

DATE FILED
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EXHIBIT 1

Contractor's and/or Mortgagor's
Cost Breakdown
Schedule of Values

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB No. 2502-0044 (exp. 12/31/2018)

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Date: October 26, 2021		Sponsor: The Landings at Gateway, LLC	
Project No: 101-35806		Building Identification: Master 2328 - All Improvements	
Name of Project: The Landings at Gateway		Location: Denver, CO	

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description			
1	3	Concrete	\$ 2,403,880	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.			
2	4	Masonry	\$ 776,164	Cultured Stone, Flashing, Accessories.			
3	5	Metals	\$ 1,655,389	Structural Steel, Stair & Balcony Railings			
4	6	Rough Carpentry	\$ 6,524,930	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.			
5	6	Finish Carpentry	\$ 684,354	Labor & Materials for interior trim & labor for interior doors.			
6	7	Waterproofing & Caulking	\$ 791,200	Waterproofing & flashings at concrete walls, Firestopping & caulking			
7	7	Insulation	\$ 621,754	Labor & Materials for wall, floor, roof, & sound batt insulation.			
8	7	Roofing	\$ 429,694	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.			
9	7	Sheet Metal	\$ -	Labor & material for gutters, downspouts & splashblocks.			
10	7	Siding	\$ 1,413,930	Labor & Materials for exterior siding/ trim & window installation			
11	8	Doors	\$ 1,378,160	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.			
12	8	Windows	\$ 585,676	Material for windows.			
13	8	Glass	\$ -	Aluminum entry doors & Aluminum framed windows			
14	9	Lath and Plaster	\$ 215,409	Labor & Materials for stucco			
15	9	Drywall	\$ 2,166,583	Labor & Materials for drywall, tape, bed & texture			
16	9	Tile Work	\$ 274,073	Labor & Materials for ceramic tile.			
17	9	Acoustical	\$ -	Acoustical Ceiling Systems			
18	9	Wood Flooring	\$ -	N/A			
19	9	Resilient Flooring	\$ 482,327	Labor & Materials for vinyl flooring and carpet			
20	9	Painting and Decorating	\$ 744,297	Labor & Materials for caulking, priming & painting interiors & exteriors.			
21	10	Specialties	\$ 256,370	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers			
22	11	Special Equipment	\$ -	Fireplaces			
23	12	Cabinets	\$ 1,472,200	Labor & material for kitchen & bath cabinets & granite/marble tops.			
24	11	Appliances	\$ 654,164	Material for all kitchen/laundry appliances.			
25	12	Blinds and Shades, Artwork	\$ 169,174	Labor & Material for blinds.			
26	12	Carpets	\$ -	Labor & material to install carpet & padding.			
27	13	Special Construction	\$ 477,950	Labor & material to install fire sprinkler system.			
28	14	Elevators	\$ -	N/A			
29	15	Plumbing and Hot Water	\$ 2,957,742	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation			
30	15	Heat and Ventilation	\$ 2,324,247	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.			
31	15	Air Conditioning	\$ -	See Line 29			
32	16	Electrical	\$ 5,332,393	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BDA Sy			
33		Subtotal (Structures)	\$ 34,792,060				
34		Accessory Structures	\$ 2,490,671	Clubhouse, Pool House, Maintenance Building, Barages, Mail/ Bus House & Bike Barn			
35		Total (Lines 32 and 33)	\$ 37,282,730				
36	2	Earthwork	\$ 1,525,988	Cut/Fill, Strip & Place Topsoil, Fine Grade, Erosion Control			
37	2	Site Utilities	\$ 1,705,917	Sanitary Sewer, Domestic & Fire Water, Storm Drainage System			
38	2	Roads and Walks	\$ 1,723,524	Concrete Pavement, Sidewalks			
39	2	Site Improvements	\$ 935,718	Fencing, Swimming Pool, Monument Signs			
40	2	Lawns and Planting	\$ 502,087	Irrigation System, Planting Material, Bed Prep, Sod/Hydromulch.			
Line	Div.	Trade Item	Cost *	Trade Description			
41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)	
42		Total Land Improvements	\$ 6,393,234				
43		Total Struct. & Land Imprvts.	\$ 43,675,964	Description	Est. Cost *	Description	Est. Cost *
44	1	General Requirements (Exhibit C)	\$ 2,920,210		\$ -	Offsite Improvements (if any)	\$ 353,017.00
45		Subtotal (Lines 42 and 43)	\$ 46,596,174		\$ -		
46		Builder's Overhead (2.00%)	\$ 931,923		\$ -		
47		Builder's Profit (0.00%)	\$ -	Total \$ -			\$ -

48		Subtotal (Lines 44 thru 46)	\$ 47,528,098	Other Fees		Total \$ 353,017.00	
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)	
50		Other Fees	\$ 481,847	Permits			
51		100% P&P Bond Premium	\$ 380,608	Tap Fees/City Water Meters		Description	Est. Cost *
52		Total for All Improvements	\$ 48,390,553	As-Built Survey	\$ 12,050.00		\$ -
53		Builder's Profit Paid by Means Other Than Cash		Cost Certification			\$ -
			\$ -	Builders Risk Insurance	\$ 345,176.00		\$ -
54		Total for All Improvements Less Line 52		General Liability Insurance	\$ 124,621.00		\$ -
			\$ 48,390,553	Total \$ 481,847.00		Total \$ -	

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Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Mortgagor:		By:		Date:
Contractor:		By:		Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)		Date:
FHA: (Chief Underwriter)				Date:

Notes:

Instructions for Completing Form HUD-2328

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A separate form is prepared through line 32 for each structure type. A summation of these structure costs are entered on line 32 of a master form. Land improvements, General Requirements and Fees are completed through line 53 on the master 2328 only.

Date -- Date form was prepared.
Sponsor -- Name of sponsor or sponsoring organization.
Project No. -- Eight-digit assigned project number.
Building Identification -- Number's) or Letter's) of each building as designated on plans.
Name of Project -- Sponsors designated name of project.
Location -- Street address, city and state.
Division -- Division numbers and trade items have been developed from the cost accounting section of the uniform system.
Accessory Structures -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.
Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.
Trade Description -- Enter a brief description of the work included in each trade item.

Other Fees -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.
Total For All Improvements -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).
Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.
Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.
Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.
Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.
Other Fees -- Enter a brief description of item involved and cost estimate for each item.
Signatures -- Enter the firm name, signature of authorized officer of the contractor. and/or mortgagor and date the form was completed.

