

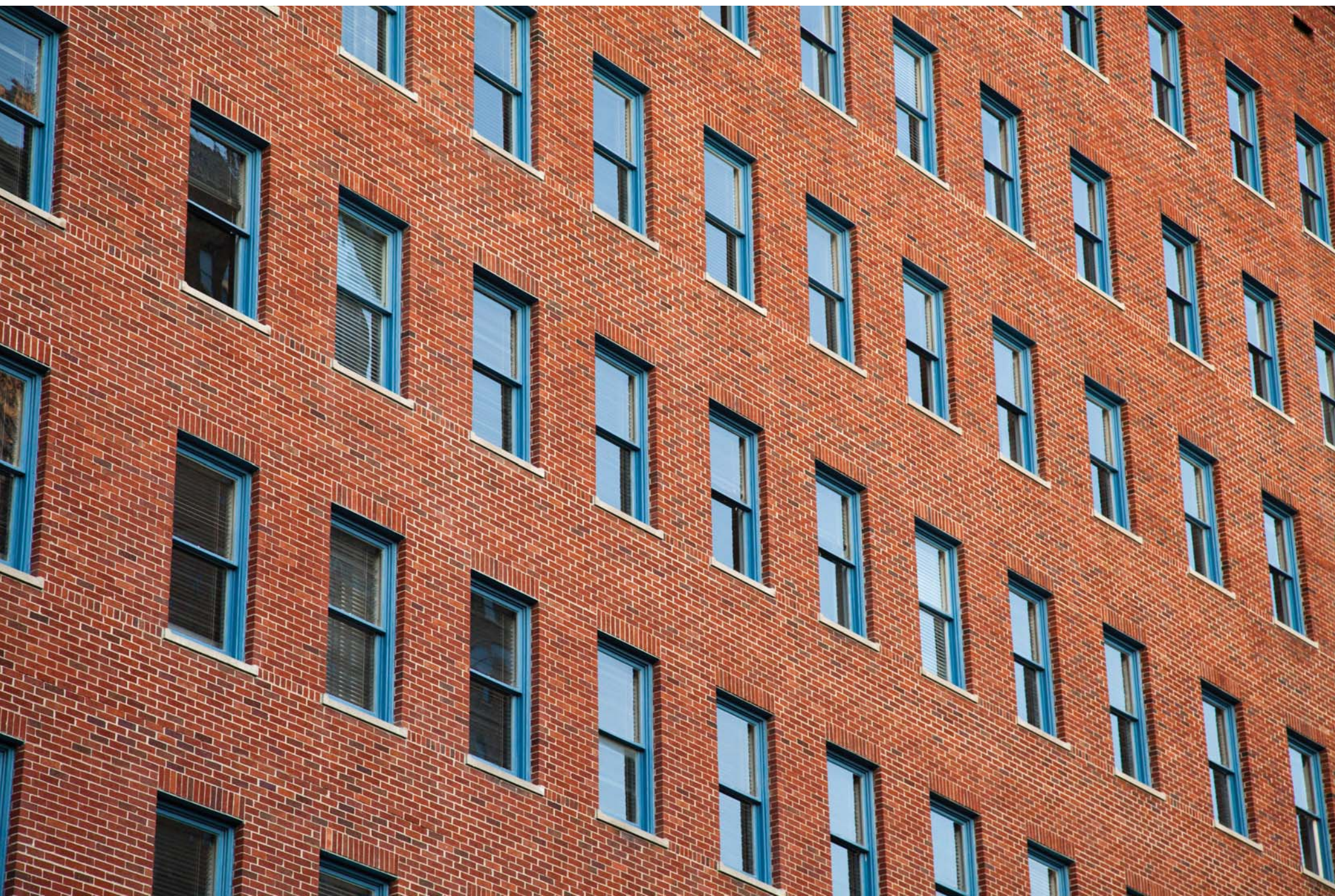
Flex Viewer

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