



# Resources to win at the game of being a

## CREATING SUSTAINABLE NEIGHBORHOOD DEVELOPERS PROGRAM

- RESOURCES YOU WILL NEED TO BE SUCCESSFUL ARE NOT EASY TO FIND. HOWEVER, THERE ARE GREAT OPPORTUNITIES IF YOU KNOW WHERE TO LOOK AND HOW TO LEVERAGE THOSE RESOURCES TO YOUR ADVANTAGE.
- This presentation is meant to assist you and using all that you have been trained on in your previous classes. You will need to use every skill that you have been exposed to in order to achieve your goals.
- This entire program is not a short cut process or quite honestly it is not a silver bullet to success upon completion. IT TAKES WORK!



# WHAT ARE THE RESOURCES YOU WILL NEED?

- KNOWLEDGE IS KEY BUT THE WRONG KNOWLEDGE IS A KEY TO THE WRONG DOOR. ONE OF THE FIRST THINGS YOU WILL NEED TO DO IS TO EDUCATE YOURSELF BEYOND THIS CLASS ABOUT THE PROCESS OF RESOURCING AND PROCURING THE NECESSARY DATA
- YOU WILL NEVER STOP LEARNING ABOUT THE PROCESS OF BEING A DEVELOPER, EVER. EACH AND EVERY PROJECT WILL REQUIRE YOUR ATTENTION TO DETAILS OR ELSE YOU COULD LOSE YOUR SHIRT, PANTS AND SHOES.





## FIRST DECIDED WHAT KIND OF DEVELOPER YOU WANT TO BE. THEN SOURCE THE DATA

---

- HERE ARE SOME EXAMPLES OF VARIOUS TYPES OF DEVELOPERS PROJECTS:
- **FIX AND FLIP-** This means that you take an old house or apartment, and you go in and conduct a rehab and restoration in order to place it back on the market.
- **THE GOOD:** These properties can be purchased at a low price, repaired and sold for a profit
- **THE BAD:** You must make sure that you have a contracting team that knows what they are doing as far as keeping things under budget.
- **THE UGLY:** You can end up with a money pit and no profit



# OTHER TYPES OF DEVELOPMENT OPTIONS

**FIX AND HOLD:** In this case you are on in a rehab and keep for rental purposes. This is not necessarily a bad option

**THE GOOD:** You can have a cash flowing property to provide income.

**THE BAD:** If your tenant does not pay their rent, you are still required to meet your monthly mortgage.

**THE UGLY:** The renters damage your property and it cost you more money to get the property livable again.



## Look at the fresh new house

- **NEW CONSTRUCTION STARTING FROM THE GROUND UP.**
- New construction can be very rewarding for several reasons. You know what you have to build. You are adding value to the property.
- **THE GOOD:** Added property value for the area. It could also be the start of redevelopment and generating your own comparable numbers”
- **THE BAD:** Nobody want to be a pioneer and build the 1<sup>st</sup> home.
- **THE UGLE:** It could take some time for other new construction to come online at the same time. This creates a shortfall in the comparable for some time





# BEYOND SINGLE FAMILY- MULTI FAMILY

- MULTI FAMILY UNITS ARE THOSE THAT HAVE MORE THAN ONE UNITY. THESE UNITS LIKE DUPLEXES, FOURPLEX, AND LARGER UNITS.
- THE GOOD: In the case of multi family you have only one roof on small units.
- THE BAD: The cost more to build and keep up.
- THE BAD: You can have vacancies which will throw off your cash flow.



YOU NOW HAVE  
AN IDEA OF WHAT  
YOU WANT NOW  
WHERE DO YOU  
GET THE MONEY

---





# MONEY ISN'T EVERYTHING IT IS THE ONLY THING \$\$\$

- YOUR ASSETS DETERMINE HOW MUCH YOU CAN GET TO BORROW. Previously, you were instructed in having your credit and your personal financials in order before approaching the “Banking Tribe”
- TO BE CLEAR PLEASE TAKE NOTE HERE: BANKS ARE IN THE BUSINESS OF LOANING MONEY AND NOT TAKING RISK. YOU AS A FIRST TIME DEVELOPER ARE PERCEIVED AS A RISK!
- You may have been dealing with local bank for years when it comes to your personal banking. This could even apply to your home mortgage. **THEY DON'T CARE! YOU HAVE TO PROVE THEM OTHERWISE**

# *TELL THE TRUTH ABOUT THE DEAL!*

- FULL DISCLOSURE: I AM A MEMBER OF THE “BANKING TRIBE” I HAVE A COMMERCIAL BROKERAGE BUSINESS.
- THE TRUTH: The American banking industry still has racism involved in lending. I can say that as an African American male.
- The way you counter act this is to seek out as many options for funding as possible
- Have **plans** of action on targeting those institutions which lend to new developers. One of those institutions is a CDFI- Community Development Financial Institution. These are chartered by the United States Department of the Treasury. Their purpose is to invest in disinvested areas. We can discuss how this helps you and your contractor.



# QUALIFIED OPPORTUNITY ZONE FUNDS

- An **opportunity fund** is an investment vehicle designed to invest in real estate or business development in areas known as "**opportunity zones**." **Opportunity zones** are particular geographic areas that have been designated as economically distressed.
- QUICK HISTORY: Opportunity Zones were created by the 2017 Tax Cut and Jobs Act signed by President Trump.
- LOCAL OPPORTUNITIES: Baton Rouge has 18 opportunity zones. 15 of which are in North Baton Rouge. You can just look at an area and think that it may be in or out of an opportunity zone. The measure is the medium income of the census tract in which the zone is located.
- **CORTANA MALL OPPORTUNITY ZONE, RIGHT?** Nope. The areas of Broadmoor and Villa del Ray income are too high. So, it does not qualify. **But that did not stop Amazon. Little secret: The 2,000 plus workers will need a place to stay that is close to work.**

# SECTION 8 OR HOUSING CHOICE

- SECTION 8 HOUSING IS A SUBSIDISED HOUSING PROGRAM SPONSORED BY HUD. IT PAYS THE LANDLORD DIRECTLY AND THE RENTER PAYS A SMALL PORTION BASED UPON THEIR INCOME. THE EAST BATON ROUGE HOUSING AUTHORITY RUNS THE PROGRAM.
- **THE GOOD:** You don't have to worry about your rent being paid on time. If the renter tears up your property, they could have their voucher revoked. It is a steady source of income for the landlord.
- **THE BAD:** In some cases, renters won't pay their portion **of** the rent.
- **THE UGLY:** In the pass and even today there is a belief that Section 8 renters are bad for business. This is false. You must screen your renters.

# An approach to the various housing types

- In recent years there has been a great focus on the causes of the social inequities in things like the Alton Sterling murder( Baton Rouge case) and the murder of George Floyd. Black Live Matter has had an outcome on housing.
- The nation started to look at the causes of much of the social unrest and found one of the elements is that of affordable housing. To some the term **affordable housing** is seen as low income. THIS IS A LIE!! Affordable housing is just what it says "**WHAT PEOPLE CAN AFFORD**"
- People in lower income areas spend more of their income on housing than other. In section of Baton Rouge citizens are paying as much as **50% of their income** on housing. The nationally acceptable rate is no more the **30% or less**.
- You must decide if you want to be solution oriented and find a better way.



# Market rate housing not a bad idea.

- Market rate housing is housing that is not subsidized like say Home Choice the replacement for Section 8. Market rate housing is just what the market will allow a person to afford.
- In many cases of the price of rent and the actual value to the tenant is out of alignment. For example, a 3-bedroom, 1 bathroom can rent in the Baton Rouge market for as much as \$1,000 per month. In other sections of town, a 3 bedroom, 2 bath cost the same amount.
- Apartments like doubles (duplexes) or fourplexes may be a good way to start with a partner or partners within your class or as fellow investors.

# Learn Baby Learn..... Build baby build!

- “The more you learn the more you can earn.”
- Once you have focused on the type of housings you want to pursue then you need to educate yourself on the options which will make you successful.
- There are program which can help you to help your clients if you choose sell your properties.
- Building a portfolio of properties will allow you to gain greater access to additional capital.
- Once you have a property you might want to *pull the equity out of it* for your next purchase.
- One thing I would tell each of you to do is to start an **LLC for your properties.** Why, banks like to see you separate person from business.

# Looking at ways to get clients and close the deal

- Build, fix and flip
- An approach I use that is holistic to ensuring that you have someone to purchase your home once it is built is super important.
- You can work with local programs which will assist the client to be in apposition to purchase the house once it is ready to go


In the Baton Rouge Market, there are programs which are specifically setup for 1<sup>st</sup> time home buyers.

The client is connected to the 1<sup>st</sup> time homebuyer's class after completing the course they are eligible for \$50,000 in down payment assistance.

Southern University has the IDA program in which a person saves \$1,000 and it is matched with \$4,000 for a total of \$5,000.

\$50K and 5K is walking into equity and generational wealth. GAME CHANGER





# LOUISIANA HOUSING CORPORATION (LHC)

- The Louisiana Housing Corporation was established to promote affordable and sustainable housing throughout the state. They also function as the developer of programs specific to Louisiana and its needs.
- Many of the programs are beyond the reach of new developers. However, recently due to natural disasters like the Great Flood of 2016 and Hurricane Laura, LHC has come out with some new programs.



## OTHER PROGRAMS FROM LHC

---

Recently, LHC has announced small landlord programs.

These programs have a range of needs to fit such as homeless housing, reentry for excons, single moms housing.

COVID0- 19 BROUGHT A LOT OF THINGS OUT IN THE OPEN:

The problem of having enough housing is a constant battle.

We need over 4 million new units to be built in the next 5 years to meet the current demand.





# OTHER SOURCES OF MONEY

- Many first-time developers use their savings or 401K to start their businesses.
- Some borrow money from family and friends.
- Another way is to join an Investment Group. This group would help you to attract investors for your cash strapped.
- Working with a non-profit could be an excellent options. You will need to search out these investors. One locally is the Scotlandville Community development Corporation.





# Why did the bank robber rob banks? Because that is where the money is!

## Seriously, now many banks have 1<sup>st</sup> time home buyers' programs

### **Here are some of the requirements from local banks**

- Up to 100% financing
- No Private Mortgage Insurance (PMI)
- No income limits
- Available for purchase or refinance
- Loan amount up to \$647,200

### **A different bank's program**

- All rates, fees, and terms are subject to change, not guaranteed and are based on credit qualifications and lending guidelines.
- **Up to \$99,999**
  - 3.875%
- **\$100,000 to \$199,999**
  - 3.750%
- **\$200,000 to \$647,199**
  - 3.625%
- **\$647,199 to \$1,000,000**
  - 3.875%

There are many more programs to help clients like credit repair and financial literacy. The large number of non-profits which can help.

### Renters are still a good market for investment.

- The fact of the matter many renters don't want to be homeowners, and that is okay.
- Many of the reasons people might want to stay as renters is because they don't want the responsibility of homeownership.
- Instability of income is another factor to keep some as renters.
- A major life change such as the loss of a partner or her income.
- Sickness and all that comes with it, causes people to pause.
- Retirement and getting older causes many to downsize to rentals.

## The basics of the community



fa7245223 FreeArt

- You can make money in the urban core, suburbs, or even rural areas.
- People need the basic of human survival FOOD ,SHELTER, TRANSPORTATION, COMMUNITY.
- There have people that have become millionaires from housing. Some good, some bad (Trump)
- Shelter is what you will provide.
- Transportation in walkable community is plus along with bike and good public transportation.
- Community: people like living around people that have the same goals, values, and quality of life that they have. ***Birds of a feather house together***



End of my story. Tell your  
own version of your story  
any way that you like!

Rinaldi E. Jacobs Sr  
fullcircleddev@gmail.com.  
225-803-8740



# HOUSING CONSTRUCTION TYPES

## CONCEPT BLUE

By: Dwon Matthews

# MAJOR CONSTRUCTION TYPES

Most homes stand out because of their exterior styling; however, internal construction is limited to a few building techniques that use different materials and processes to provide the basis for any sort of home.

- Timber Frame
- Wood Panels
- Manufacturing
- Concrete
- Steel Stud





- ▶ Straightforward and the most common construction type that relies on large wooden beams for its basic construction, with more narrow timber beams in between them.
- ▶ The quality varies depending on the level of technical skilled labor used.

## TIMBER FRAME







## WOOD PANELS

Unlike timber frame homes, wood panel homes use prefabricated panels that sandwich rigid foam insulation between thinner pieces of wood.

Like timber frame house construction, wood panel homes are susceptible to warping and rot from water, or damage from termites and other insects.

- Manufactured, or prefab, homes use components that have been constructed elsewhere in large numbers.
- While some wood panel homes may be considered partially prefabricated, other homes make much heavier use of manufactured components using plastics, fiberboard and fiberglass.
- Mobile homes are one example of house construction that uses entirely prefabricated parts.

## MANUFACTURING



# STEEL STUD



- ▶ Steel stud construction is popular with commercial buildings, but some home builders also use it in construction residences.
- ▶ It uses many of the same building techniques as wood frame construction but replaces the wood beams with steel. Screws, rather than nails, hold the components together and help form the basic structure, which may be indistinguishable from wood frame construction when the building is complete.
- ▶ Steel stud construction is resistant to fire and insects, which is why some people choose it over a wood frame method.



There are 5 popular types of concrete used for building houses.

1. Concrete Blocks
2. Precast Panels
3. Insulating Concrete Forms
4. Removable Forms
5. 3D Printed

# CONCRETE





## CONCRETE BLOCK

Concrete blocks are fairly self-explanatory.

They are very popular, due to their inexpensive price, and they can be manufactured easily and quickly.



Precast panels are often built at a plant, and then transported to the site of where your home is being constructed.

Generally, they look good, but they can be a bit more expensive.

## PRECAST PANELS





## INSULATING CONCRETE FORMS

ICFs are foam blocks that are hollow and filled with reinforced concrete.