Contractor's and/or Mortgagor's Cost Breakdown

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Date: October 26, 2021	Sponsor: The Landings at Gateway, LLC
Project No: 101-35806	Building Identification: Building 2
Name of Project: The Landings at Gateway	Location: Denver, CO

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 400,680	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 129,361	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ 275,898	Structural Steel, Stair & Balcony Railings
4	6	Rough Carpentry	\$ 1,219,041	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 123,679	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 145,505	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ 114,049	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 77,420	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal		Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 252,641	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 246,482	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 102,617	Material for windows.
13	8	Glass		Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ 46,821	Stucco
15	9	Drywall	\$ 383,254	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ 51,490	Labor & Materials for ceramic tile.
17	9	Acoustical		Acoustical Ceiling Systems
18	9	Wood Flooring		N/A
19	9	Resilient Flooring	\$ 91,860	Labor & Materials for vinyl flooring and carpet
20	9	Painting and Decorating	\$ 133,705	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 44,266	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment		Fireplaces
23	11	Cabinets	\$ 270,955	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ 125,620	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ 31,981	Labor & Material for blinds.
26	12	Carpets		Labor & material to install carpet & padding.
27	13	Special Construction	\$ 85,437	Labor & material to install fire sprinkler system.
28	14	Elevators		N/A
29	15	Plumbing and Hot Water	\$ 529,718	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ 415,133	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning		See Line 29
32	16	Electrical	\$ 936,226	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BD/
33		Subtotal (Structures)	\$ 6,233,837	
34		Accessory Structures	\$ -	
35		Total (Lines 32 and 33)	\$ 6,233,837	
36	2	Earthwork		

37	2	Site Utilities				
38	2	Roads and Walks				
39	2	Site Improvements				
40	2	Lawns and Planting				
Line	Div.	Trade Item	Cost *	Trade Description		
41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)
42		Total Land Improvements				
43		Total Struct. & Land Imprvts.		Description	Est. Cost *	Description Est. Cost *
44	1	General Requirements (Exhibit C)			\$ -	\$ -
45		Subtotal (Lines 42 and 43)			\$ -	\$ -
46		Builder's Overhead (2.00%)			\$ -	\$ -
47		Builder's Profit ()		Total \$ -		\$ -
48		Subtotal (Lines 44 thru 46)		Other Fees		Total \$ -
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)
50		Other Fees			\$ -	
51		Bond Premium			\$ -	Description Est. Cost *
52		Total for All Improvements			\$ -	\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -	\$ -
54		Total for All Improvements Less Line 52			\$ -	\$ -
		\$ -		Total \$ -		Total \$ -

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Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
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Project No: 101-35806		Building Identification: Building 3	
Name of Project: The Landings at Gateway		Location: Denver, CO	

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- Other Fees** -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid to or to be paid by the Mortgagor are not to be included on this form.

Total For All Improvements -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

Other Fees -- Enter a brief description of item involved and cost estimate for each item.

Signatures -- Enter the firm name, signature of authorized officer of the contractor. and/or mortgagor and date the form was completed.

Contractor's and/or Mortgagor's Cost Breakdown

Schedule of Values

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB No. 2502-0044 (exp. 12/31/2018)

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Date: October 26, 2021	Sponsor: The Landings at Gateway, LLC
Project No: 101-35806	Building Identification: Building 4
Name of Project: The Landings at Gateway	Location: Denver, CO

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 400,580	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 129,361	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ 275,898	Structural Steel, Stair & Balcony Railings
4	6	Rough Carpentry	\$ 824,384	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 94,819	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 104,590	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ 82,779	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 60,006	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal		Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 201,683	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 196,117	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 87,603	Material for windows.
13	8	Glass		Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ 14,063	Stucco
15	9	Drywall	\$ 316,784	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ 34,057	Labor & Materials for ceramic tile.
17	9	Acoustical		Acoustical Ceiling Systems
18	9	Wood Flooring		N/A
19	9	Resilient Flooring	\$ 57,445	Labor & Materials for vinyl flooring and carpet
20	9	Painting and Decorating	\$ 104,738	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 39,654	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment		Fireplaces
23	11	Cabinets	\$ 194,190	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ 75,842	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ 20,626	Labor & Material for blinds.
26	12	Carpets		Labor & material to install carpet & padding.
27	13	Special Construction	\$ 68,100	Labor & material to install fire sprinkler system.
28	14	Elevators		N/A
29	15	Plumbing and Hot Water	\$ 419,435	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ 331,858	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning		See Line 29
32	16	Electrical	\$ 787,363	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BD/
33		Subtotal (Structures)	\$ 4,921,973	
34		Accessory Structures	\$ -	
35		Total (Lines 32 and 33)	\$ 4,921,973	
36	2	Earthwork		

37	2	Site Utilities				
38	2	Roads and Walks				
39	2	Site Improvements				
40	2	Lawns and Planting				
Line	Div.	Trade Item	Cost *	Trade Description		
41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)
42		Total Land Improvements				
43		Total Struct. & Land Imprvts.		Description	Est. Cost *	Description Est. Cost *
44	1	General Requirements (Exhibit C)			\$ -	\$ -
45		Subtotal (Lines 42 and 43)			\$ -	\$ -
46		Builder's Overhead (2.00%)			\$ -	\$ -
47		Builder's Profit ()		Total \$ -		\$ -
48		Subtotal (Lines 44 thru 46)		Other Fees		Total \$ -
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)
50		Other Fees			\$ -	
51		Bond Premium			\$ -	Description Est. Cost *
52		Total for All Improvements			\$ -	\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -	\$ -
54		Total for All Improvements Less Line 52			\$ -	\$ -
		\$ -		Total \$ -		Total \$ -

I hereby certify that all the information state herein, as well as any information provided in the accompaniment herewith, is true and accurate.
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Mortgagor:		By:	Date:
Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
FHA: (Chief Underwriter)			Date:

Notes:

Instructions for Completing Form HUD-2328

###

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- Date** -- Date form was prepared.

Sponsor -- Name of sponsor or sponsoring organization.

Project No. -- Eight-digit assigned project number.

Building Identification -- Number's) or Letter's) of each building as designated on plans.

Name of Project -- Sponsors designated name of project.

Location -- Street address, city and state.

Division -- Division numbers and trade items have been developed from the cost accounting section of the uniform system.

Accessory Structures -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.
- Other Fees** -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid to or to be paid by the Mortgagor are not to be included on this form.