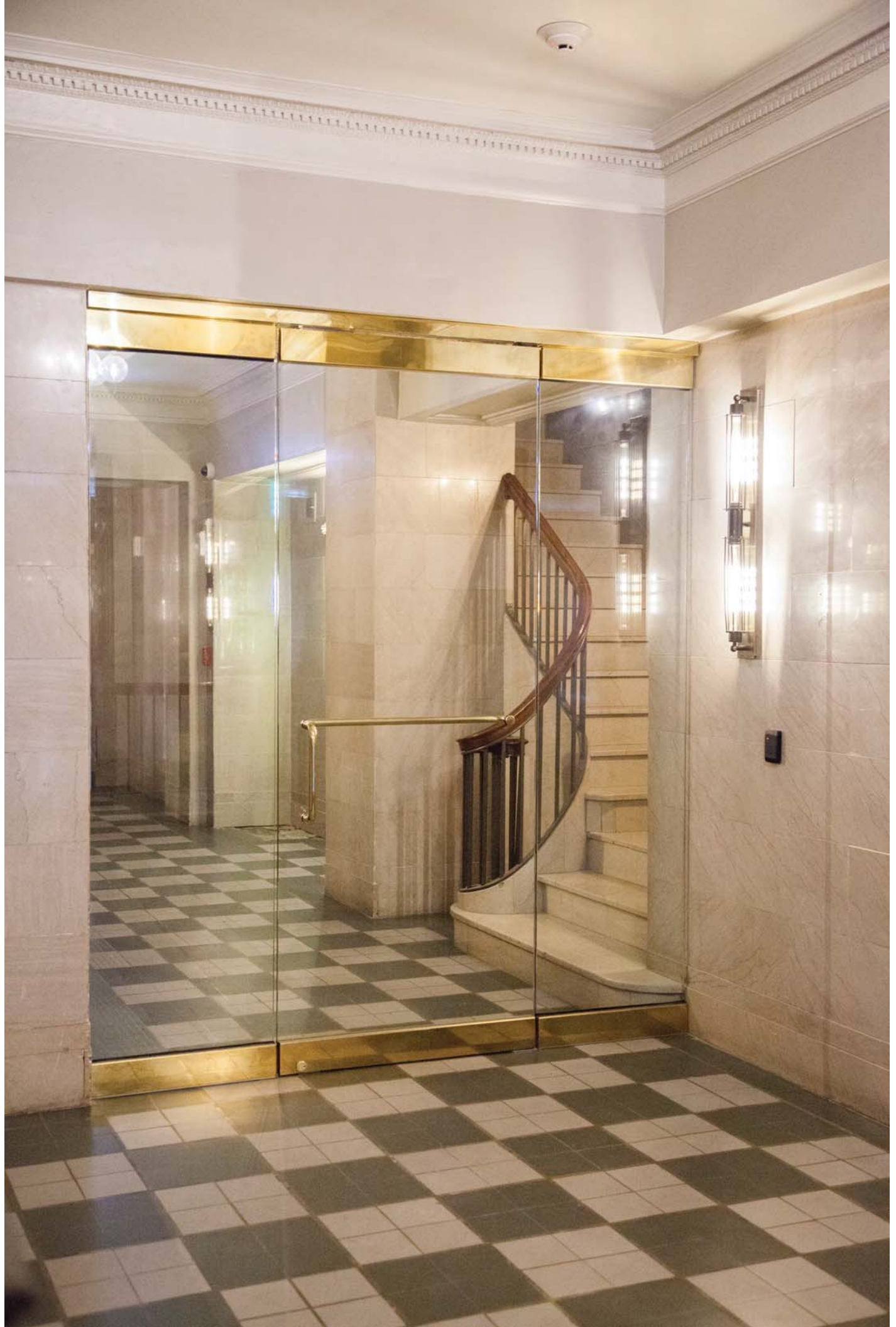
Printed: Oct 23, 2017