Even when the concrete has been poured in, the foam stays in so that it can provide insulation.

This particular type of concrete is generally not very pretty to look at.



- ▶ Removable forms are very conventional concrete forms.
- ▶ They are usually used to build basement walls, due to the many options for insulation that they offer.

## REMOVABLE FORMS





## 3D PRINTED HOMES

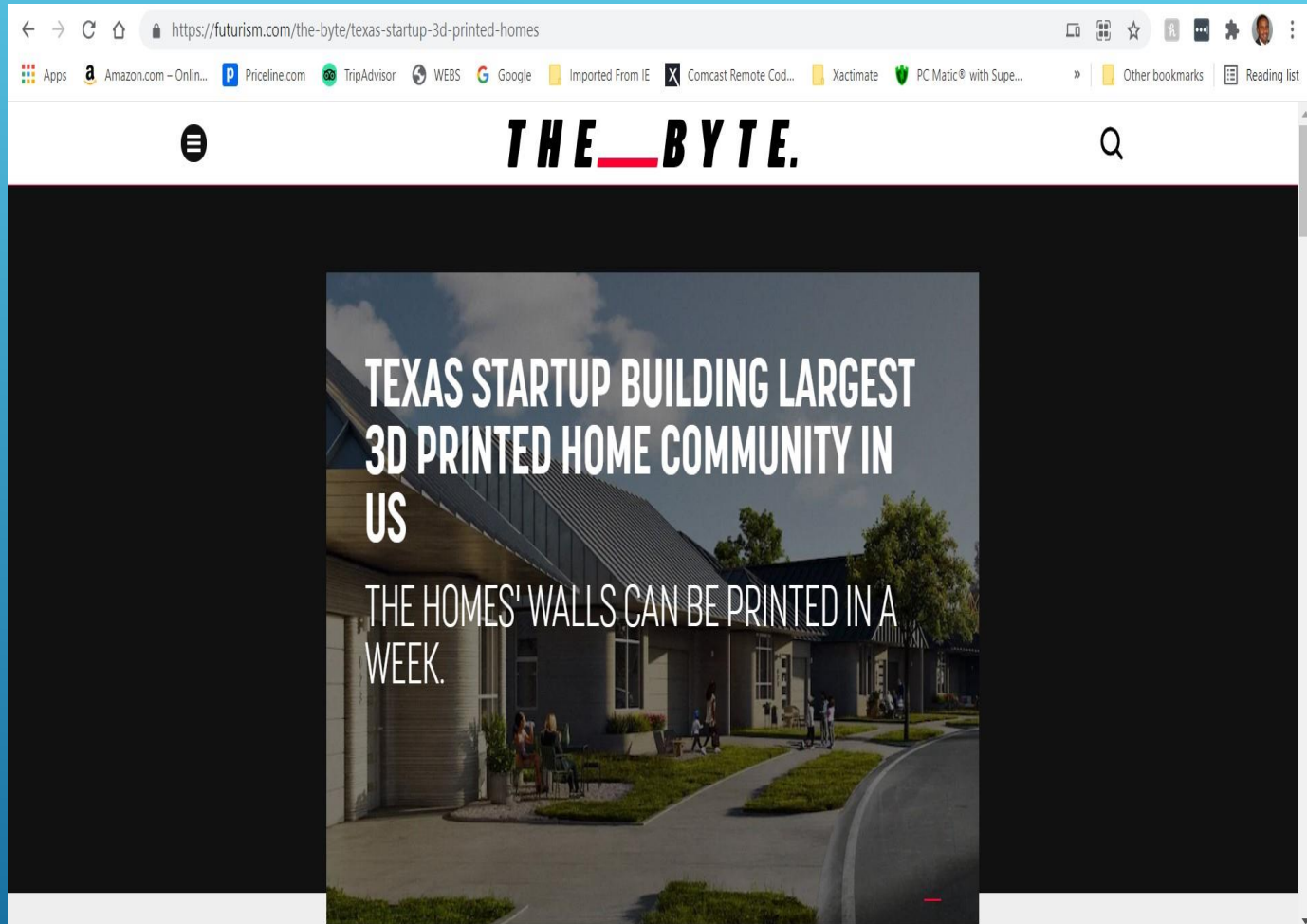
3D printed homes are printed layer by **layer using concrete “ink”**.

There are a variety of 3D printing methods used at construction scale, with the main ones being extrusion (concrete/cement, wax, foam, polymers), powder bonding (polymer bond, reactive bond, sintering), and additive welding.

3D printing has a wide variety of applications within the private, commercial, industrial and public sectors.

Potential advantages of these automation technologies include faster construction, lower costs, ease of construction, enabling DIY construction, increased complexity and/or accuracy, greater integration of function, and less waste produced.





## BENEFITS TO 3D PRINTING

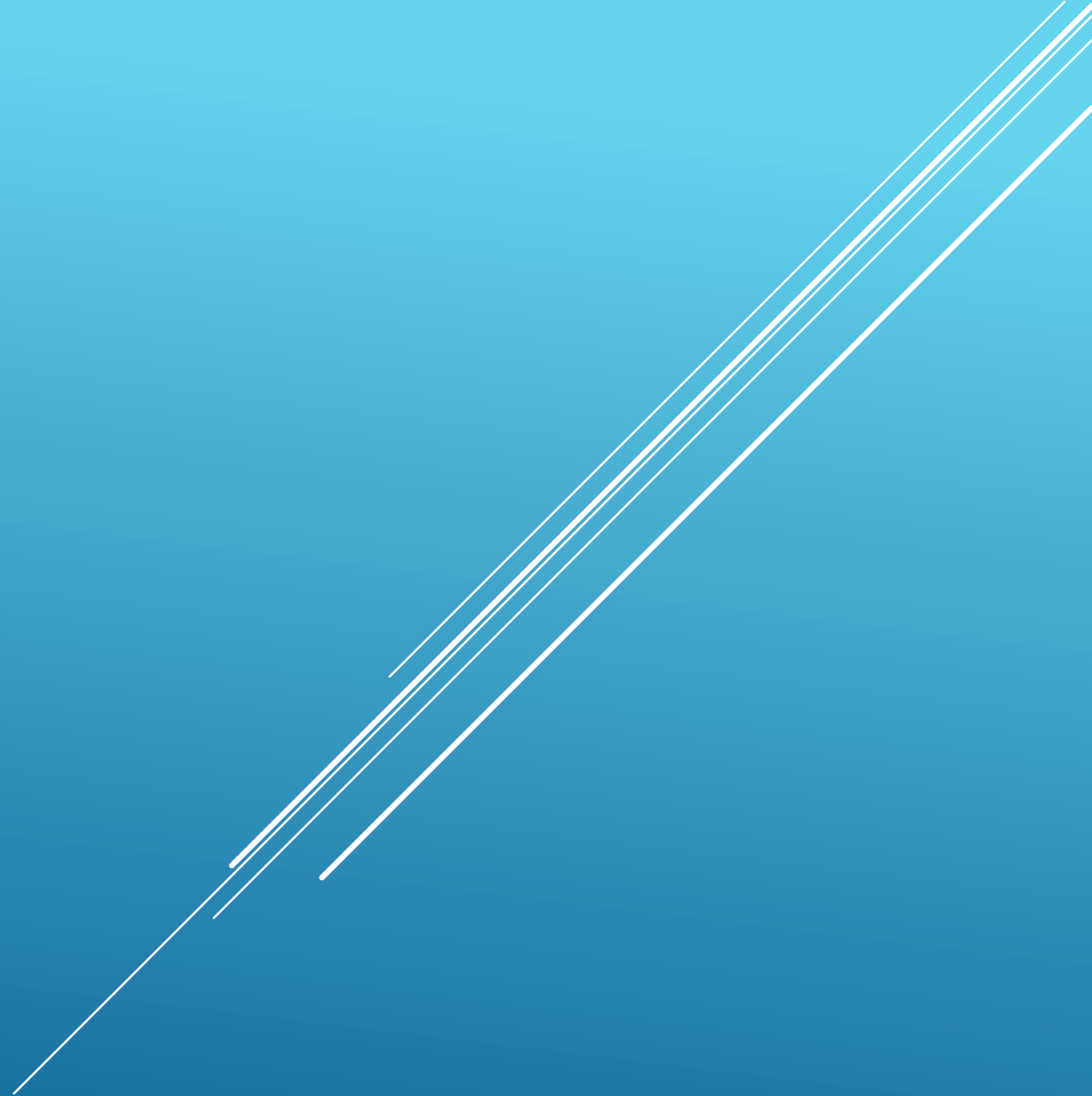
- ✓ 3D printing technology sidesteps the supply chain issues and labor shortages.
- ✓ Easier to keep project on schedule by having fewer trades to manage.
- ✓ Better cost control measures.
- ✓ Better and more consistent final product.

3D PRINT a foundation and finished walls of a 7000 sqft home in 10 days



# XACTIMATE

ESTIMATE WRITING



# INTRODUCTION TO XACTIMATE

- ▶ Background
- ▶ Project Setup
  - ▶ Project
  - ▶ Claim Info
  - ▶ Sketch
  - ▶ Estimate Items
  - ▶ Complete



# BACKGROUND

Xactimate

# XACTIMATE

- ✓ Leading replacement cost estimating software
- ✓ Seamless integration with XactAnalysis or XactContents
- ✓ Streamline estimating claims
- ✓ Deliver professional estimates
- ✓ Provide a single platform for mobile, laptop or desktop
- ✓ Works best with Windows operating systems





# XACTIMATE

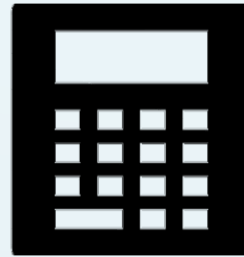
Makes estimating a property simple.



Compile  
Repair  
Information



Sketch the  
Structure



Determine  
Cost



Verify  
Accuracy of  
Estimate

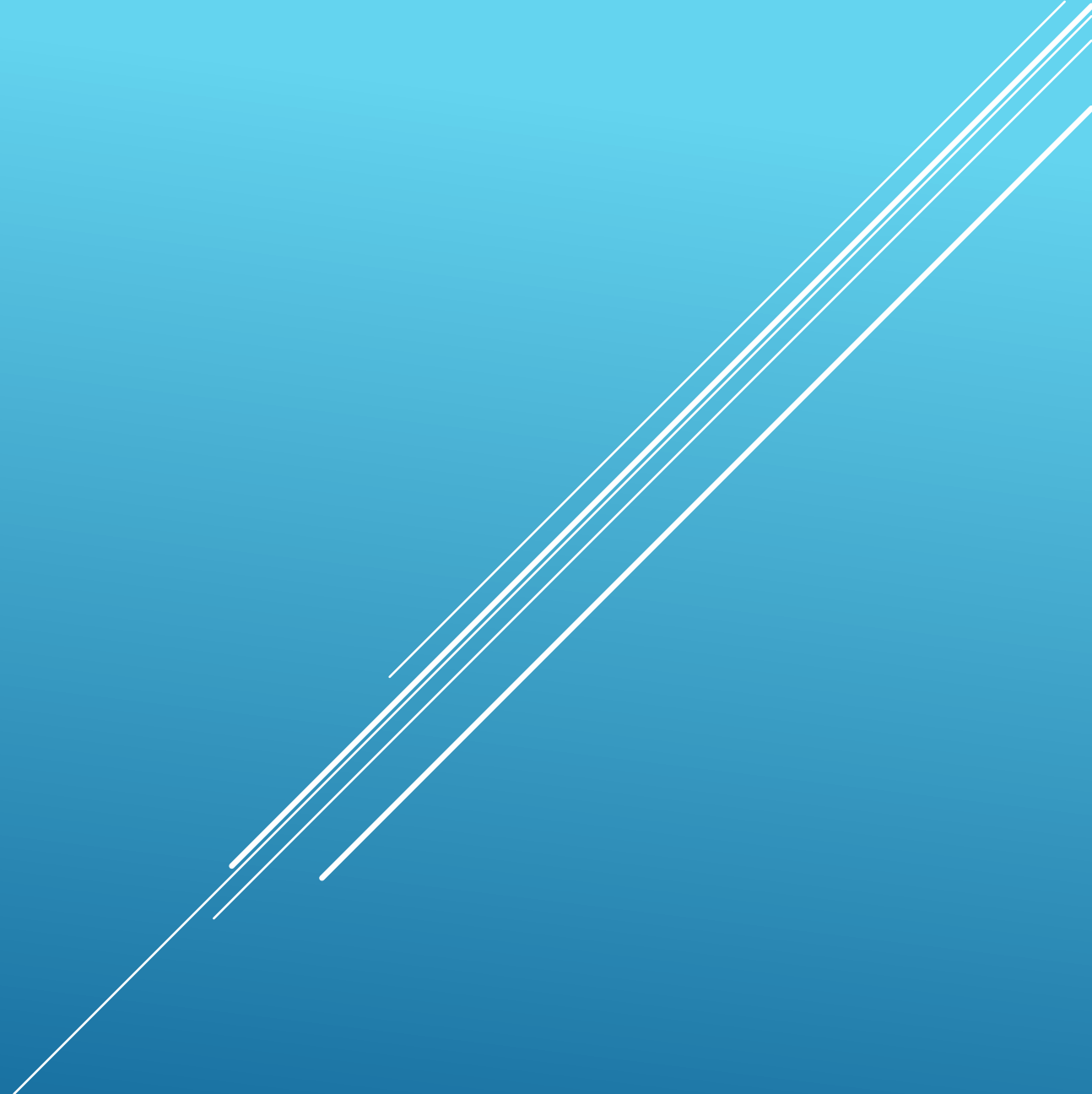
# Used by the following professionals:

- ✓ Insurance Companies
- ✓ Property Adjusters
- ✓ Contractors
- ✓ Remodelers
- ✓ Mitigation Companies