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Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

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Contractor's and/or Mortgagor's Cost Breakdown

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Date: October 26, 2021		Sponsor: The Landings at Gateway, LLC	
Project No: 101-35806		Building Identification: Building 5	
Name of Project: The Landings at Gateway		Location: Denver, CO	

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 400,680	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 129,361	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ 275,898	Structural Steel, Stair & Balcony Railings
4	6	Rough Carpentry	\$ 1,219,041	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 123,679	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 145,505	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ 114,049	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 77,420	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal		Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 252,641	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 246,482	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 102,617	Material for windows.
13	8	Glass		Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ 46,821	Stucco
15	9	Drywall	\$ 383,254	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ 51,490	Labor & Materials for ceramic tile.
17	9	Acoustical		Acoustical Ceiling Systems
18	9	Wood Flooring		N/A
19	9	Resilient Flooring	\$ 91,860	Labor & Materials for vinyl flooring and carpet
20	9	Painting and Decorating	\$ 133,705	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 44,266	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment		Fireplaces
23	11	Cabinets	\$ 270,955	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ 125,620	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ 31,981	Labor & Material for blinds.
26	12	Carpets		Labor & material to install carpet & padding.
27	13	Special Construction	\$ 85,437	Labor & material to install fire sprinkler system.
28	14	Elevators		N/A
29	15	Plumbing and Hot Water	\$ 529,718	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ 415,133	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning		See Line 29
32	16	Electrical	\$ 936,226	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BD/
33		Subtotal (Structures)	\$ 6,233,837	
34		Accessory Structures	\$ -	
35		Total (Lines 32 and 33)	\$ 6,233,837	
36	2	Earthwork		

37	2	Site Utilities				
38	2	Roads and Walks				
39	2	Site Improvements				
40	2	Lawns and Planting				
Line	Div.	Trade Item	Cost *	Trade Description		
41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)
42		Total Land Improvements				
43		Total Struct. & Land Imprvts.		Description	Est. Cost *	Description Est. Cost *
44	1	General Requirements (Exhibit C)			\$ -	\$ -
45		Subtotal (Lines 42 and 43)			\$ -	\$ -
46		Builder's Overhead (2.00%)			\$ -	\$ -
47		Builder's Profit ()		Total \$ -		\$ -
48		Subtotal (Lines 44 thru 46)		Other Fees		Total \$ -
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)
50		Other Fees			\$ -	
51		Bond Premium			\$ -	Description Est. Cost *
52		Total for All Improvements			\$ -	\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -	\$ -
54		Total for All Improvements Less Line 52			\$ -	\$ -
		\$ -		Total \$ -		Total \$ -

I hereby certify that all the information state herein, as well as any information provided in the accompaniment herewith, is true and accurate.
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Mortgagor:		By:	Date:
Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
FHA: (Chief Underwriter)			Date:

Notes:

Instructions for Completing Form HUD-2328

###

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A separate form is prepared through line 32 for each structure type. A summation of these structure costs are entered on line 32 of a master form. Land improvements, General Requirements and Fees are completed through line 53 on the master 2328 only.

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Sponsor -- Name of sponsor or sponsoring organization.

Project No. -- Eight-digit assigned project number.

Building Identification -- Number's) or Letter's) of each building as designated on plans.

Name of Project -- Sponsors designated name of project.

Location -- Street address, city and state.

Division -- Division numbers and trade items have been developed from the cost accounting section of the uniform system.

Accessory Structures -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.
- Other Fees** -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid to or to be paid by the Mortgagor are not to be included on this form.

Total For All Improvements -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

Other Fees -- Enter a brief description of item involved and cost estimate for each item.

Signatures -- Enter the firm name, signature of authorized officer of the contractor. and/or mortgagor and date the form was completed.

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Date: October 26, 2021		Sponsor: The Landings at Gateway, LLC	
Project No: 101-35806		Building Identification: Building 6	
Name of Project: The Landings at Gateway		Location: Denver, CO	

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 400,580	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 129,361	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ 275,898	Structural Steel, Stair & Balcony Railings
4	6	Rough Carpentry	\$ 824,384	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 94,819	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 104,590	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ 82,779	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 60,006	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal		Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 201,683	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 196,117	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 87,603	Material for windows.
13	8	Glass		Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ 14,063	Stucco
15	9	Drywall	\$ 316,784	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ 34,057	Labor & Materials for ceramic tile.
17	9	Acoustical		Acoustical Ceiling Systems
18	9	Wood Flooring		N/A
19	9	Resilient Flooring	\$ 57,445	Labor & Materials for vinyl flooring and carpet
20	9	Painting and Decorating	\$ 104,738	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 39,654	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment		Fireplaces
23	11	Cabinets	\$ 194,190	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ 75,842	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ 20,626	Labor & Material for blinds.
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28	14	Elevators		N/A
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31	15	Air Conditioning		See Line 29
32	16	Electrical	\$ 787,363	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, E
33		Subtotal (Structures)	\$ 4,921,973	
34		Accessory Structures	\$ -	
35		Total (Lines 32 and 33)	\$ 4,921,973	
36	2	Earthwork		
37	2	Site Utilities		

38	2	Roads and Walks				
39	2	Site Improvements				
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52		Total for All Improvements			\$ -	\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -	\$ -
54		Total for All Improvements Less Line 52			\$ -	\$ -
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Mortgagor:		By:	Date:
Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
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Notes:

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Building Identification -- Number(s) or Letter(s) of each building as designated on plans.

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Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.
- Other Fees -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.

Total For All Improvements -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

Other Fees -- Enter a brief description of item involved and cost estimate for each item.

Signatures -- Enter the firm name, signature of authorized officer of the contractor. and/or mortgagor and date the form was completed.