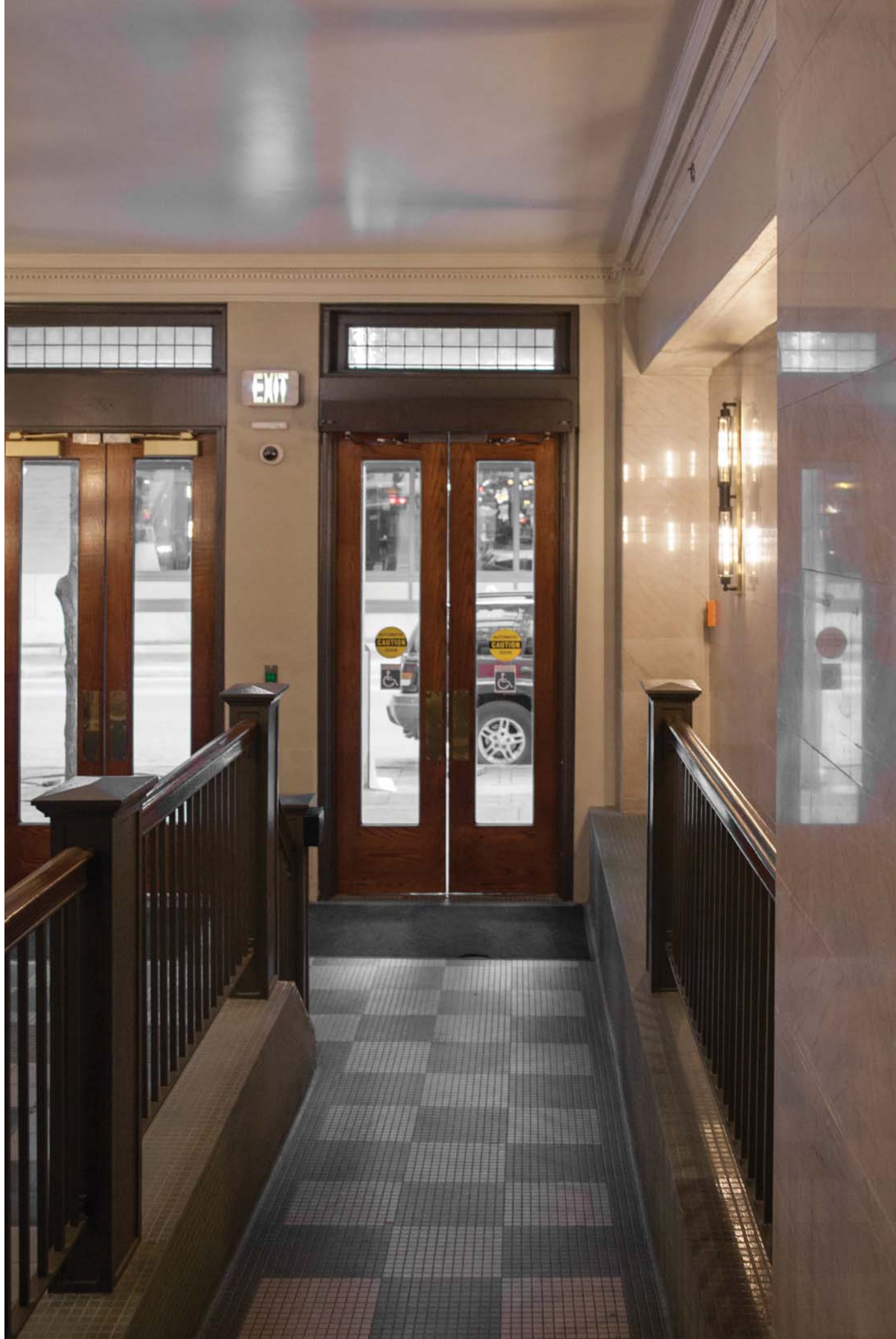
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