# PROJECT SETUP

Xactimate







# CONTROL CENTER

- Home Page
- Create new projects
- Import projects
- Export projects
- Search projects in pipeline

Xactimate®  
Version: 1.21.1004

Local Projects **+ New Project**

Local

Cloud

Preferences

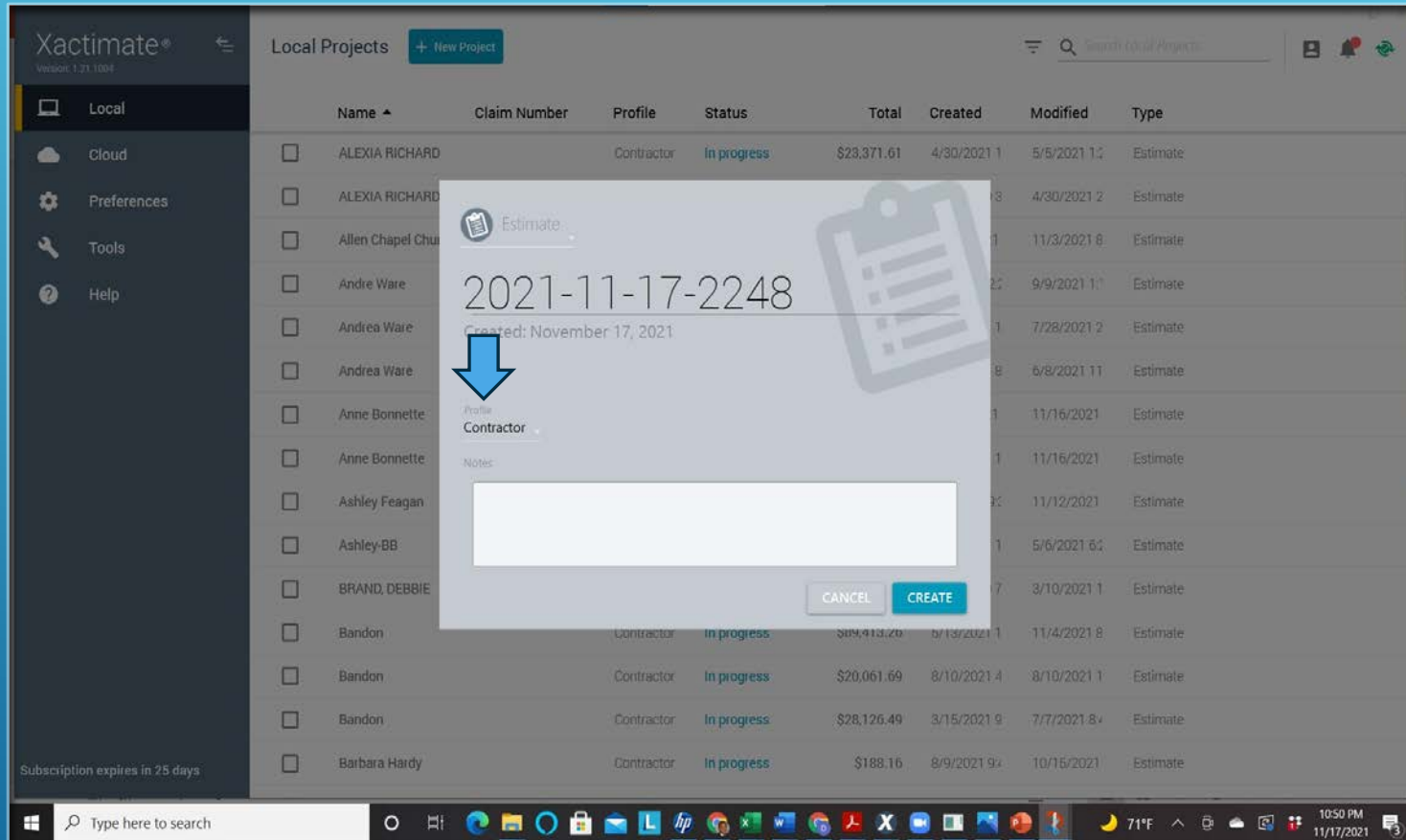
Tools

Help

Subscription expires in 25 days

	Name ▲	Claim Number	Profile	Status	Total	Created	Modified	Type
<input type="checkbox"/>	ALEXIA RICHARD		Contractor	In progress	\$23,371.61	4/30/2021 1	5/5/2021 1:2	Estimate
<input type="checkbox"/>	ALEXIA RICHARD		Carrier	In progress	\$23,371.61	9/19/2020 3	4/30/2021 2	Estimate
<input type="checkbox"/>	Allen Chapel Churc		Contractor	In progress	\$47,112.03	10/25/2021	11/3/2021 8	Estimate
<input type="checkbox"/>	Andre Ware	53-G717-2J0	Contractor	In progress	\$78,859.95	5/1/2021 2:2	9/9/2021 1:1	Estimate
<input type="checkbox"/>	Andrea Ware	BB53-g717-2j0	Contractor	In progress	\$20,191.64	3/21/2021 1	7/28/2021 2	Estimate
<input type="checkbox"/>	Andrea Ware	53-g717-2j0	Contractor	In progress	\$53,335.09	4/26/2021 8	6/8/2021 11	Estimate
<input type="checkbox"/>	Anne Bonnette	BB 1810T457P	Carrier	Upload Pending	\$113,756.61	11/16/2021	11/16/2021	Estimate
<input type="checkbox"/>	Anne Bonnette	BB 1810T457P	Contractor	In progress	\$113,756.61	5/19/2021 1	11/16/2021	Estimate
<input type="checkbox"/>	Ashley Feagan		Contractor	In progress	\$5,575.85	3/9/2021 9:3	11/12/2021	Estimate
<input type="checkbox"/>	Ashley-BB		Contractor	In progress	\$14,601.18	3/10/2021 1	5/6/2021 6:2	Estimate
<input type="checkbox"/>	BRAND, DEBBIE	42033165	Carrier	In progress	\$443,906.96	4/22/2019 7	3/10/2021 1	Estimate
<input type="checkbox"/>	Bandon		Contractor	In progress	\$89,413.26	5/13/2021 1	11/4/2021 8	Estimate
<input type="checkbox"/>	Bandon		Contractor	In progress	\$20,061.69	8/10/2021 4	8/10/2021 1	Estimate
<input type="checkbox"/>	Bandon		Contractor	In progress	\$28,126.49	3/15/2021 9	7/7/2021 8:4	Estimate
<input type="checkbox"/>	Barbara Hardy		Contractor	In progress	\$188.16	8/9/2021 9:4	10/15/2021	Estimate

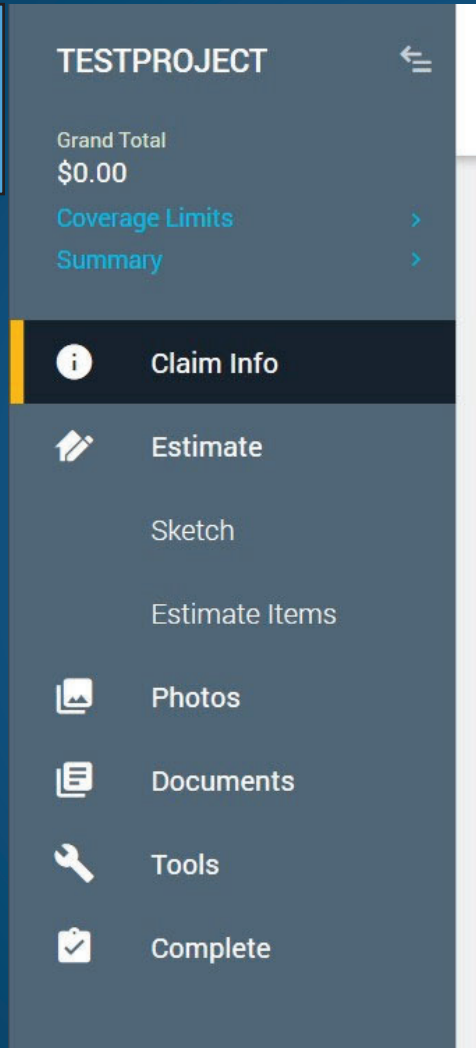
# NEW PROJECT SETUP



- Name project
- Select Contractor or Carrier
- Input Notes (Type of job)
- Click Create

Complete each tab below to input all required information for the Final Report.

Some tabs have subcategories within the tab i.e. Estimate



## A NEW PROJECT

Tabs to Complete:

### Claim Info

- Input basic claim information using the Loss Notice and Homeowner's Policy

### Sketch

- Create a visual diagram of the property

### Estimate Item

- Determine estimated replacement cost

### Documents

- Finalize the report





# CLAIM INFO

## Insured Info (Customer)

- Name
- Email

TESTPROJECT

Grand Total  
\$0.00

Coverage Limits

Summary

Claim Info

Estimate

Photos

Documents

Tools

Complete

Save and Exit

Xactimate® is a registered trademark of Xactware Solutions, Inc.

Claim Info ✓ Saved

Insured Info

Parameters

Insured Info

Name Email

Address Type  
Property

Street City State Zip Code  
Select option

Country Latitude Longitude  
USA 0.000000 0.000000 ☒ Primary Address

Phone Type Phone # Ext.  
Home ( ) - ☒ Primary Phone

Dates (Central Standard Time)

Date Entered Date Assigned Est. Completed Job Completed  
11/18/2021 8:18 AM M/D/YYYY H:MM AM/PM M/D/YYYY H:MM AM/PM M/D/YYYY H:MM AM/PM

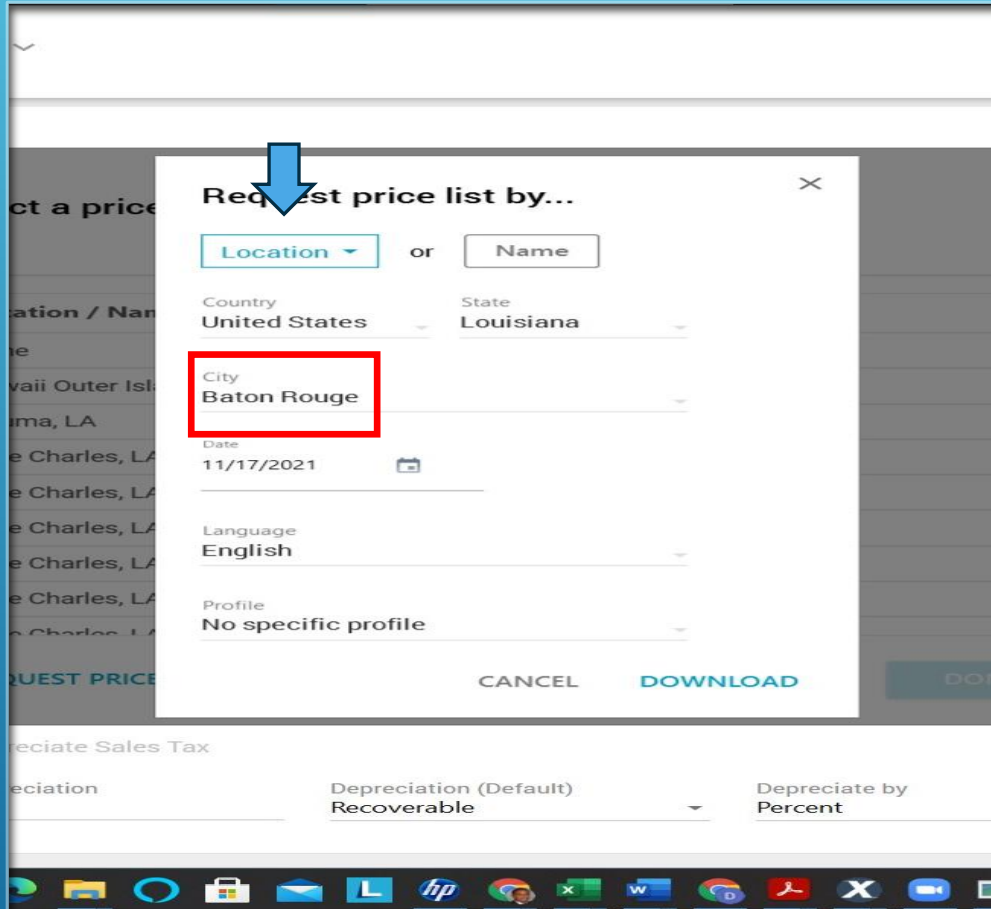
Personnel

Estimator Reference

# CLAIM INFO

## Parameters

- Pricelist



Request price list by...

Location or Name

Country: United States State: Louisiana

City: **Baton Rouge**

Date: 11/17/2021

Language: English

Profile: No specific profile

CANCEL DOWNLOAD

MALOLOA

Grand Total  
\$2,451,088.66

Coverage Limits

Summary

Claim Info

Estimate

Photos

Documents

Tools

Complete

Save and Exit

Claim Info

Insured InfoParameters

Select a price list

Location / Name	Date	Language	Type
None			
Hawaii Outer Island, HI	2021 May 01	English (US)	Xactware
Houma, LA	2021 Oct 01	English (US)	Xactware
Lake Charles, LA	2021 Aug 01	English (US)	Xactware
Lake Charles, LA	2021 Feb 01	English (US)	Xactware
Lake Charles, LA	2021 Jun 01	English (US)	Xactware
Lake Charles, LA	2021 May 01	English (US)	Xactware
Lake Charles, LA	2020 Nov 01	English (US)	Xactware
Lake Charles, LA	2020 Oct 01	English (US)	Xactware

REQUEST PRICE LISTDELETE

Max Depreciation  
100%

Depreciation (Default)  
Recoverable

Depreciate  
Percent

# CLAIM INFO

- Parameters
- Pricelist

# CLAIM INFO

- Parameters
- Overhead & Profit - 10/10

1914CR130

Grand Total  
\$102,222.07

Coverage Limits

Summary

Claim Info

Estimate

Photos

Documents

Tools

Complete

Save and Exit

Xactimate® is a registered trademark of  
Xactware Solutions, Inc.