Contractor's and/or Mortgagor's Cost Breakdown

Schedule of Values

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB No. 2502-0044 (exp. 12/31/2018)

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Date:	Sponsor:
October 26, 2021	The Landings at Gateway, LLC
Project No:	Building Identification:
101-35806	Building 7
Name of Project:	Location:
The Landings at Gateway	Denver, CO

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 400,680	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 129,361	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ 275,898	Structural Steel, Stair & Balcony Railings
4	6	Rough Carpentry	\$ 1,219,041	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 123,679	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 145,505	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ 114,049	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 77,420	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal		Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 252,641	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 246,482	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 102,617	Material for windows.
13	8	Glass		Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ 46,821	Stucco
15	9	Drywall	\$ 383,254	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ 51,490	Labor & Materials for ceramic tile.
17	9	Acoustical		Acoustical Ceiling Systems
18	9	Wood Flooring		N/A
19	9	Resilient Flooring	\$ 91,860	Labor & Materials for vinyl flooring and carpet
20	9	Painting and Decorating	\$ 133,705	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 44,266	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment		Fireplaces
23	11	Cabinets	\$ 270,955	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ 125,620	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ 31,981	Labor & Material for blinds.
26	12	Carpets		Labor & material to install carpet & padding.
27	13	Special Construction	\$ 85,437	Labor & material to install fire sprinkler system.
28	14	Elevators		N/A
29	15	Plumbing and Hot Water	\$ 529,718	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ 415,133	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning		See Line 29
32	16	Electrical	\$ 936,226	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BD
33		Subtotal (Structures)	\$ 6,233,837	
34		Accessory Structures	\$ -	
35		Total (Lines 32 and 33)	\$ 6,233,837	
36	2	Earthwork		
37	2	Site Utilities		
38	2	Roads and Walks		
39	2	Site Improvements		
40	2	Lawns and Planting		
Line	Div.	Trade Item	Cost *	Trade Description

41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)	
42		Total Land Improvements					
43		Total Struct. & Land Imprvts.		Description	Est. Cost *	Description	Est. Cost *
44	1	General Requirements (Exhibit C)			\$ -		\$ -
45		Subtotal (Lines 42 and 43)			\$ -		\$ -
46		Builder's Overhead (2.00%)			\$ -		\$ -
47		Builder's Profit ()		Total \$	-		\$ -
48		Subtotal (Lines 44 thru 46)		Other Fees		Total \$	-
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)	
50		Other Fees			\$ -		
51		Bond Premium			\$ -	Description	Est. Cost *
52		Total for All Improvements			\$ -		\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -		\$ -
54		Total for All Improvements Less Line 52			\$ -		\$ -
			\$ -	Total \$	-	Total \$	-

I hereby certify that all the information state herein, as well as any information provided in the accompaniment herewith, is true and accurate.
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Mortgagor:		By:	Date:
Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
FHA: (Chief Underwriter)		Date:	

Notes:

Instructions for Completing Form HUD-2328

###

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A separate form is prepared through line 32 for each structure type. A summation of these structure costs are entered on line 32 of a master form. Land improvements, General Requirements and Fees are completed through line 53 on the master 2328 only.

Date -- Date form was prepared.

Sponsor -- Name of sponsor or sponsoring organization.

Project No. -- Eight-digit assigned project number.

Building Identification -- Number's) or Letter's) of each building as designated on plans.

Name of Project -- Sponsors designated name of project.

Location -- Street address, city and state.

Division -- Division numbers and trade items have been developed from the cost accounting section of the uniform system.

Accessory Structures -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.

Other Fees -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.

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Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

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Other Fees -- Enter a brief description of item involved and cost estimate for each item.

Signatures -- Enter the firm name, signature of authorized officer of the contractor. and/or mortgagor and date the form was completed.

Contractor's and/or Mortgagor's Cost Breakdown

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Date: October 26, 2021		Sponsor: The Landings at Gateway, LLC	
Project No: 101-35806		Building Identification: CLUB/LEASING	
Name of Project: The Landings at Gateway		Location: Denver, CO	

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 79,232	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 31,582	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ 15,426	Structural Steel, Stair & Balcony Railings
4	6	Rough Carpentry	\$ 206,970	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 66,404	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 9,191	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ 15,448	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 49,299	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal	\$ -	Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 34,891	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 46,293	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 19,559	Material for windows.
13	8	Glass	\$ 81,277	Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ 8,957	Stucco
15	9	Drywall	\$ 44,688	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ 39,724	Labor & Materials for ceramic tile.
17	9	Acoustical	\$ 9,572	Acoustical Ceiling Systems
18	9	Wood Flooring	\$ -	N/A
19	9	Resilient Flooring	\$ 45,798	Labor & Materials for vinyl flooring and carpet
20	9	Painting and Decorating	\$ 21,391	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 58,384	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment	\$ 5,937	Fireplaces
23	11	Cabinets	\$ 58,992	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ 11,734	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ 6,429	Labor & Material for blinds.
26	12	Carpets	\$ -	Labor & material to install carpet & padding.
27	13	Special Construction	\$ 18,009	Labor & material to install fire sprinkler system.
28	14	Elevators	\$ -	N/A
29	15	Plumbing and Hot Water	\$ 45,097	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ 40,126	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning	\$ -	See Line 29
32	16	Electrical	\$ 185,307	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, E
33		Subtotal (Structures)	\$ 1,255,720	
34		Accessory Structures		
35		Total (Lines 32 and 33)		
36	2	Earthwork		
37	2	Site Utilities		

38	2	Roads and Walks				
39	2	Site Improvements				
40	2	Lawns and Planting				
Line	Div.	Trade Item	Cost *	Trade Description		
41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)
42		Total Land Improvements				
43		Total Struct. & Land Imprvts.		Description	Est. Cost *	Description Est. Cost *
44	1	General Requirements (Exhibit C)			\$ -	\$ -
45		Subtotal (Lines 42 and 43)			\$ -	\$ -
46		Builder's Overhead (2.00%)			\$ -	\$ -
47		Builder's Profit ()		Total \$ -		\$ -
48		Subtotal (Lines 44 thru 46)		Other Fees		Total \$ -
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)
50		Other Fees			\$ -	
51		Bond Premium			\$ -	Description Est. Cost *
52		Total for All Improvements			\$ -	\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -	\$ -
54		Total for All Improvements Less Line 52			\$ -	\$ -
			\$ -	Total \$ -		Total \$ -

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Mortgagor:		By:	Date:
Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
FHA: (Chief Underwriter)			Date:

Notes:

Instructions for Completing Form HUD-2328

###

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Project No. -- Eight-digit assigned project number.

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Name of Project -- Sponsors designated name of project.

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Division -- Division numbers and trade items have been developed from the cost accounting section of the uniform system.

Accessory Structures -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.
- Other Fees -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.

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Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

Other Fees -- Enter a brief description of item involved and cost estimate for each item.

Signatures -- Enter the firm name, signature of authorized officer of the contractor. and/or mortgagor and date the form was completed.

