

Beecher Square Housing Cost Comparison

Initial Costs	Beecher Square 1,080 SF 2B Apt	Example Planned Community 1,500 SF 2B House	Example Condo Complex 1,464 SF 2B Condo
Community "Entrance" Fees	\$150,000 Fully Refundable	\$4,500 Security Deposit	\$54,000 20% down payment + closing costs
Purchase Price			\$200,000
Closing Costs (7%)			\$14,000
Appreciation: 1%/yr, 10 yrs			\$20,000
Resale Transactional Costs (10%)			\$22,000
Mortgage payoff			\$123,328
10 Year Return at Exit	\$150,000	\$4,500	\$74,672
10 Year Profit/Loss	\$0	\$0	\$20,672

Monthly Costs	Beecher Square	Example Planned Community	Example Condo Complex
Monthly rent/mortgage	\$1,850	\$2,250	\$707
Community Services	incl in rent	~	~
Electricity/gas	\$100	\$150	\$300
Internet/cable/phone	\$100	\$100	\$100
Renter/Homeowner Insurance	\$20	\$20	\$58
Water/Sewer	incl in rent	~	\$33
Trash	incl in rent	~	~
Parking	~	~	~
Property Taxes (2.07%)	~	~	\$450
Landscaping/lawn care	~	~	~
Snow removal	incl in rent	~	~
Repairs/maintenance	incl in rent	~	\$150
Association Fee	~	~	\$185
Total:	\$2,070	\$2,520	\$2,006

The Community	Beecher Square	Example Planned Community	Example Condo Complex
Age Restricted	No	Yes	No
Active Community	●	●	●
Supportive Services*	◐	●	●
Community Space	●	◐	●
Community Programming	●	●	●
Other Amenities*	●	●	●
Luxury Apartments	◐	◐	◐

* See specific communities for details.
Project is still in planning phases. All information is subject to change.

KEY				
●	◐	○	◑	●
Excellent				Poor