Claim Info

Unsaved changes

Insured Info

Parameters

Add Ons

☒ Show Tags

Default Tags

☐ Distribute Market Conditions

Salvage/Restored

Labor Burden

Sales Tax

Additional Charges

Depreciation Options

☒ Depreciate Material

☒ Depreciate Non-Material

☐ Depreciate Removal

☐ Depreciate Overhead and Profit

☒ Depreciate Sales Tax

Max Depreciation  
100%

Depreciation (Default)  
Recoverable

Depreciate by  
Percent

Overhead and Profit (O&P)

Overhead  
10.0%

Profit  
10.0%

☐ Cumulative Overhead and Profit

Report Text

Company Header  
T4D



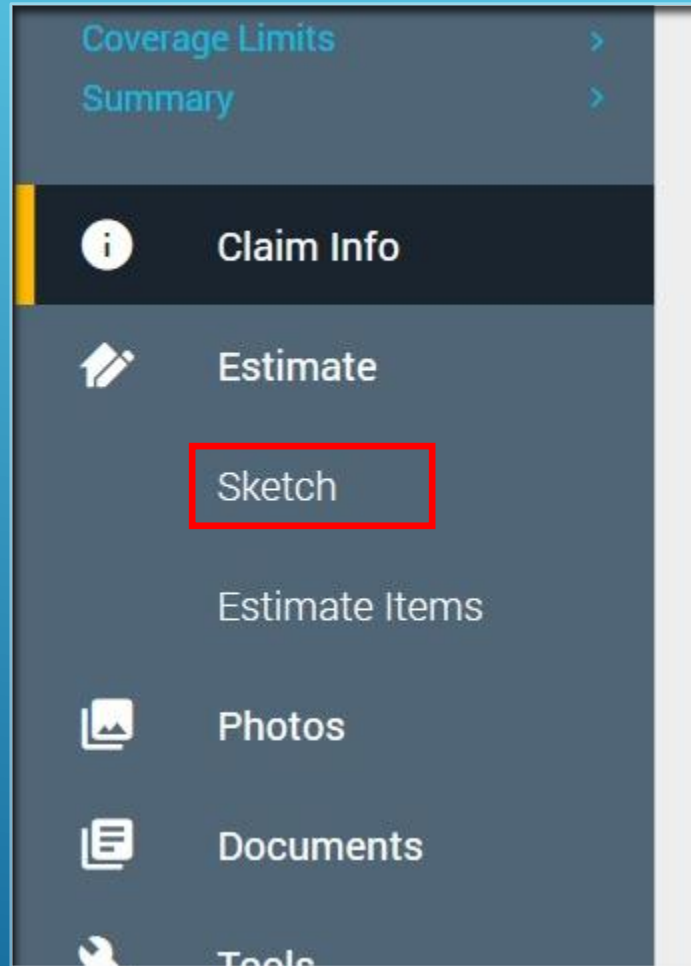
# BUILDING THE ESTIMATE

Xactimate

# ESTIMATE

Sketch – To build Estimate tree

- Sketch Roof
- Sketch Rooms



# Roof Sketch

Select type of roof  
(hip or gable)

The screenshot shows the Xactware Sketch software interface. On the left is a sidebar with project navigation options: TESTPROJECT, Grand Total (\$0.00), Coverage Limits, Summary, Claim Info, Estimate, Sketch (highlighted), Estimate Items, Photos, Documents, Tools, and Complete. The main workspace is titled 'Sketch' and shows a toolbar with various tools. The 'Roof' tool is selected and highlighted with a red box. A red callout points to this box with the text 'Select type of roof (hip or gable)'. The main workspace displays a roof sketch with two faces, F1 (A) and F2 (B), and a table summarizing the roof area and slope.

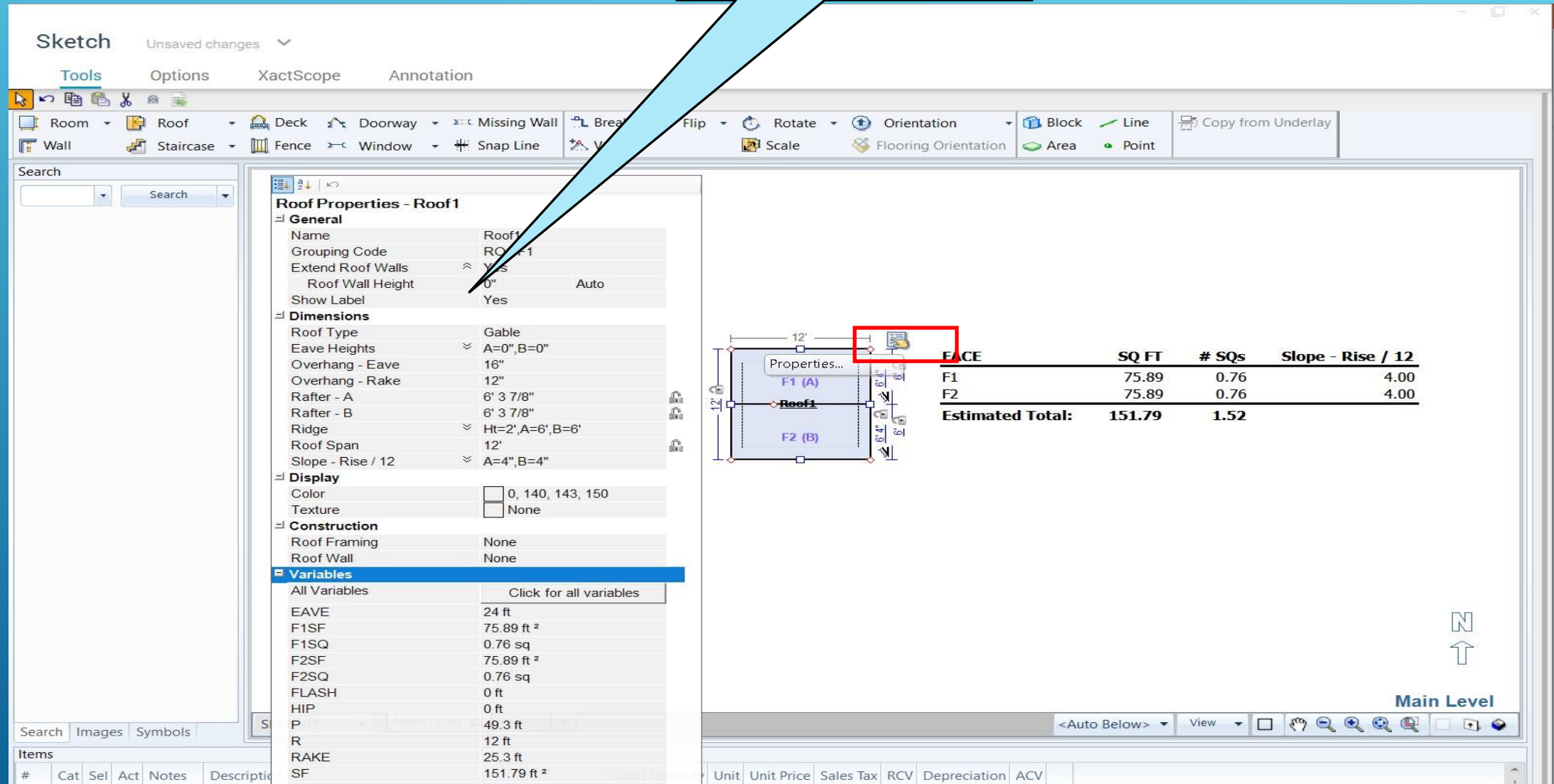
FACE	SQ FT	# SQs	Slope - Rise / 12
F1	75.89	0.76	4.00
F2	75.89	0.76	4.00
<b>Estimated Total:</b>	<b>151.79</b>	<b>1.52</b>	

A red callout points to the table with the text 'Sketch roof based on measurements'. In the bottom right corner, there is a north arrow and the text 'Main Level'.

Quantify  
calculate  
sketch

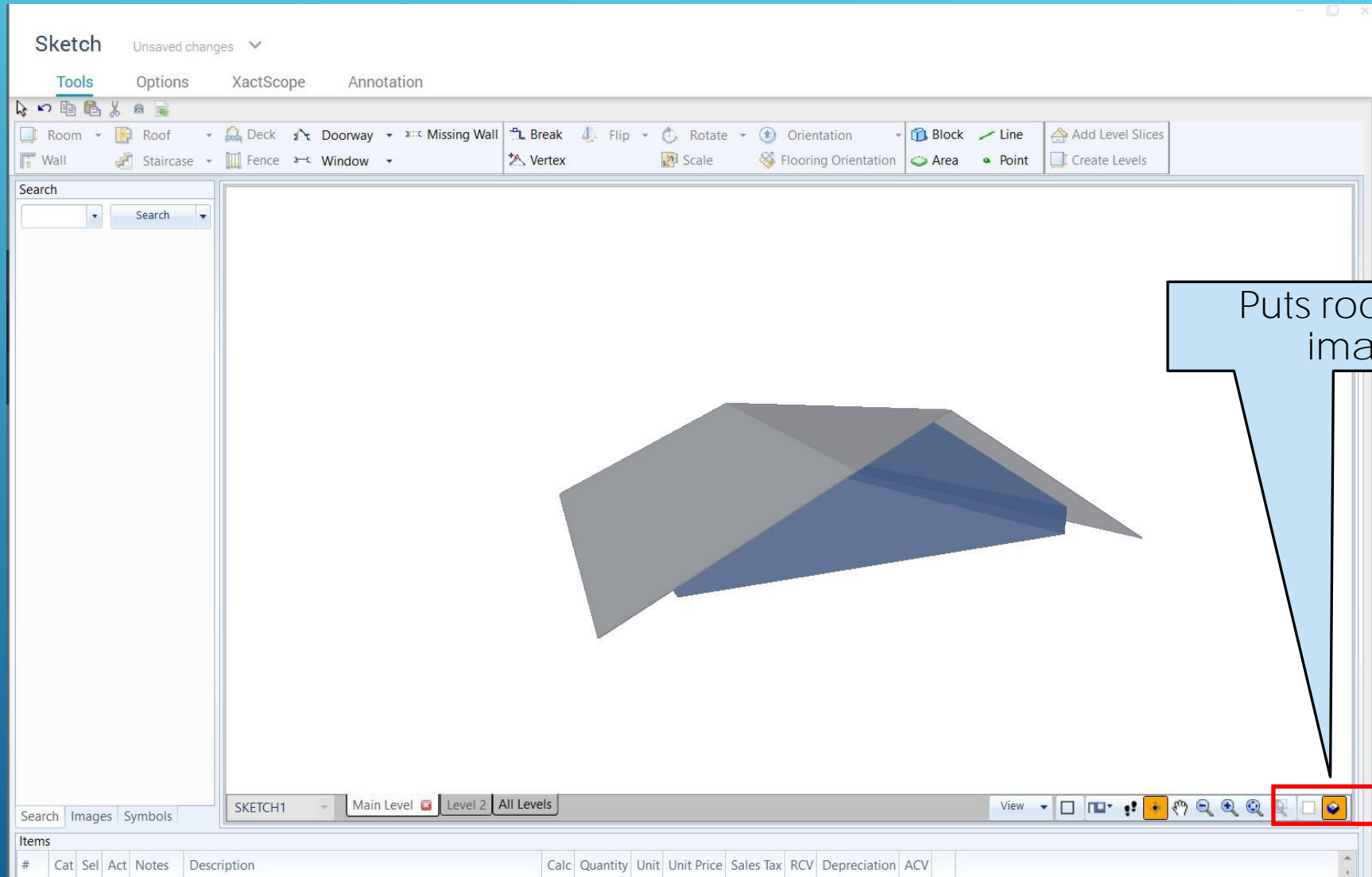
# Roof Properties

Detailed info –  
slope, overhang,  
ridge, etc.