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Date: October 26, 2021		Sponsor: The Landings at Gateway, LLC	
Project No: 101-35806		Building Identification: DETACHED GARAGE + MAINT.	
Name of Project: The Landings at Gateway		Location: Denver, CO	

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Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 151,876	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 43,493	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ -	Gate Frames
4	6	Rough Carpentry	\$ 257,136	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 4,408	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 14,120	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ 3,513	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 76,555	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal	\$ -	Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 63,811	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 49,272	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 2,535	Material for windows.
13	8	Glass	\$ -	Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ 15,790	Synthetic Stone
15	9	Drywall	\$ 54,159	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ -	Labor & Materials for ceramic tile.
17	9	Acoustical	\$ -	Acoustical Ceiling Systems
18	9	Wood Flooring	\$ -	
19	9	Resilient Flooring	\$ -	
20	9	Painting and Decorating	\$ 16,788	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 5,401	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment	\$ -	Dogwash
23	11	Cabinets	\$ 3,172	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ -	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ -	Labor & Material for blinds.
26	12	Carpets	\$ -	Labor & material to install carpet & padding.
27	13	Special Construction	\$ -	Labor & material to install fire sprinkler system.
28	14	Elevators	\$ -	N/A
29	15	Plumbing and Hot Water	\$ 6,926	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ 6,123	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning	\$ -	See Line 29
32	16	Electrical	\$ 58,723	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BD/
33		Subtotal (Structures)	\$ 833,802	
34		Accessory Structures		
35		Total (Lines 32 and 33)		
36	2	Earthwork		

37	2	Site Utilities				
38	2	Roads and Walks				
39	2	Site Improvements				
40	2	Lawns and Planting				
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46		Builder's Overhead (2.00%)		\$ -		\$ -
47		Builder's Profit ()		Total \$ -		\$ -
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49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)
50		Other Fees		\$ -		
51		Bond Premium		\$ -		Description Est. Cost *
52		Total for All Improvements		\$ -		\$ -
53		Builder's Profit Paid by Means Other Than Cash		\$ -		\$ -
				\$ -		\$ -
54		Total for All Improvements Less Line 52				\$ -
		\$ -		Total \$ -		Total \$ -

I hereby certify that all the information state herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
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Notes:

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Accessory Structures -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.

Other Fees -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid to or to be paid by the Mortgagor are not to be included on this form.

Total For All Improvements -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction. Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

Other Fees -- Enter a brief description of item involved and cost estimate for each item.

Signatures -- Enter the firm name, signature of authorized officer of the contractor, and/or mortgagor and date the form was completed.

Contractor's and/or Mortgagor's Cost Breakdown

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB No. 2502-0044 (exp. 12/31/2018)

Schedule of Values

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Date: October 26, 2021	Sponsor: The Landings at Gateway, LLC
Project No: 101-35806	Building Identification: MAIL + BUS HOUSE
Name of Project: The Landings at Gateway	Location: Denver, CO

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 8,298	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 8,977	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ -	Gate Frames
4	6	Rough Carpentry	\$ 12,467	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 6,172	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 477	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ -	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 3,702	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal	\$ -	Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 2,295	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ -	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ -	Material for windows.
13	8	Glass	\$ -	Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ -	Synthetic Stone
15	9	Drywall	\$ -	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ -	Labor & Materials for ceramic tile.
17	9	Acoustical	\$ -	Acoustical Ceiling Systems
18	9	Wood Flooring	\$ -	0
19	9	Resilient Flooring	\$ -	
20	9	Painting and Decorating	\$ 1,141	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 46,843	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment	\$ -	Dogwash
23	11	Cabinets	\$ -	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ -	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ -	Labor & Material for blinds.
26	12	Carpets	\$ -	Labor & material to install carpet & padding.
27	13	Special Construction	\$ -	Labor & material to install fire sprinkler system.
28	14	Elevators	\$ -	N/A
29	15	Plumbing and Hot Water	\$ -	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ -	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning	\$ -	See Line 29
32	16	Electrical	\$ 30,775	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BD/
33		Subtotal (Structures)	\$ 121,146	
34		Accessory Structures		
35		Total (Lines 32 and 33)		
36	2	Earthwork		

37	2	Site Utilities				
38	2	Roads and Walks				
39	2	Site Improvements				
40	2	Lawns and Planting				
Line	Div.	Trade Item	Cost *	Trade Description		
41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)
42		Total Land Improvements				
43		Total Struct. & Land Imprvts.		Description	Est. Cost *	Description Est. Cost *
44	1	General Requirements (Exhibit C)			\$ -	\$ -
45		Subtotal (Lines 42 and 43)			\$ -	\$ -
46		Builder's Overhead (2.00%)			\$ -	\$ -
47		Builder's Profit ()		Total \$ -		\$ -
48		Subtotal (Lines 44 thru 46)		Other Fees		Total \$ -
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)
50		Other Fees			\$ -	
51		Bond Premium			\$ -	Description Est. Cost *
52		Total for All Improvements			\$ -	\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -	\$ -
54		Total for All Improvements Less Line 52			\$ -	\$ -
		\$ -		Total \$ -		Total \$ -

I hereby certify that all the information state herein, as well as any information provided in the accompaniment herewith, is true and accurate.
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Mortgagor:		By:	Date:
Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
FHA: (Chief Underwriter)			Date:

Notes:

Instructions for Completing Form HUD-2328

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A separate form is prepared through line 32 for each structure type. A summation of these structure costs are entered on line 32 of a master form. Land improvements, General Requirements and Fees are completed through line 53 on the master 2328 only.

- Date** -- Date form was prepared.

Sponsor -- Name of sponsor or sponsoring organization.

Project No. -- Eight-digit assigned project number.

Building Identification -- Number's) or Letter's) of each building as designated on plans.

Name of Project -- Sponsors designated name of project.

Location -- Street address, city and state.

Division -- Division numbers and trade items have been developed from the cost accounting section of the uniform system.

Accessory Structures -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.
- Other Fees** -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.

Total For All Improvements -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

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Signatures -- Enter the firm name, signature of authorized officer of the contractor. and/or mortgagor and date the form was completed.

