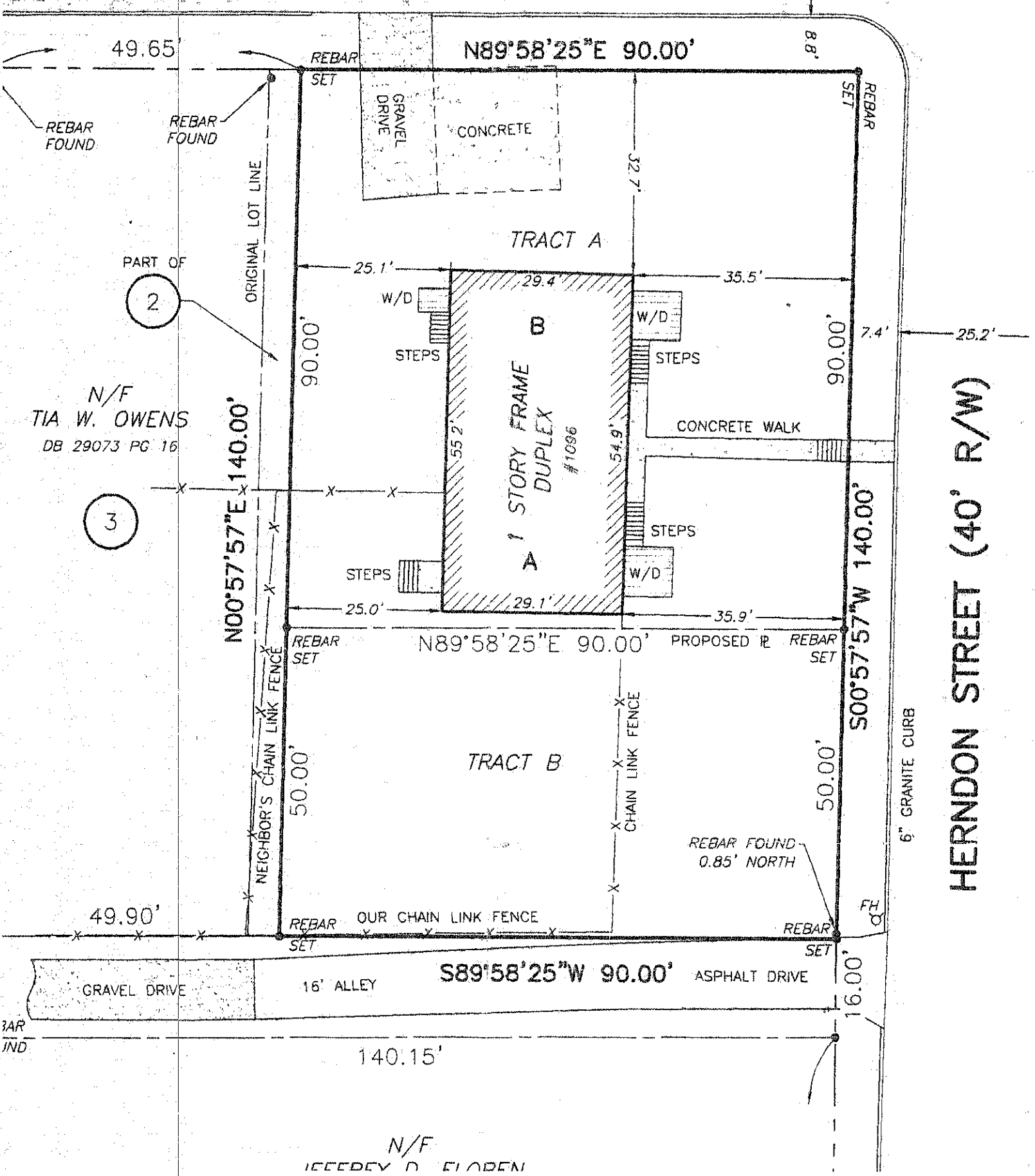


CHURCH STREET (50' R/W)

(F.K.A. COLLINS AVENUE)