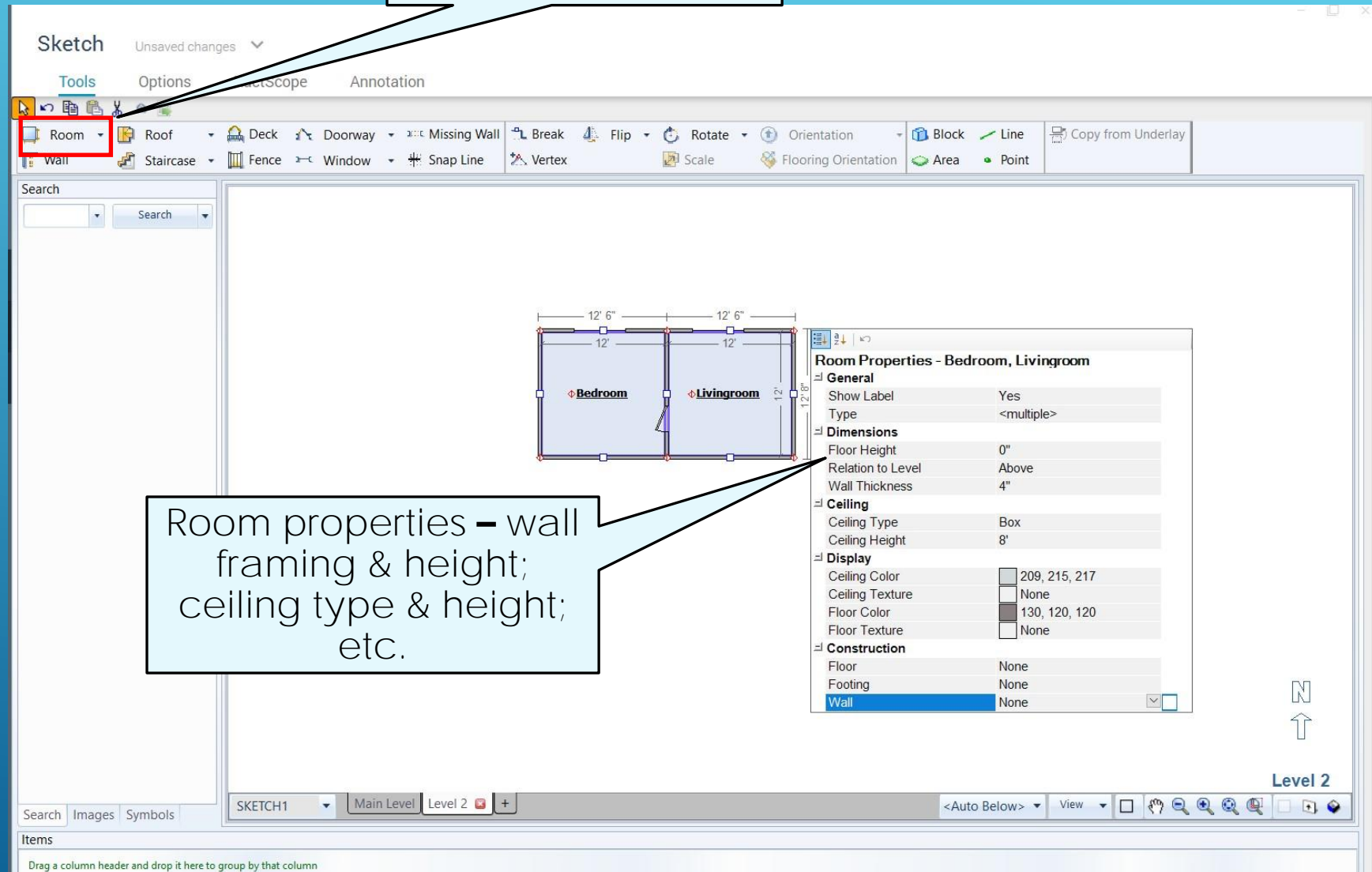


# Roof – In 3D

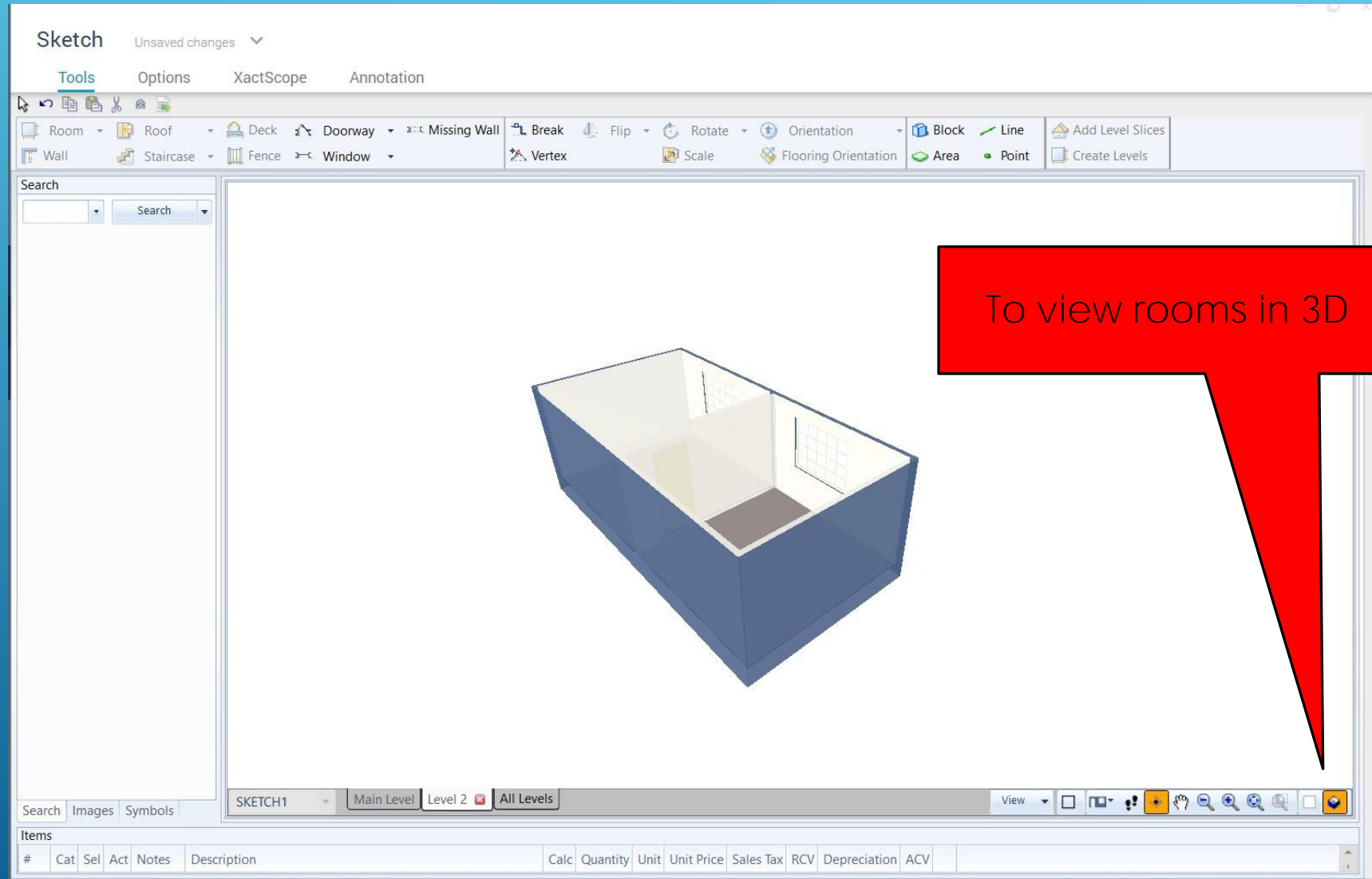


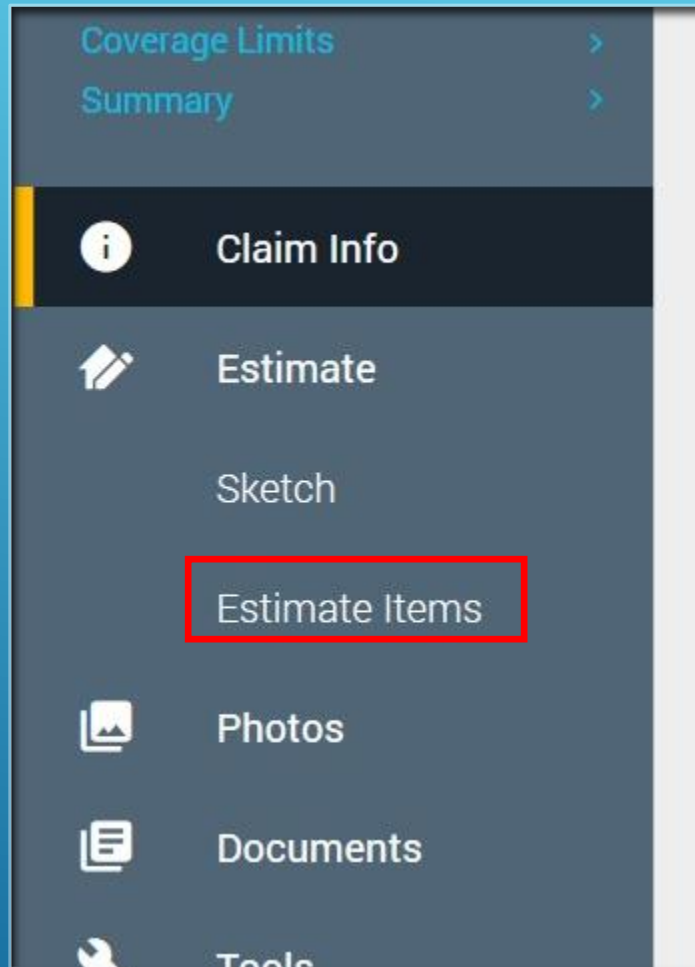
# Room Sketch

Select to sketch room



# Room Sketch 3D





# ESTIMATE

Estimate Items – Add line items



# Roof Line Items

Add line items for the roof

Search bar – key words to find items (ie. 30 yr laminate)

Search by images

The screenshot shows the 'Estimate Items' window. On the left, the 'Grouping' pane shows a tree structure with 'TESTPROJECT' expanded, containing 'Main level' (with 'Roof1' highlighted) and 'Level 2' (containing 'Bedroom' and 'Livingroom'). The main area displays a grid of room categories with images: FRAMING, GAME ROOM, GARAGE, KITCHEN-DINING, LIVING ROOM, NURSERY, PLAYROOM, POOL, ROOF, SHED, STAIRS, FLOOR & WALL DETAIL, and WINDOW. The 'ROOF' category is highlighted. Below this is a 'Quick Entry' section with fields for 'Cat', 'Sel', 'Act', 'Desc', and 'Calc'. At the bottom is a table with columns: #, Cat, Sel, Act, Notes, Description, Calc, Quantity, Unit, Unit Price, Sales Tax, RCV, Depreciation, ACV, and a blue icon column.

#	Cat	Sel	Act	Notes	Description	Calc	Quantity	Unit	Unit Price	Sales Tax	RCV	Depreciation	ACV	
1	RFG	300S	-		Laminated - comp. shingle rfg. - w/out felt		0	SQ	\$64.75	\$0.00	\$0.00	(\$0.00)	\$0.00	
3	RFG	300S	+		Laminated - comp. shingle rfg. - w/out felt		1.67	SQ	\$230.65	\$13.04	\$398.23	(\$0.00)	\$398.23	

# Room Line Items

Add line items for the bedroom

Search bar – key words to find items (ie. 1/2 drywall)

& = Remove & Replace  
- = Remove Only  
+ = Replace Only

Search by images

The screenshot shows the 'Estimate Items' window with several tabs: 'Items', 'Components', 'Supporting Events', 'Minimums', and 'Labor Summary'. The 'Items' tab is active, showing a tree view on the left with 'TESTPROJECT' expanded to 'Main Level', then 'Roof1', and finally 'Bedroom' selected. The 'Search' bar at the top right contains the text '1/2 drywall'. Below the search bar is a grid of 14 room category images: BASEMENT, BATHROOM, BEDROOM, EXTERIOR, LAUNDRY, OFFICE/DEN, FLOOR, FRAMING, GAME ROOM, GARAGE, KITCHEN-DINING, LIVING, NURSERY, and PLAYROOM. The 'BEDROOM' image is highlighted. At the bottom, the 'Quick Entry' section shows a table with columns: #, Cat, Sel, Act, Notes, Description, Calc, Quantity, Unit, Unit Price, Sales Tax, RCV, Depreciation, and ACV. The table contains three rows of data for drywall and paint work. The 'Sel' column for the first two rows contains '&' and '-' respectively, and for the third row it contains '+'. These symbols are highlighted with a red box. A red callout box points to this area with the text: '& = Remove & Replace', '- = Remove Only', '+ = Replace Only'. Another red callout box points to the search bar with the text: 'Search bar – key words to find items (ie. 1/2 drywall)'. A third red callout box points to the 'BEDROOM' image in the grid with the text: 'Search by images'. A fourth red callout box points to the 'Bedroom' item in the tree view with the text: 'Add line items for the bedroom'.

#	Cat	Sel	Act	Notes	Description	Calc	Quantity	Unit	Unit Price	Sales Tax	RCV	Depreciation	ACV
8	DRY	1/2-	&		1/2" drywall - hung, taped, ready for texture	WC	528	SF	\$2.70	\$21.63	\$1,447.23	(\$0.00)	\$1,447.23
4	DRY	1/2-	-		1/2" drywall - hung, taped, floated, ready for paint	WC	528	SF	\$0.51	\$0.00	\$269.28	(\$0.00)	\$269.28
6	PNT	SP	+		Seal/prime then paint the walls and ceiling (2 coats)	WC	528	SF	\$0.98	\$7.08	\$524.52	(\$0.00)	\$524.52

# Print Final Estimate

The screenshot displays the Xactimate software interface. On the left is a dark sidebar with the user name 'LAMALOLOA' at the top. Below it are summary statistics: 'Grand Total \$2,451,088.66', 'Coverage Limits', and 'Summary'. A list of icons and labels follows: 'Claim Info', 'Estimate', 'Photos', 'Documents' (highlighted with a red box), 'Reports', 'Forms', 'Tools', and 'Complete'. At the bottom of the sidebar is a 'Save and Exit' button. The main window has a 'Reports' tab selected. A 'Documents / Report Tab' callout points to the 'Documents' menu item. Overlaid on the main window is the 'Print Options' dialog box. It has tabs for 'Print Options', 'Line Item Detail', 'Images', 'Sketch', and 'Info'. The 'Print Options' tab is active, showing a 'Report' dropdown set to 'Abbreviated'. There are sections for 'Filter' (with 'Not Filtered' selected), 'Paper Type' (with 'Plain' selected), 'Print Selection' (a list of checkboxes including 'Coversheet', 'Line Item Detail', 'Summary', 'Summary of Add-ons', 'Recap by Room', 'Recap by Category', and 'Sketch'), and 'Additional Options' (checkboxes for 'Exclude System Notes', 'Exclude Line Numbers', 'Exclude Internal Notes', 'Include a Report Index', and 'Display &' Items as 2 Items'). 'Select All' and 'De-Select All' buttons are between the 'Print Selection' and 'Additional Options' sections. At the bottom of the dialog are 'Preview' and 'Export' buttons. A 'Select items to be included in Final Report' callout points to the 'Print Selection' list. A 'Click to see Final Report' callout points to the 'Preview' button. A 'Print Options tab to print Final Report' callout points to the 'Print Options' tab. A 'Documents / Report Tab' callout points to the 'Documents' menu item.