Contractor's and/or Mortgagor's Cost Breakdown

Schedule of Values

**U.S. Department of Housing
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Date: October 26, 2021	Sponsor: The Landings at Gateway, LLC
Project No: 101-35806	Building Identification: BIKE BARN
Name of Project: The Landings at Gateway	Location: Denver, CO

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 3,296	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 4,847	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ -	Gate Frames
4	6	Rough Carpentry	\$ 10,721	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ -	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 149	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ -	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 2,828	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal	\$ -	Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 939	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 1,721	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 239	Material for windows.
13	8	Glass	\$ -	Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ -	Synthetic Stone
15	9	Drywall	\$ 1,019	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ -	Labor & Materials for ceramic tile.
17	9	Acoustical	\$ -	Acoustical Ceiling Systems
18	9	Wood Flooring	\$ -	N/A
19	9	Resilient Flooring	\$ -	N/A
20	9	Painting and Decorating	\$ 357	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 7,816	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment	\$ -	Dogwash
23	11	Cabinets	\$ -	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ -	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ -	Labor & Material for blinds.
26	12	Carpets	\$ -	Labor & material to install carpet & padding.
27	13	Special Construction	\$ -	Labor & material to install fire sprinkler system.
28	14	Elevators	\$ -	N/A
29	15	Plumbing and Hot Water	\$ -	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ -	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning	\$ -	See Line 29
32	16	Electrical	\$ 22,361	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BD/
33		Subtotal (Structures)	\$ 56,292	
34		Accessory Structures		
35		Total (Lines 32 and 33)		
36	2	Earthwork		

37	2	Site Utilities					
38	2	Roads and Walks					
39	2	Site Improvements					
40	2	Lawns and Planting					
Line	Div.	Trade Item	Cost *	Trade Description			
41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)	
42		Total Land Improvements					
43		Total Struct. & Land Imprvts.		Description	Est. Cost *	Description	Est. Cost *
44	1	General Requirements (Exhibit C)			\$ -		\$ -
45		Subtotal (Lines 42 and 43)			\$ -		\$ -
46		Builder's Overhead (2.00%)			\$ -		\$ -
47		Builder's Profit ()		Total \$ -			\$ -
48		Subtotal (Lines 44 thru 46)		Other Fees		Total \$ -	
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)	
50		Other Fees			\$ -		
51		Bond Premium			\$ -	Description	Est. Cost *
52		Total for All Improvements			\$ -		\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -		\$ -
					\$ -		\$ -
54		Total for All Improvements Less Line 52					\$ -
			\$ -	Total \$ -		Total \$ -	

I hereby certify that all the information state herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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Mortgagor:		By:	Date:
Contractor:		By:	Date:
FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
FHA: (Chief Underwriter)			Date:

Notes:

Instructions for Completing Form HUD-2328

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Sponsor -- Name of sponsor or sponsoring organization.

Project No. -- Eight-digit assigned project number.

Building Identification -- Number's or Letter's of each building as designated on plans.

Name of Project -- Sponsors designated name of project.

Location -- Street address, city and state.

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Accessory Structures -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings When the amount shown on line 33 is \$20,000.00 or 2% of line 32 whichever is less, a separate form HUD-2328 will be prepared through line 32 for Accessory Structures.

Unusual Site Conditions -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.

Other Fees -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.

Total For All Improvements -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction. Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

Other Fees -- Enter a brief description of item involved and cost estimate for each item.

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Date: October 26, 2021		Sponsor: The Landings at Gateway, LLC	
Project No: 101-35806		Building Identification: POOL HOUSE	
Name of Project: The Landings at Gateway		Location: Denver, CO	

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

Line	Div.	Trade Item	Cost *	Trade Description
1	3	Concrete	\$ 20,301	Post Tension Building Foundations, Termite Control, Gypcrete Interior, Lightweight Balconies.
2	4	Masonry	\$ 17,757	Cultured Stone, Flashing, Accessories.
3	5	Metals	\$ 1,540	Gate Frames
4	6	Rough Carpentry	\$ 30,000	L&M for framing floors, walls, roofs, trusses, siding, sheathing, decking.
5	6	Finish Carpentry	\$ 2,645	Labor & Materials for interior trim & labor for interior doors.
6	7	Waterproofing & Caulking	\$ 959	Waterproofing & flashings at concrete walls, Firestopping & caulking
7	7	Insulation	\$ 3,019	Labor & Materials for wall, floor, roof, & sound batt insulation.
8	7	Roofing	\$ 4,765	Labor & Materials for asphalt shingles, felt, metal flashing, roof vents.
9	7	Sheet Metal	\$ -	Labor & material for gutters, downspouts & splashblocks.
10	7	Siding	\$ 3,940	Labor & Materials for exterior siding/ trim & window installation
11	8	Doors	\$ 10,495	Material for exterior & interior doors. Labor & material for garage doors & finish hardware.
12	8	Windows	\$ 326	Material for windows.
13	8	Glass	\$ -	Aluminum entry doors & Aluminum framed windows
14	9	Lath and Plaster	\$ -	Synthetic Stone
15	9	Drywall	\$ 4,535	Labor & Materials for drywall, tape, bed & texture
16	9	Tile Work	\$ -	Labor & Materials for ceramic tile.
17	9	Acoustical	\$ -	Acoustical Ceiling Systems
18	9	Wood Flooring	\$ -	
19	9	Resilient Flooring	\$ -	
20	9	Painting and Decorating	\$ 1,991	Labor & Materials for caulking, priming & painting interiors & exteriors.
21	10	Specialties	\$ 992	Labor & Materials for signage, mirrors, wire shelving, toilet & bath accessories, fire extinguishers
22	11	Special Equipment	\$ -	Dogwash
23	11	Cabinets	\$ 21,021	Labor & material for kitchen & bath cabinets & granite/marble tops.
24	11	Appliances	\$ 1,207	Material for all kitchen/laundry appliances.
25	12	Blinds and Shades, Artwork	\$ -	Labor & Material for blinds.
26	12	Carpets	\$ -	Labor & material to install carpet & padding.
27	13	Special Construction	\$ -	Labor & material to install fire sprinkler system.
28	14	Elevators	\$ -	N/A
29	15	Plumbing and Hot Water	\$ 27,554	Labor & materials for complete plumbing within structures, connect 5' outside bldg. Inclds Radon Mitigation
30	15	Heat and Ventilation	\$ 24,803	Labor & materials for HVAC system, ductwork, fire dampers, refrigerant lines, t-stat and control wiring.
31	15	Air Conditioning	\$ -	See Line 29
32	16	Electrical	\$ 45,859	Labor & materials complete electrical system, lights, outlets, switches, data, phone cable TV & Solar, Charging Stations, BD/
33		Subtotal (Structures)	\$ 223,710	
34		Accessory Structures		
35		Total (Lines 32 and 33)		
36	2	Earthwork		