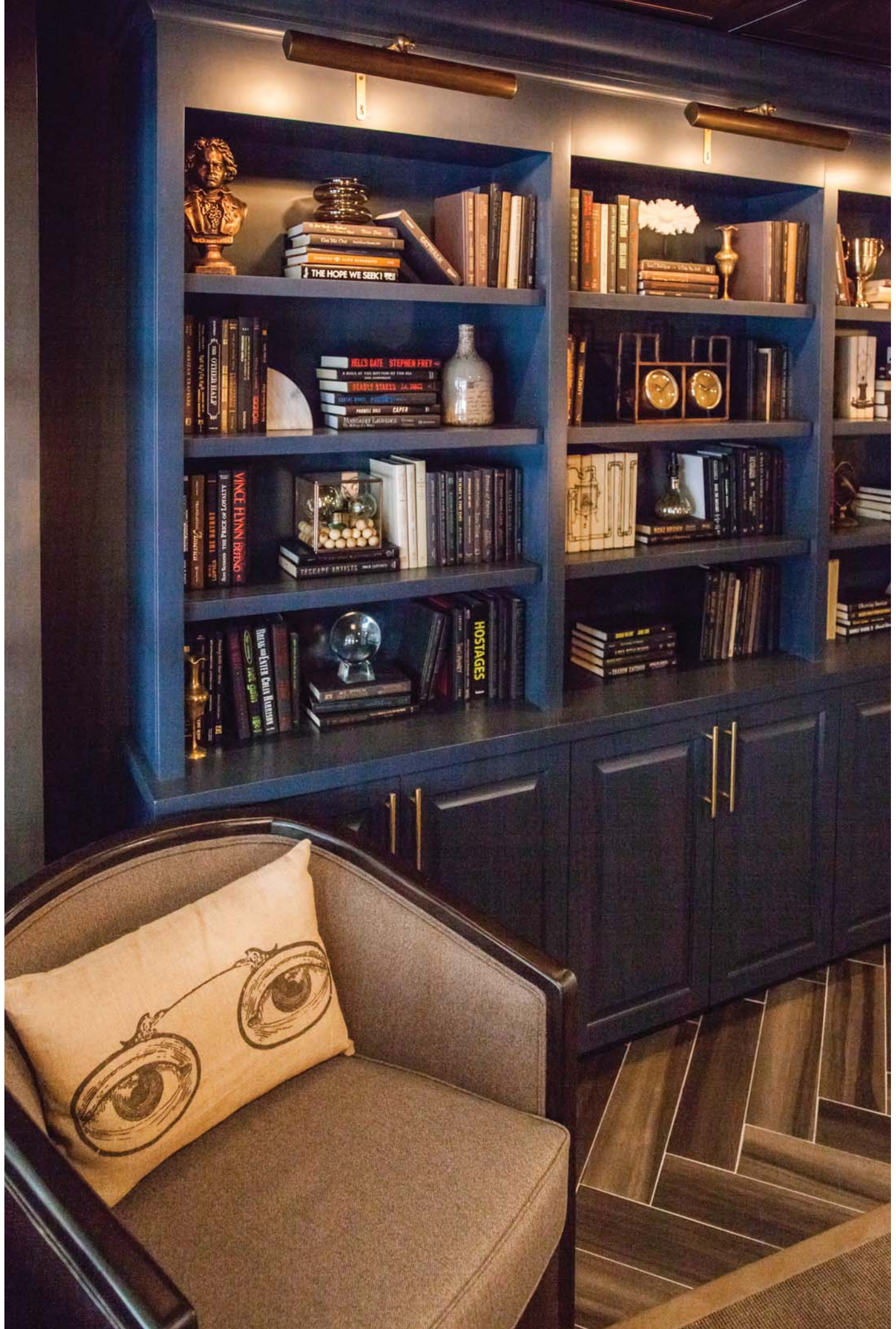