Documents / Report Tab

Print Options tab to print Final Report

Select items to be included in Final Report

Click to see Final Report

Save and Exit

Xactimate® is a registered trademark of Xactware Solutions, Inc.

# THREE EASY STEPS TO UPLOAD PHOTOS

## Step One



- Create a folder on desktop
- Name folder by insured's:
  - Last Name
  - Claim Number

## Step Two



- Select the correct folder
- Download pictures from camera &/or phone
- Upload photos to folder

## Step Three



- Download pictures into Xactimate

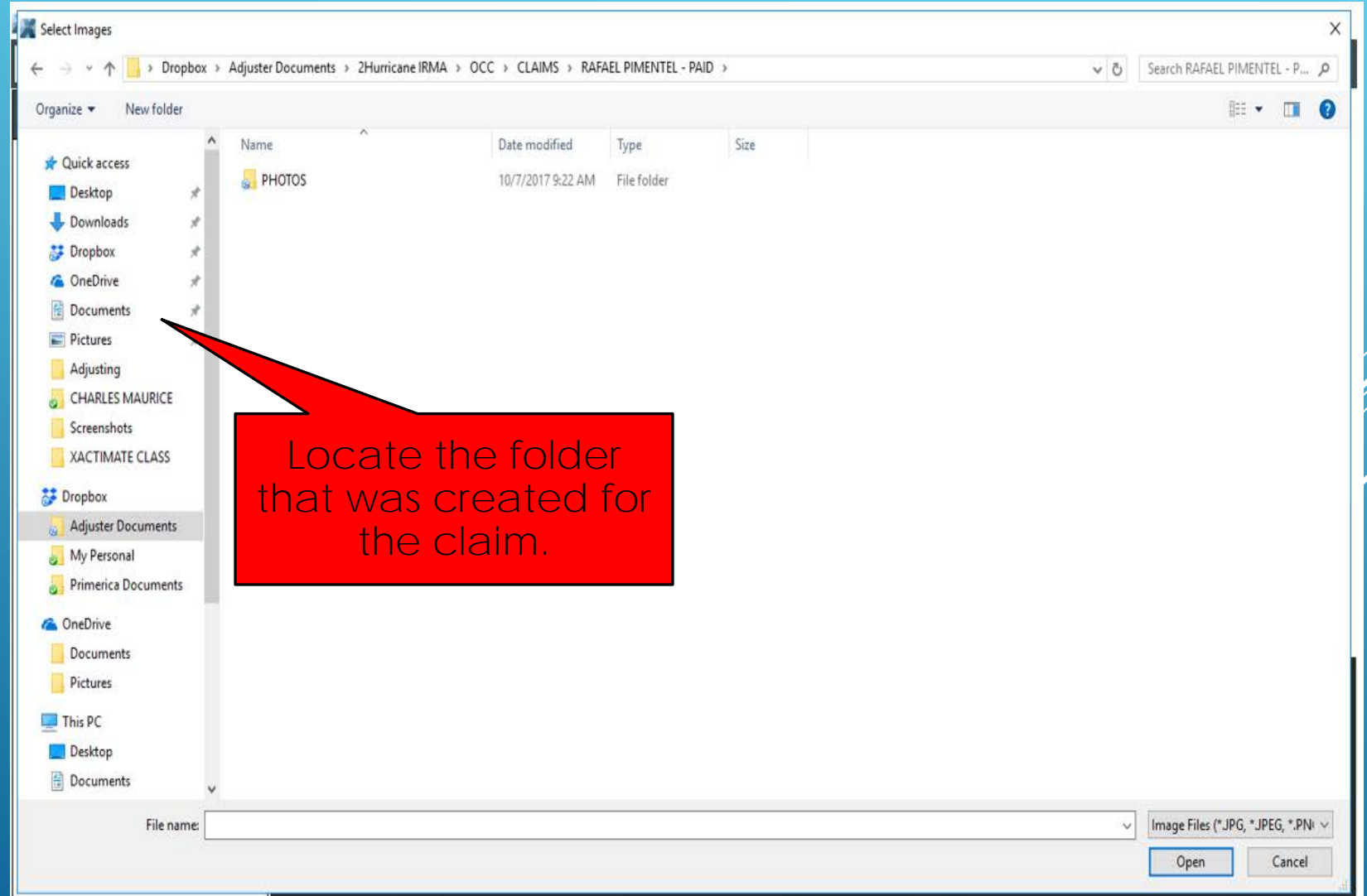


# Downloading Photos



## Step Three

- Download pictures into Xactimate



# COMPLETE

Printing Final Documents





## Nea Archi LLC

---

2800 Broadway St Ste C-110  
Pearland, TX 77581

Client: Lamaloloa

Operator: DMATTHEW

Type of Estimate: <NONE>

Date Entered: 10/11/2021

Date Assigned:

Price List: HIOI8X\_MAY21

Labor Efficiency: Restoration/Service/Remodel

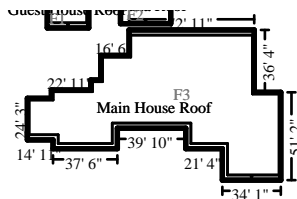
Estimate: LAMALOLOA

LAMALOLOA

Roof

Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
45. Mono truss - 3/12 slope	4,654.91 LF	0.00	11.86	3,484.40	58,691.63
46. Sheathing - OSB - 1/2"	9,235.75 SF	0.00	3.67	2,197.22	36,092.42
47. 2" x 4" x 20' #2 & better Fir / Larch (material only)	11.00 EA	0.00	26.73	23.99	318.02
48. 2" x 4" x 8' #2 & better Fir / Larch (material only)	104.00 EA	0.00	9.54	80.96	1,073.12
49. 2" x 4" x 18' #2 & better Fir / Larch (material only)	2.00 EA	0.00	23.96	3.91	51.83
50. 2" x 4" x 16' #2 & better Fir / Larch (material only)	2.00 EA	0.00	18.94	3.10	40.98
51. 2" x 4" x 14' #2 & better Fir / Larch (material only)	10.00 EA	0.00	16.80	13.71	181.71
52. 2" x 4" x 12' #2 & better Fir / Larch (material only)	148.00 EA	0.00	14.37	173.54	2,300.30
53. 2" x 4" x 10' #2 & better Fir / Larch (material only)	34.00 EA	0.00	11.93	33.09	438.71
54. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	119.00 EA	0.00	9.25	89.82	1,190.57
55. Sheathing - OSB - 1/2"	3,265.38 SF	0.00	3.67	776.85	12,760.79
56. Labor to frame 2" x 4" non-bearing wall - 16" oc	3,184.36 SF	0.00	2.52	323.64	8,348.23
Total: Roof				7,204.23	121,488.31



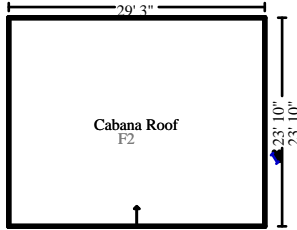
Main House Roof

7,950.57 Surface Area  
494.17 Total Perimeter Length

79.51 Number of Squares

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
8. Standing seam metal roofing	9,143.15 SF	0.00	8.59	4,636.38	83,176.04
57. Ice & water barrier - no material waste included	7,950.57 SF	0.00	1.77	724.96	14,797.47
Totals: Main House Roof				5,361.34	97,973.51



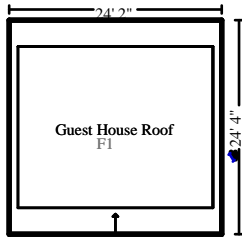


### Cabana Roof

697.13 Surface Area  
106.17 Total Perimeter Length

6.97 Number of Squares

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
6. Standing seam metal roofing	801.69 SF	0.00	8.59	406.53	7,293.05
59. Ice & water barrier - no material waste included	691.13 SF	0.00	1.77	63.02	1,286.32
Totals: Cabana Roof				469.55	8,579.37



### Guest House Roof

588.06 Surface Area  
97.00 Total Perimeter Length

5.88 Number of Squares

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
60. Standing seam metal roofing	676.26 SF	0.00	8.59	342.93	6,152.00
61. Ice & water barrier - no material waste included	588.06 SF	0.00	1.77	53.63	1,094.50
Totals: Guest House Roof				396.56	7,246.50
Total: Roof				13,431.68	235,287.69

### General Construction

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
270. Rough in plumbing - per fixture - w/PEX	1.00 EA	0.00	43,400.00	1,739.52	45,139.52
272. Electrical (Rough-In/Finish)	1.00 EA	0.00	55,600.00	2,224.00	57,824.00
273. Windows & Doors	1.00 EA	0.00	318,250.00	0.00	318,250.00
274. HVAC System	1.00 EA	0.00	48,700.00	1,948.00	50,648.00
277. Ground Prep and Road Installation	1.00 EA	0.00	200,000.00	0.00	200,000.00

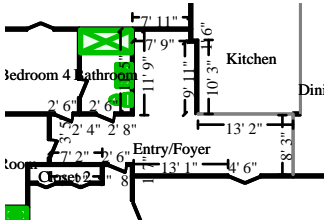
**CONTINUED - General Construction**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
278. Tesla Hive Energy System - Solar/Wind	1.00 EA	0.00	221,000.00	0.00	221,000.00
279. Well Water System Upgrades	1.00 EA	0.00	32,150.00	0.00	32,150.00
276. Decks & Landscaping	1.00 EA	0.00	188,200.00	0.00	188,200.00
280. Endless Pool Install	1.00 EA	0.00	45,000.00	0.00	45,000.00
282. Kitchen Cabinets/Bath Vanities	1.00 EA	0.00	85,000.00	0.00	85,000.00
281. Appliances	1.00 EA	0.00	35,000.00	1,400.00	36,400.00
Totals: General Construction				7,311.52	1,279,611.52

**Main Level**

**Main Level**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
103. 2" x 4" x 20' #2 & better Fir / Larch (material only)	3.00 EA	0.00	26.73	6.55	86.74
104. 2" x 4" x 14' #2 & better Fir / Larch (material only)	3.00 EA	0.00	16.80	4.12	54.52
105. 2" x 4" x 12' #2 & better Fir / Larch (material only)	6.00 EA	0.00	14.37	7.04	93.26
106. 2" x 4" x 10' #2 & better Fir / Larch (material only)	9.00 EA	0.00	11.93	8.76	116.13
107. 2" x 4" x 8' #2 & better Fir / Larch (material only)	19.00 EA	0.00	9.54	14.79	196.05
108. 2" x 4" x 92 5/8" pre-cut stud (for 8' wall, mat only)	105.00 EA	0.00	9.25	79.25	1,050.50
109. Sheathing - OSB - 1/2"	579.75 SF	0.00	3.67	137.93	2,265.61
110. Labor to frame 2" x 4" non-bearing wall - 16" oc	840.96 SF	0.00	2.52	85.47	2,204.69
111. Footings - labor and materials	43.20 CY	0.00	528.44	1,308.96	24,137.57
113. Steel rebar - j-bar - #4, 2' 6"	823.00 EA	0.00	4.07	168.91	3,518.52
114. Steel rebar - #4 (1/2")	1,881.26 LF	0.00	1.41	147.58	2,800.16
116. Steel rebar - #4 (1/2")	20,316.43 LF	0.00	1.41	1,593.79	30,239.96
117. Concrete slab on grade - finished in place	84.60 CY	0.00	512.37	2,598.88	45,945.38
119. Concrete wall - labor & materials	113.17 CY	0.00	464.55	3,131.73	55,704.85
120. Steel rebar - #4 (1/2")	23,574.54 LF	0.00	1.41	1,849.38	35,089.48
Total: Main Level				11,143.14	203,503.42



### Entry/Foyer

Height: 12'

1,023.00 SF Walls	360.57 SF Ceiling
1,383.57 SF Walls & Ceiling	360.57 SF Floor
40.06 SY Flooring	85.25 LF Floor Perimeter
85.25 LF Ceil. Perimeter	

Missing Wall

8' 3" X 12'

Opens into DINING\_ROOM

Missing Wall

13' 2" X 12'

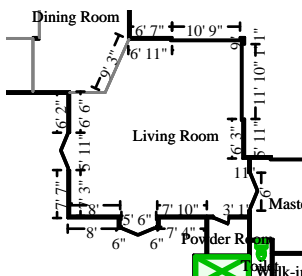
Opens into KITCHEN

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
126. Furring strip - 1" x 3" - applied to concrete	1,023.00 SF	0.00	2.49	129.13	2,676.40
152. 1/2" drywall - hung, taped, floated, ready for paint	1,383.57 SF	0.00	4.03	276.56	5,852.35
172. Blown-in insulation - 12" depth - R30	360.57 SF	0.00	1.21	27.80	464.09
196. Batt insulation - 6" - R19 - paper / foil faced	1,023.00 SF	0.00	1.36	88.42	1,479.70
219. Marble or Granite tile	360.57 SF	0.00	30.32	590.75	11,523.23
250. Paint the walls and ceiling - two coats	1,383.57 SF	0.00	1.42	91.83	2,056.50

Totals: Entry/Foyer

1,204.49

24,052.27



### Living Room

Height: 12'

1,178.00 SF Walls	718.34 SF Ceiling
1,896.34 SF Walls & Ceiling	718.34 SF Floor
79.82 SY Flooring	98.17 LF Floor Perimeter
98.17 LF Ceil. Perimeter	

Missing Wall

5' 7" X 12'

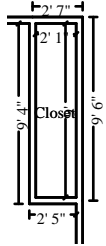
Opens into DINING\_ROOM

Missing Wall

9' 2 5/8" X 12'

Opens into DINING\_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
129. Furring strip - 1" x 3" - applied to concrete	1,178.00 SF	0.00	2.49	148.70	3,081.92
155. 1/2" drywall - hung, taped, floated, ready for paint	1,896.34 SF	0.00	4.03	379.05	8,021.30
179. Blown-in insulation - 12" depth - R30	718.34 SF	0.00	1.21	55.39	924.58
202. Batt insulation - 6" - R19 - paper / foil faced	1,178.00 SF	0.00	1.36	101.81	1,703.89