37	2	Site Utilities				
38	2	Roads and Walks				
39	2	Site Improvements				
40	2	Lawns and Planting				
Line	Div.	Trade Item	Cost *	Trade Description		
41	2	Unusual Site Conditions		Nonresidential and Special Exterior Land Improvement (costs included in trade item breakdown)		Offsite Costs (costs not included in trade item breakdown)
42		Total Land Improvements				
43		Total Struct. & Land Imprvts.		Description	Est. Cost *	Description Est. Cost *
44	1	General Requirements (Exhibit C)			\$ -	\$ -
45		Subtotal (Lines 42 and 43)			\$ -	\$ -
46		Builder's Overhead (2.00%)			\$ -	\$ -
47		Builder's Profit ()		Total \$ -		\$ -
48		Subtotal (Lines 44 thru 46)		Other Fees		Total \$ -
49				Description (not on Exhibit C)	Cost *	Demolition (costs not included in trade item breakdown)
50		Other Fees			\$ -	
51		Bond Premium			\$ -	Description Est. Cost *
52		Total for All Improvements			\$ -	\$ -
53		Builder's Profit Paid by Means Other Than Cash			\$ -	\$ -
54		Total for All Improvements Less Line 52			\$ -	\$ -
		\$ -		Total \$ -		Total \$ -

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FHA: (Processing Analyst)	Date:	FHA: (Chief, Cost Branch or Cost Analyst)	Date:
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Notes:

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- Date** -- Date form was prepared.

Sponsor -- Name of sponsor or sponsoring organization.

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Building Identification -- Number's) or Letter's) of each building as designated on plans.

Name of Project -- Sponsors designated name of project.

Location -- Street address, city and state.

Division -- Division numbers and trade items have been developed from the cost accounting section of the uniform system.

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Cost -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

Trade Description -- Enter a brief description of the work included in each trade item.
- Other Fees** -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid to or to be paid by the Mortgagor are not to be included on this form.

Total For All Improvements -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 46).

Line 52 -- When applicable, enter the portion of builder's profit (line 46) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction.

Non-Residential and Special Exterior Land Improvement Costs -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighbor-hood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representative in designating the items to be included.

Off-Site Costs -- Enter description and dollar amount including fees and bond premium for off-site improvements.

Demolition -- Enter description and dollar amount of demolition work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

Other Fees -- Enter a brief description of item involved and cost estimate for each item.

Signatures -- Enter the firm name, signature of authorized officer of the contractor. and/or mortgagor and date the form was completed.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING - FEDERAL HOUSING COMMISSIONER
CONTRACTOR'S and/or MORTGAGOR'S
LAND IMPROVEMENT COST ESTIMATE
(SCHEDULES OF VALUES)

Date:

Sponsor:

Project No.:

Project Name: The Landings at Gateway

Location: Denver, CO

This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when the insured advances are requested. Detailed instructions for completing this form are included on the reverse side.

LINE	TRADE ITEM	ESTIMATED COST	TRADE DESCRIPTION			
1	EARTHWORK:	\$ 1,525,988				
2	Clearing & Grubbing					
3	Stripping & Piling, Onsite cuts & fills	\$ 1,299,661				
4	Cut	\$ -				
5	Fill	\$ -				
6	Retaining Wall	\$ 78,677				
7	Bldg. Bulk Excav. & Backfill					
8	Hauling	\$ -				
9	Miscellaneous	\$ 147,650	Erosion control, construction staking			
10	SITE UTILITIES:	\$ 1,705,917				
11	Water Supply & Related Items	\$ 217,195	Water mains, fittings, fire hydrants, services			
12	Sanitary Sewer & Related Items	\$ 384,665	Structures, piping			
13	Street & Grounds Lighting	\$ 369,859				
14	Gas Service & Connections	\$ -				
15	Heating Tunnels	\$ -				
16	Storm Sewer & Drainage Piping	\$ 734,198	Structures, piping			
17	Storm Sewer & Drainage Canals	\$ -				
18						
19	ROADS AND WALKS	\$ 1,723,524				
20	Curbs and Gutters	\$ 973,813				
21	Pavement For Vehicular Area	\$ 596,407	Concrete, Pavement, control joints, and caulking			
22	Site Pavement Caulking	\$ 82,000	Concrete Sealer			
23	Walks, Steps, handrails, etc.	\$ 54,025	Sidewalks, AC pads, Handrails			
24	Miscellaneous	\$ 17,279	Striping			
25	SITE IMPROVEMENTS	\$ 935,718				
26	Equipment for Special Areas	\$ 297,335	Playground equipment			
27	Fences, Walls, etc.	\$ 76,433	Clubhouse/Pool Area Fencing			
28	Trash Collection Stations	\$ 63,001	Trash Enclosures			
29	Street & Entrance Signs	\$ 156,019	Monument & Informational SigNs			
30	Bridges	\$ -				
31	Swimming Pool	\$ 329,000	Swimming Pools & Spa			
32	Walk Path at Retention Pond		In Earthwork			
33	Miscellaneous	\$ 13,930	Bike Racks, Site Furnishings			
34	LAWNS AND PLANTING:	\$ 502,087				
35	Top Soil & Improvement	\$ 78,127	Fine Grading			
36	Irrigation System	\$ 159,621	Irrigation System			
37	Seeding, Sodding, Sprigging	\$ 64,122	Hydromulch/sod, staking & mulch.			
38	Planting	\$ 200,217	Trees, shrubs & misc. planting material.			
39	Drainage Systems	\$ -				
40	TOTAL LAND IMPROVEMENTS	\$ 6,393,234	UNUSUAL SITE CONDITIONS		OFF-SITE COSTS	
41	* Accessory Structures		<i>(Cost Included in Trade Item Breakdown)</i>		<i>(Costs Not Included in Trade Item Breakdown)</i>	
42	TOTAL LAND IMPRVTS. & STRUCTS.		Description	Est Cost	Description	Est. Cost
43	General Requirements					
44	SUBTOTAL (Lines 42 and 43)					
45	Builder's Overhead					
46	Builder's Profit					
47	SUBTOTAL (Lines 44 thru 46)		TOTAL \$	0	TOTAL \$	0
48			REFUNDABLE ITEMS		DEMOLITION	

49	Other Fees		(Costs Included in Trade Item Breakdown)		(Costs Not Included in Trade Item Breakdown)	
50	Bond Premium		Description	Est. Cost	Description	Est. Cost
51	TOTAL FOR ALL IMPROVEMENTS					
52	Builder's Profit Paid by Means Other Than Cash					
53	TOTAL FOR ALL IMPROVEMENTS (Less Line 52)		TOTAL \$	0	TOTAL \$	0