SSMH



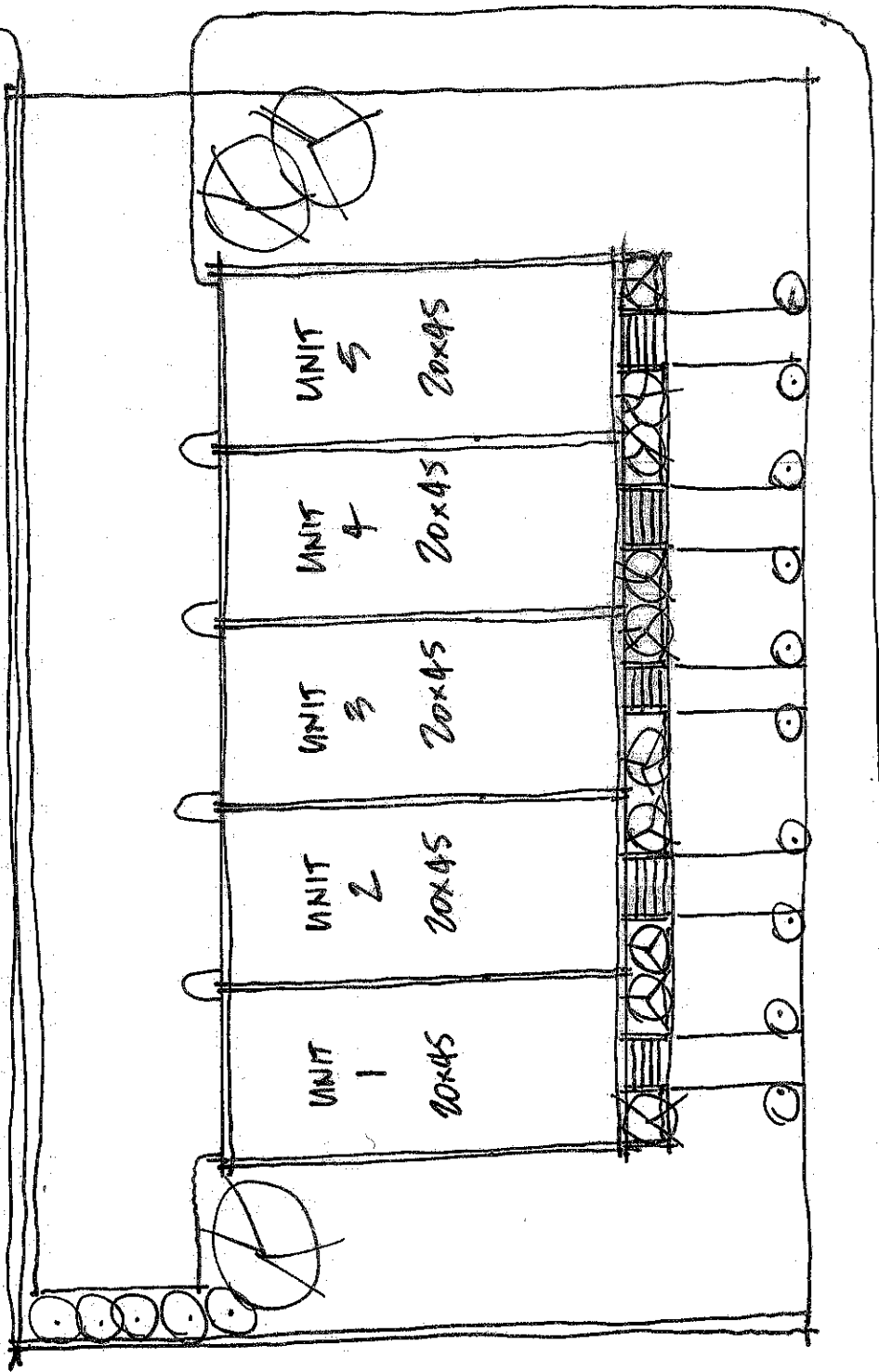
HERNDON STREET (40' R/W)

6" GRANITE CURB

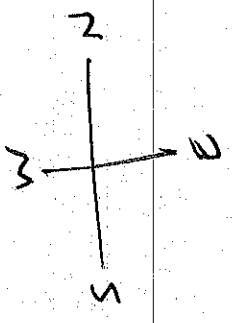
BAR IND

FH

LAUREL ST.



HERNDON ST.



ASSUMING CHANGE TO R4-3 ZONING

140 x 90 SITE

12,600 SF SITE

4,500 SF FLOOR PLATE OVERALL .35 RATIO NOT INCL. ROOF TERRACE

GROUND 900 SF / 450 HEATED
MAIN 900 SF
2ND 900 SF
ROOF 900 SF / 450 HEATED

3600 SF TOTAL / UNIT
2700 SF HEATED

SALES NUMBERS

2700 SF x 180/SF = 486,000	x 5 = 2,430,000
200/SF = 540,000	x 5 = 2,700,000
220/SF = 594,000	x 5 = 2,970,000

3050 SF (CONSTRUCTION SF) x 110 x 5 = 1,677,500
 x 100 x 5 = 1,525,000
 x 90 x 5 = 1,372,500