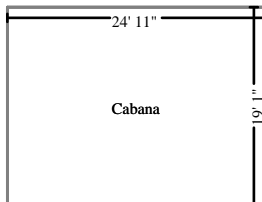


**Closet**

**Height: 8'**

176.86 SF Walls	18.69 SF Ceiling
195.55 SF Walls & Ceiling	18.69 SF Floor
2.08 SY Flooring	22.11 LF Floor Perimeter
22.11 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
122. Furring strip - 1" x 3" - applied to concrete	176.86 SF	0.00	2.49	22.33	462.71
148. 1/2" drywall - hung, taped, floated, ready for paint	195.55 SF	0.00	4.03	39.08	827.15
175. Blown-in insulation - 12" depth - R30	18.69 SF	0.00	1.21	1.45	24.06
198. Batt insulation - 6" - R19 - paper / foil faced	176.86 SF	0.00	1.36	15.29	255.82
222. Marble or Granite tile	18.69 SF	0.00	30.32	30.62	597.30
248. Paint the walls and ceiling - two coats	195.55 SF	0.00	1.42	12.98	290.66
Totals: Closet				121.75	2,457.70



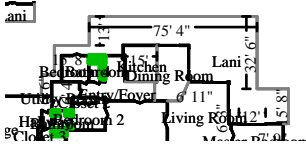
**Cabana**

**Height: 8'**

475.49 SF Walls & Ceiling	475.49 SF Ceiling
52.83 SY Flooring	475.49 SF Floor

Missing Wall	19' 1" X 8'	Opens into Exterior
Missing Wall	24' 11" X 8'	Opens into Exterior
Missing Wall	19' 1" X 8'	Opens into Exterior
Missing Wall	24' 11" X 8'	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
224. Marble or Granite tile	475.49 SF	0.00	30.32	779.03	15,195.89
Totals: Cabana				779.03	15,195.89



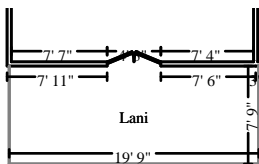
**Lani**

**Height: 12'**

2,001.00 SF Walls	2,136.74 SF Ceiling
4,137.74 SF Walls & Ceiling	2,136.74 SF Floor
237.42 SY Flooring	166.75 LF Floor Perimeter
166.75 LF Ceil. Perimeter	

Missing Wall	15' 8" X 12'	Opens into Exterior
Missing Wall	14' 2" X 12'	Opens into Exterior
Missing Wall	32' 6" X 12'	Opens into Exterior
Missing Wall	75' 4" X 12'	Opens into Exterior
Missing Wall	13' X 12'	Opens into Exterior
Missing Wall	15' 8" X 12'	Opens into Exterior
Missing Wall	13' 3" X 12'	Opens into Exterior
Missing Wall	5' 4" X 12'	Opens into Exterior
Missing Wall	5' 8" X 12'	Opens into Exterior
Missing Wall	6" X 12'	Opens into Exterior
Missing Wall	3' 9" X 12'	Opens into Exterior
Missing Wall	2' 3" X 12'	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
245. Marble or Granite tile	2,136.74 SF	0.00	30.32	3,500.76	68,286.72
Totals: Lani				3,500.76	68,286.72



**Lani**

**Height: 8'**

159.33 SF Walls	153.06 SF Ceiling
312.40 SF Walls & Ceiling	153.06 SF Floor
17.01 SY Flooring	19.92 LF Floor Perimeter
19.92 LF Ceil. Perimeter	

Missing Wall	7' 9" X 8'	Opens into Exterior
Missing Wall	19' 9" X 8'	Opens into Exterior
Missing Wall	7' 9" X 8'	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
244. Marble or Granite tile	153.06 SF	0.00	30.32	250.77	4,891.55
Totals: Lani				250.77	4,891.55





Nea Archi LLC

2800 Broadway St Ste C-110  
Pearland, TX 77581

Total: Main Level 31,100.70 600,021.32

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
275. Heat, vent, & air cond. labor minimum	1.00 EA	0.00	236.81	9.47	246.28
Totals: Labor Minimums Applied				9.47	246.28
Line Item Totals: LAMALOLOA				51,853.37	2,115,166.81

Grand Total Areas:

15,490.40	SF Walls	7,328.48	SF Ceiling	22,818.88	SF Walls and Ceiling
7,328.48	SF Floor	814.28	SY Flooring	1,341.43	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	1,341.43	LF Ceil. Perimeter
7,328.48	Floor Area	7,618.02	Total Area	15,490.40	Interior Wall Area
8,236.86	Exterior Wall Area	704.17	Exterior Perimeter of Walls		
9,235.75	Surface Area	92.36	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

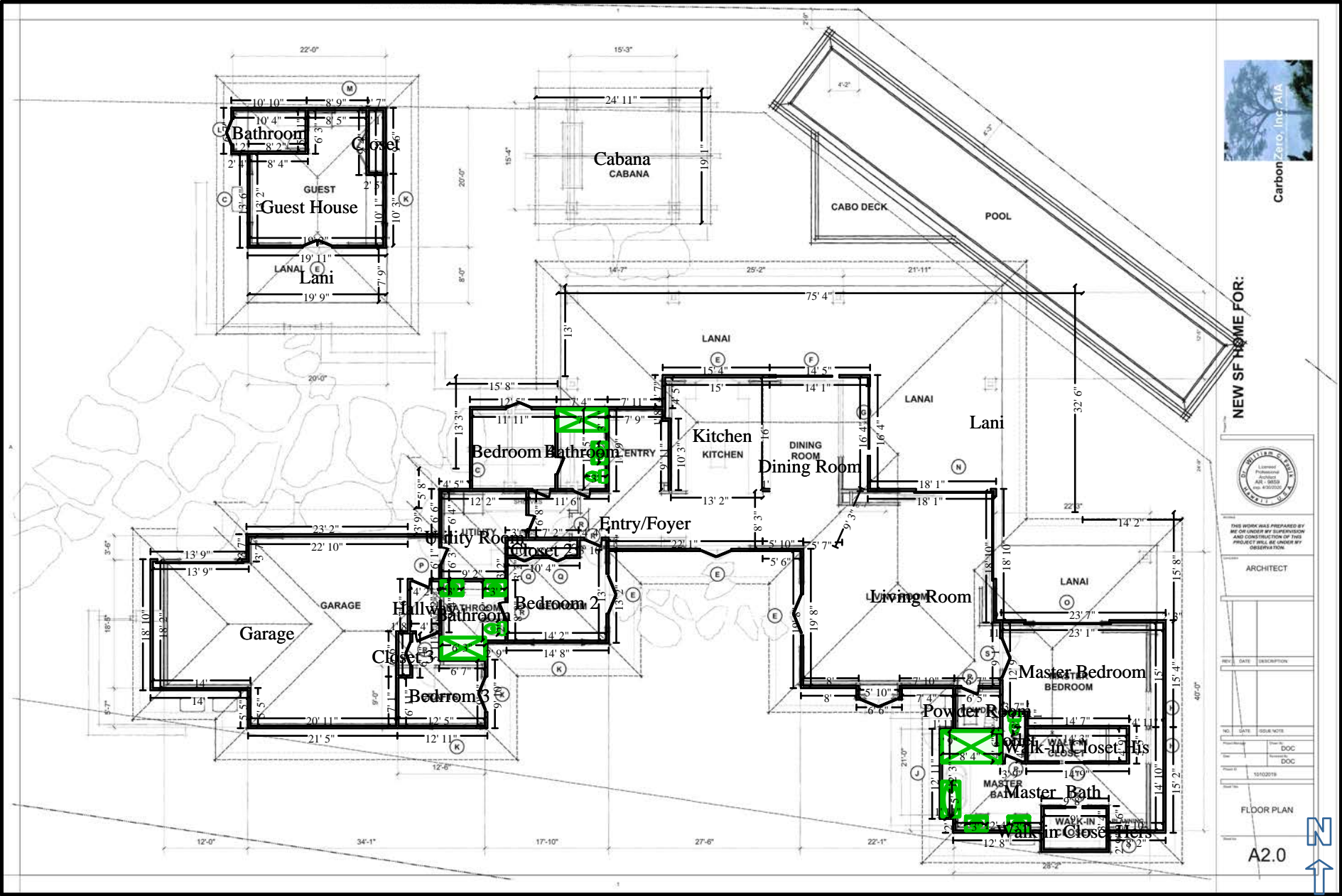


## Nea Archi LLC

2800 Broadway St Ste C-110  
Pearland, TX 77581

### Summary

Line Item Total	2,063,313.44
Material Excise Tax	12,408.44
Subtotal	2,075,721.88
General Excise Tax	39,444.93
<b>Replacement Cost Value</b>	<b>\$2,115,166.81</b>
<b>Net Claim</b>	<b>\$2,115,166.81</b>



Main Level

















BORROWER AND LOAN INFORMATION					
Borrower	Property Address or Subdivision			Borrower Contact Name	Builder/Contact Name
City	State	Zip	Lot No.	Borrower Contact Number	Builder/Contact Number
Lockbox/Access Code	Notes to Inspector (e.g. Location or access comments)				

PROJECT WORK SCOPE: Provide a detailed description of the work to be done

BUDGET DETAIL	BUDGET		BUDGET COMMENTS
Line Item Detail	\$	%	Materials, Finish Quality, and/or Unique Features
Miscellaneous Soft Costs (Insurance, Appraisal, Property Inspections, etc.)			
Consultant Fees: Architect, Engineer, Surveyor, Testing (10% max if funded) (Invoices Required)			
Permits (Invoices Required)			
Site Prep: Clearing, Grading, Demolition, Dumpsters, Security Fencing, etc.			
Foundation/Structural: Concrete, Walls			
Framing: Trusses, Sheathing			
Roof: Flashing, Underlayment, Shingles			
Exterior: Windows, Doors			
Plumbing: Rough-in			
Electrical: Rough-in			
HVAC: Rough-in			
Exterior Finish (Siding, Veneer, Paint)			
Insulation (walls and ceilings)			
Interior walls and ceilings (includes wall tile)			
Cabinets/Vanities, Countertops			
Interior Trim, Doors, Mirrors			
Interior Paint			
HVAC: Finish (furnace, condenser)			
Floor covering (carpet, vinyl, wood, tile)			
Plumbing: Fixtures			
Electrical: Fixtures			
Appliances			
Concrete (garage, driveway, walks)			
Water/Sewer (includes well, septic and city): Connections, Rough-in, System			
Deck/Patio/Pool/Other Exterior Structures			
Landscaping			
PROPERTY BUDGET			
CONTRACTOR FEE (15% max)			
CONTINGENCY FEE (10% required)			
<b>TOTAL BUDGET</b>	<b>\$</b>		

All materials must be installed to receive draw credit. Contingency Fee funding requires documented line item overages.

By completing this Budget Form, borrower represents to Finance of America Commercial ("FACo") that the information provided herein, is true and accurate as of the date completed. If the information provided should change during the loan process, borrower is obligated to inform FACo of such changes. Failure to do so and any inaccuracies in the information provided may result in a change of loan terms and/or denial of borrower's loan application. Additionally, FACo reserves the right to withhold escrowed funds due to budget changes and/or inaccuracies. REV. 06.05.2020

## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

### 1 20-Before Pics



### 2 17-Before Pics



## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

3 1-Before Pics



4 18-Before Pics





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

5 21-Before Pics



6 16-Before Pics



## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

7 8-Before Pics



8 6-Before Pics





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

9 4-Before Pics



10 13-Before Pics





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

11 3-Before Pics



12 7-Before Pics



## CONCEPT BLUE

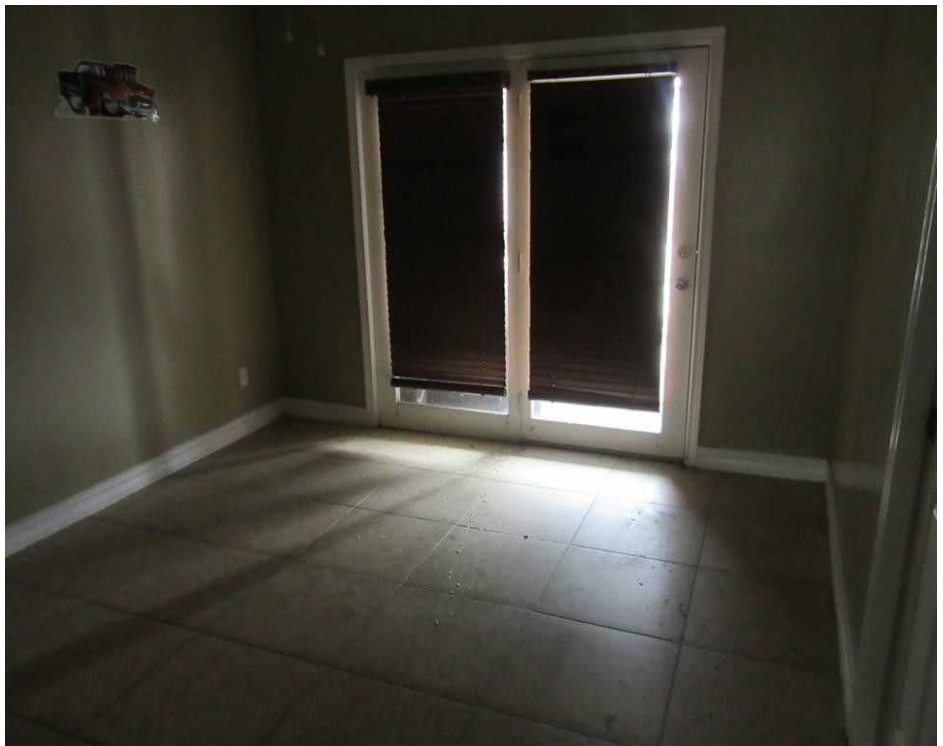
---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