*Execute Standard Form 2328 to Line 33 for each structure type if the amount on Line 41 is significant to Total Land Improvements

Mortgagor	0	By _____	Date _____
Contractor	0	By: _____	Date _____
HUD _____		_____	Date _____
Chief, Cost Evaluation or Cost Analyst		Dep. Dir. for Housing/Service Off. Supervisor	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HOUSING - FEDERAL HOUSING COMMISSIONER CONTRACTOR'S and/or MORTGAGOR'S LAND IMPROVEMENT COST ESTIMATE (SCHEDULES OF VALUES)					
Date:				Project No.:	
Sponsor:					
Project Name: The Landings at Gateway			Location: Denver, CO		
This form represents the Contractors and/or Mortgagors firm costs and services as a basis for disbursing dollar amounts when the insured advances are requested. Detailed instructions for completing this form are included on the reverse side.					
LINE	TRADE ITEM	ESTIMATED COST	TRADE DESCRIPTION		
1	EARTHWORK:	\$ 20,260			
2	Clearing & Grubbing				
3	Stripping & Piling, Onsite cuts & fills	\$ 20,260			
4	Cut				
5	Fill				
6	Retaining Wall				
7	Bldg. Bulk Excav. & Backfill				
8	Hauling	\$ -			
9	Miscellaneous		Erosion Control, Construction Staking		
10	SITE UTILITIES:	\$ -			
11	Water Supply & Related Items		Water mains, fittings, fire hydrants, services		
12	Sanitary Sewer & Related Items				
13	Street & Grounds Lighting	\$ -			
14	Gas Service & Connections	\$ -			
15	Heating Tunnels	\$ -			
16	Storm Sewer & Drainage Piping				
17	Storm Sewer & Drainage Canals	\$ -			
18					
19	ROADS AND WALKS	\$ 292,507			
20	Curbs and Gutters	\$ 93,545			
21	Pavement For Vehicular Area	\$ 198,962	Concrete Pavement, control joints, and caulking		
22	Site Pavement Caulking	\$ -	In pavement		
23	Walks, Steps, handrails, etc.		Sidewalks, AC pads, Handrails		
24	Miscellaneous		Stripping		
25	SITE IMPROVEMENTS	\$ -			
26	Equipment for Special Areas		Playground equipment		
27	Fences, Walls, etc.		Perimeter Fencing		
28	Trash Collection Stations		Trash Enclosures		
29	Street & Entrance Signs		Monument & Informational Signs		
30	Bridges				
31	Swimming Pool		Swimming Pools		
32	Mobile Home Pads	\$ -			
33	Miscellaneous		Bike Racks, Site Furnishings		
34	LAWNS AND PLANTING:	\$ 40,250			
35	Top Soil & Improvement	\$ 5,000	Fine Grading		
36	Irrigation System	\$ 13,750	Irrigation System		
37	Seeding, Sodding, Sprigging	\$ 3,500	Hydromulch/sod, staking & mulch.		
38	Planting	\$ 18,000	Trees, shrubs & misc. planting material.		
39	Drainage Systems	\$ -			
40	TOTAL LAND IMPROVEMENTS	\$ 353,017	UNUSUAL SITE CONDITIONS		OFF-SITE COSTS
41	* Accessory Structures		<i>(Cost Included in Trade Item Breakdown)</i>		<i>(Costs Not Included in Trade Item Breakdown)</i>
42	TOTAL LAND IMPRVTS. & STRUCTS.		Description	Est Cost	Description Est. Cost
43	General Requirements				
44	SUBTOTAL (Lines 42 and 43)				
45	Builder's Overhead				
46	Builder's Profit				
47	SUBTOTAL (Lines 44 thru 46)		TOTAL \$	0	TOTAL \$ 0
48			REFUNDABLE ITEMS		DEMOLITION
49	Other Fees		<i>(Costs Included in Trade Item Breakdown)</i>		<i>(Costs Not Included in Trade Item Breakdown)</i>
50	Bond Premium		Description	Est. Cost	Description Est. Cost
51	TOTAL FOR ALL IMPROVEMENTS				
52	Builder's Profit Paid by Means Other Than Cash				
53	TOTAL FOR ALL IMPROVEMENTS <i>(Less Line 52)</i>		TOTAL \$	0	TOTAL \$ 0
*Execute Standard Form 2328 to Line 33 for each structure type if the amount on Line 41 is significant to Total Land Improvements					
Mortgagor 0			By _____ Date _____		
Contractor 0			By _____ Date _____		
HUD _____			Date _____		
Chief, Cost Evaluation or Cost Analyst			Dep. Dir. for Housing/Service Off. Supervisor		

General Requirements	
Detail	Total
PROJECT DIRECTOR	\$ 92,308
PROJECT MANAGER	\$ 376,521
PROJECT ENGINEER	\$ 279,354
SENIOR SUPERINTENDENT	\$ 376,521
SUPERINTENDENT	\$ 315,792
ASSISTANT SUPERINTENDENT	\$ 255,063
FIELD ENGINEER	\$ 242,917
PROJECT ADMINISTRATOR	\$ 36,437
STAFF VEHICLES and FUEL	\$ 116,104
TEMPORARY OFFICE	\$ 23,500
OFFICE FURNISHINGS and SUPPLIES	\$ 3,200
TEMPORARY STORAGE	\$ 3,960
TEMPORARY FENCING	\$ 6,000
TEMPORARY POWER	\$ 28,600
TEMPORARY LIGHTING	\$ 23,222
DRINKING WATER	\$ 1,100
TEMPORARY TOLIET	\$ 24,530
JOBSITE PHONE & CELLPHONES	\$ 14,894
SMALL TOOLS	\$ 3,300
TECHNOLOGY	\$ 1,650
PHOTOGRAPHS	\$ 2,200
PROJECT SIGNAGE	\$ 2,300
POSTAGE	\$ 1,100
PLAN REPRODUCTION	\$ 5,000
O&M'S & PUNCHLIST	\$ 500
WINTER PROTECTION	\$ 144,000
FIRST AID SUPPLIES	\$ 2,200
SAFETY INSPECTIONS	\$ 6,351
PROGRESSIVE CLEAN UP	\$ 156,347
DUMPSTERS	\$ 141,800
FINAL CLEANING	\$ 101,866
SECURITY	\$ 75,000
PROCORE	\$ 56,573
Total General Requirements	\$ 2,920,210