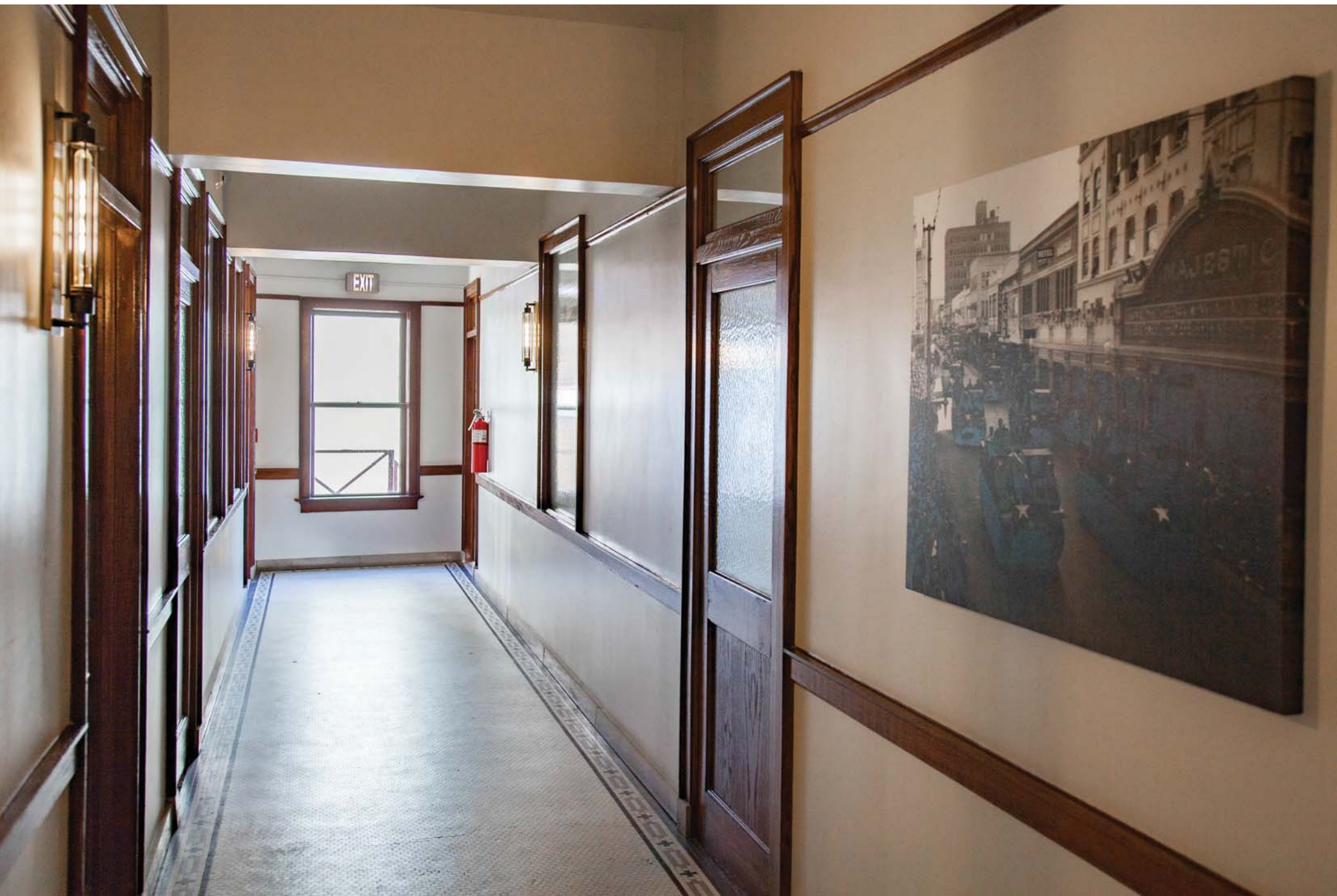














CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 | SAN ANTONIO TEXAS 78283-3966

August 23, 2017

LETTER OF CERTIFICATION

This letter confirms that on 8/23/2017, building permit number I2095671 was issued to G.W. Mitchell Construction for the renovation/remodel of an existing residential structure at the Maverick Building on 606 N Presa St.

According to the Development Services Department, all applicable inspections were performed, approved, and completed for the above mentioned scope of work.

A handwritten signature in blue ink, appearing to read 'Leslie Ruiz'.

Leslie Ruiz (DSD)
Project Manager

Development Services Department
1901 S. Alamo St, 78204
San Antonio, TX 78283-3966

HARD COSTS:

Construction Costs: GW Mitchell	\$ 7,281,416.00
Total Hard Costs	<u>\$ 7,281,416.00</u>

DESIGN COSTS:

Engineering: Structural	\$ 19,177.95
Engineering: MEP	\$ 1,999.31
Engineering: Environmental	\$ 6,615.40
Architectural: Design	\$ 683.47
Architectural: Interior Design	\$ 99,393.34
Plans and Reproduction	\$ 1,133.37
Other Consultants	\$ 2,420.77
Survey	\$ 1,941.95
Materials Testing	\$ 1,347.50
TOTAL DESIGN COSTS:	<u>\$ 134,713.05</u>

FEES

Permit Fees	\$ 113.30
Utility Fees/Costs: Misc	\$ 24,724.32
TOTAL FEES	<u>\$ 24,837.62</u>

LENDING COSTS: INTERIM

	\$ -
Inspection Fees - Bank	\$ 6,778.16
Origination Fee: Interim	\$ 36,286.25
Appraisal: Interim	\$ 2,667.50
Legal-Lender: Interim	\$ 825.00
Other Loan Costs: Interim	\$ 25,738.94
Construction Period Interest: Interim	\$ 130,819.63
TOTAL LENDING COSTS: INTERIM	<u>\$ 203,115.49</u>

LENDING COSTS: PERMANENT

Origination Fee: Permanent	
Appraisal: Permanent	\$ 1,457.50
TOTAL LENDING COSTS: PERMANENT	<u>\$ 1,457.50</u>

MARKETING COSTS

Marketing: Design	\$ 5,197.66
Marketing: Production	\$ 5,145.90
Marketing: Advertising	\$ 1,924.92
Marketing: Event	\$ 182.78
FF&E: Model	\$ 1,559.00
TOTAL MARKETING COSTS	<u>\$ 14,010.27</u>

OTHER COSTS

Signage	\$ 14,368.50
Legal-Owner	\$ 19,738.80
Property Taxes	\$ 82,648.14
Development Fee	\$ 123,750.00
Misc. Closing Costs (Tax Credit)	\$ 27,500.00
Insurance	\$ 7,245.45
Contingency: Soft Costs	\$ 11,000.00
TOTAL OTHER COSTS	<u>\$ 286,250.89</u>

TOTAL DEVELOPMENT COST

\$ 7,945,800.81