13 5-Before Pics



14 2-Before Pics



## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

15 9-Before Pics



16 10-Before Pics





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

17 11-Before Pics



18 12-Before Pics



## CONCEPT BLUE

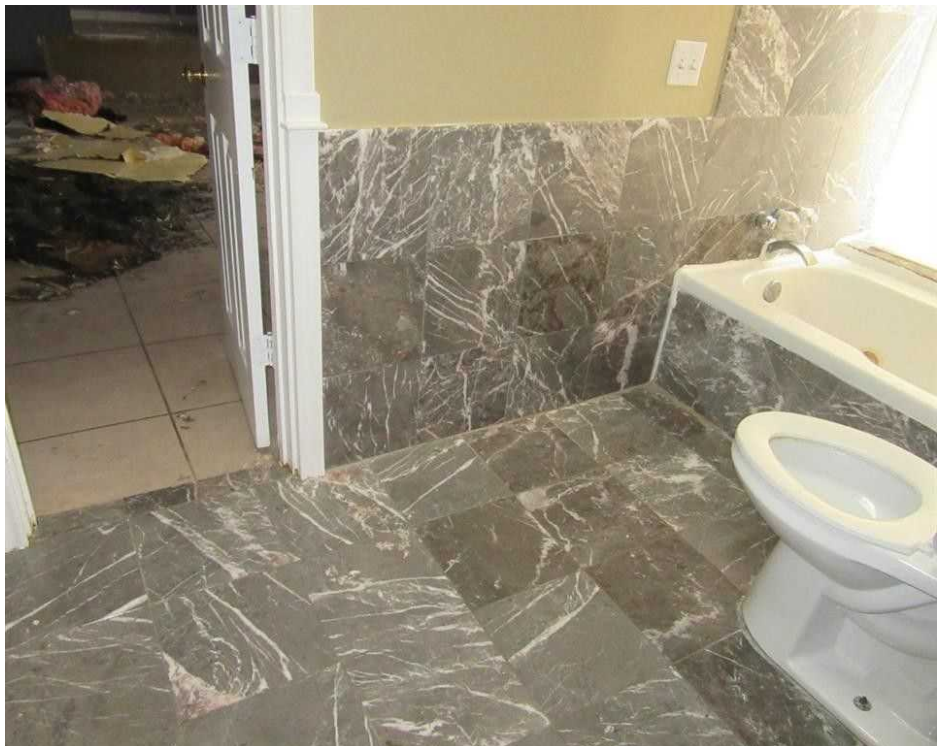
---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

19 14-Before Pics



20 15-Before Pics



## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

21 19-Before Pics



22 32-Progress Pictures  
Date Taken: 8/17/2021





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 23 33-Progress Pictures  
Date Taken: 8/17/2021



- 24 37-Progress Pictures  
Date Taken: 8/28/2021



## CONCEPT BLUE

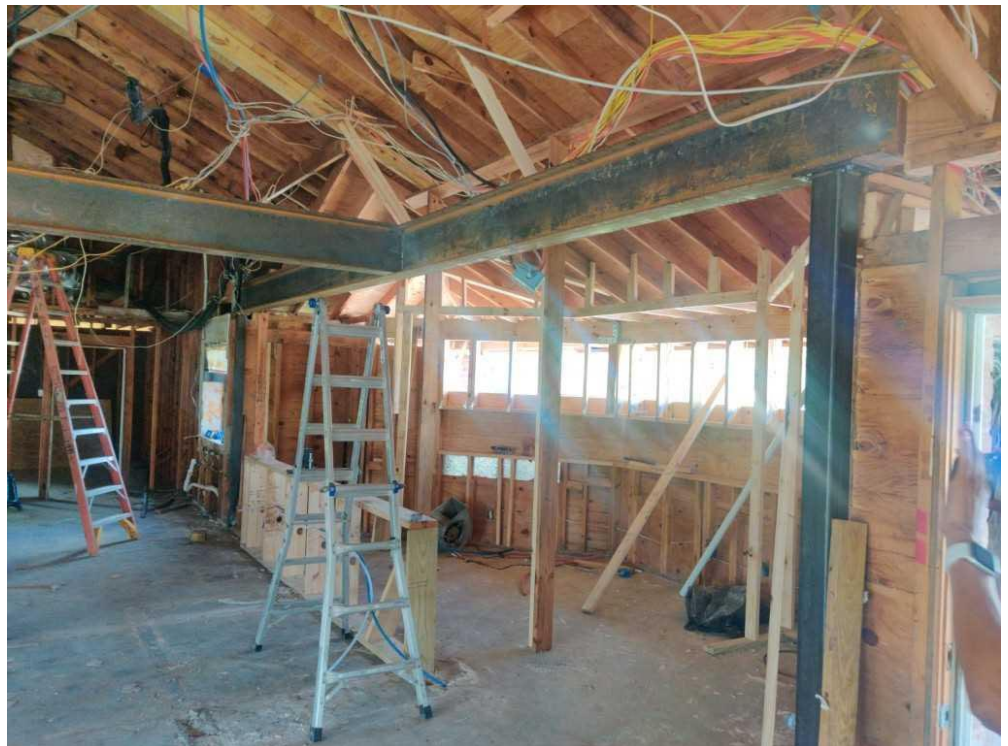
---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 25 38-Progress Pictures  
Date Taken: 8/28/2021



- 26 39-Progress Pictures  
Date Taken: 8/29/2021





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 27 40-Progress Pictures  
Date Taken: 8/29/2021



- 28 34-Progress Pictures  
Date Taken: 8/17/2021





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 29 35-Progress Pictures  
Date Taken: 8/17/2021



- 30 22-Progress Pictures  
Date Taken: 11/16/2021

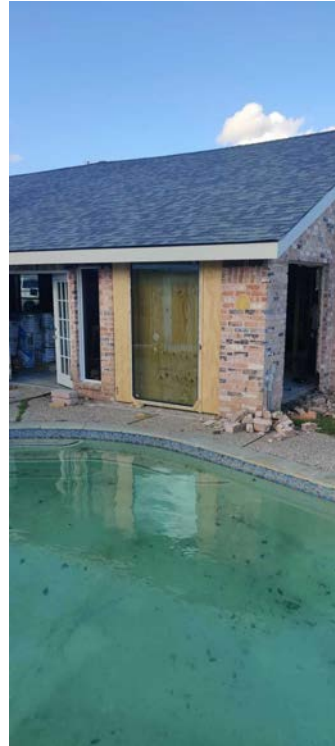


## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 31 23-Progress Pictures  
Date Taken: 11/16/2021



- 32 24-Progress Pictures  
Date Taken: 11/17/2021

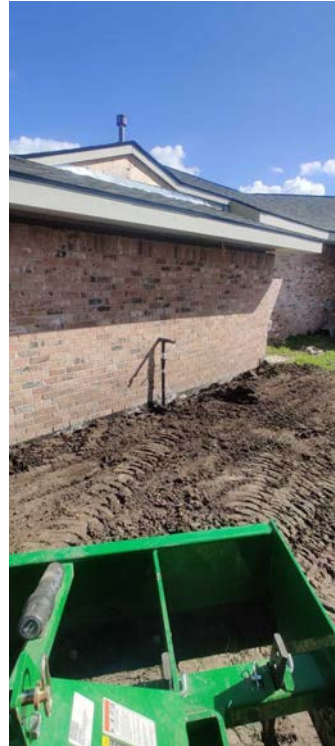


## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 33 25-Progress Pictures  
Date Taken: 11/17/2021



- 34 26-Progress Pictures  
Date Taken: 11/17/2021





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 35 27-Progress Pictures  
Date Taken: 11/17/2021



- 36 28-Progress Pictures  
Date Taken: 11/17/2021



## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 37 29-Progress Pictures  
Date Taken: 11/17/2021



- 38 30-Progress Pictures  
Date Taken: 11/17/2021



## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 39 31-Progress Pictures  
Date Taken: 11/17/2021



- 40 36-Progress Pictures  
Date Taken: 8/28/2021





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 41 43-Progress Pictures  
Date Taken: 11/16/2021



- 42 44-Progress Pictures  
Date Taken: 11/16/2021



## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 43 45-Progress Pictures  
Date Taken: 11/16/2021



- 44 46-Progress Pictures  
Date Taken: 11/16/2021



## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

- 45 47-Progress Pictures  
Date Taken: 11/16/2021



- 46 48-Kitchen Concepts





## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

### 47 49-Kitchen Concepts



### 48 50-Kitchen Concepts

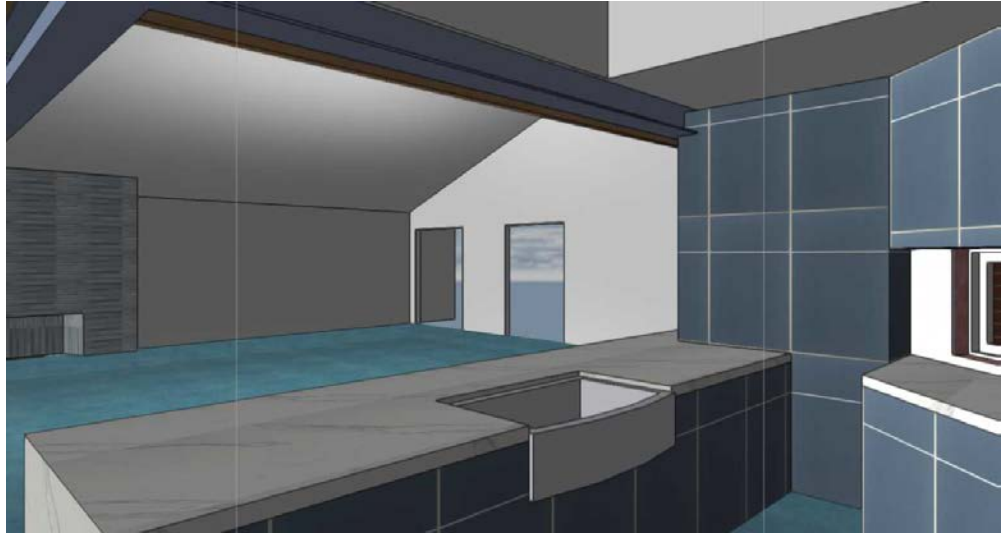


## CONCEPT BLUE

---

2800 Broadway St  
Ste C-110  
Pearland, TX 77581

### 49 51-Kitchen Concepts



### 50 53-Kitchen Concepts





BORROWER AND LOAN INFORMATION					
Borrower MAPA HOLDINGS, LLC		Property Address or Subdivision 1914 County Road 130		Borrower Contact Name Dwon Matthews	Builder/Contact Name SAME
City Pearland	State TX	Zip 77581	Lot No.	Borrower Contact Number 832-692-8473	Builder/Contact Number
Lockbox/Access Code	Notes to Inspector (e.g. Location or access comments) Contact Dwon Matthews 832 692-8473 for access				

PROJECT WORK SCOPE: Provide a detailed description of the work to be done

BUDGET DETAIL	Budget		BUDGET COMMENTS
Line Item Detail	\$	%	Materials, Finish Quality, and/or Unique Features
Miscellaneous Soft Costs (Insurance, Appraisal, Property Inspections, etc.)			
Consultant Fees: Architect, Engineer, Surveyor, Testing (10% max if funded) (Invoices Required)			
Permits (Invoices Required)			
Site Prep: Clearing, Grading, Demolition, Dumpsters, Security Fencing, etc.	\$ 4,500	4%	Removing all damaged drywall and
Foundation/Structural: Concrete, Walls	\$ 650	1%	
Framing: Trusses, Sheathing	\$ 500	0%	
Roof: Flashing, Underlayment, Shingles	\$ 16,480	14%	30 yr laminate with synthetic felt
Exterior: Windows, Doors			
Plumbing: Rough-in			
Electrical: Rough-in			
HVAC: Rough-in			
Exterior Finish (Siding, Veneer, Paint)	\$ 2,500	2%	
Insulation (walls and ceilings)	\$ 3,200	3%	
Interior walls and ceilings (includes wall tile)	\$ 18,400	15%	
Cabinets/Vanities, Countertops	\$ 15,000	13%	Hardwood Custom Built with raised panel doors/quartz counter tops
Interior Trim, Doors, Mirrors	\$ 3,250	3%	
Interior Paint	\$ 7,400	6%	
HVAC: Finish (furnace, condenser)	\$ 9,500	8%	
Floor covering (carpet, vinyl, wood, tile)	\$ 21,550	18%	Marble//Travertine/Ceramic tile
Plumbing: Fixtures	\$ 2,500	2%	
Electrical: Fixtures	\$ 1,750	1%	
Appliances	\$ 4,500	4%	Highend appliances
Concrete (garage, driveway, walks)	\$ 890	1%	
Water/Sewer (includes well, septic and city): Connections, Rough-in, System			
Deck/Patio/Pool/Other Exterior Structures	\$ 4,500	1%	stain decking and refurbish pool
Landscaping	\$ 2,550	1%	
PROPERTY BUDGET	\$ 119,620	100%	
CONTRACTOR FEE (15% max)			
CONTINGENCY FEE (10% required)	\$ 12,767	11%	
TOTAL BUDGET	\$ 132,387		

All materials must be installed to receive draw credit. Contingency Fee funding requires documented line item overages.

By completing this Budget Form, borrower represents to Finance of America Commercial ("FACo") that the information provided herein, is true and accurate as of the date completed. If the information provided should change during the loan process, borrower is obligated to inform FACo of such changes. Failure to do so and any inaccuracies in the information provided may result in a change of loan terms and/or denial of borrower's loan application. Additionally, FACo reserves the right to withhold escrowed funds due to budget changes and/or inaccuracies. REV. 06.05.2020