

Chappell Pointe Micro Resort - Builder Budget

Build budget by unit type, site costs, soft costs, 3BR cabin, and after-built value

LINE ITEM	1BR Cabin	2BR Cabin	Casita	Pavillion	Airstream	TOTAL	NOTES
Unit Count	7	2	1	1	3		
DESIGN FEES							
Architect / Designer	\$2,500	\$2,200	\$1,100	\$1,100		\$24,100	
TURN KEY SLAB							
Pad / Form / Pier / Steel / Concrete	\$9,000	\$9,800	\$6,700	\$6,400	\$500	\$97,200	
Pad	\$2,300	\$2,300	\$1,200	\$600		\$22,500	
Pump	\$1,100	\$1,100				\$9,900	
Rough Grade	\$600	\$600	\$600	\$300	\$100	\$6,600	
TURN KEY PLUMBING							
Rough In	\$3,000	\$3,300	\$1,500	\$600		\$29,700	
Top Out	\$3,000	\$3,500	\$2,000	\$1,500		\$31,500	
Trim	\$2,500	\$3,000	\$1,500	\$500		\$25,500	
Supplies	\$1,500	\$1,600	\$200			\$13,900	
Ground Water Line	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$21,000	
Fixtures	\$3,500	\$3,800	\$2,800		\$600	\$36,700	
FRAMING & SIDING							
Red Iron Framing and decking				\$4,400		\$4,400	
Wood Framing Labor	\$6,800	\$7,100	\$4,400	\$1,500		\$67,700	
Siding Labor	\$2,100	\$2,450	\$1,000			\$20,600	
Material	\$5,175	\$7,200	\$4,400	\$1,350		\$56,375	
Ext. Doors	\$700	\$700	\$700			\$7,000	
Front Windows	\$4,400	\$4,400				\$39,600	
Windows	\$3,950	\$4,166	\$1,800			\$37,782	
Skylights	\$1,880	\$2,750				\$18,660	
Window Install Labor	\$2,500	\$3,100	\$1,600			\$25,300	
Front Porch / Deck	\$1,700	\$1,700			\$1,800	\$20,700	
TURN KEY ROOFING							
Roofing Labor	\$3,500	\$3,700				\$31,900	
Roofing Material	\$550	\$650				\$5,150	
Flashing / Metal	\$550	\$550	\$200			\$5,150	
HVAC							

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A/C Rough	\$6,500	\$6,800	\$3,350		\$3,000	\$71,450	
Venting	\$560	\$500	\$180			\$5,100	
ELECTRIC — TURN KEY							
Rough	\$7,700	\$8,240	\$3,300	\$2,000	\$300	\$76,580	
Trim	\$1,100	\$1,350	\$800	\$800	\$800	\$14,400	
Light Fixtures	\$3,500	\$3,700	\$1,500	\$1,000	\$300	\$35,300	
Security Pre-Wire	\$1,200	\$1,200	\$1,000			\$11,800	
Appliances	\$7,800	\$7,800	\$6,500			\$76,700	
Foam Insulation	\$3,800	\$4,100	\$2,150			\$36,950	
Sheetrock Material	\$4,350	\$5,100	\$3,000			\$43,650	
Tape / Bed / Texture	\$2,300	\$2,700	\$1,900			\$23,400	
MASONRY							
Stone Material	\$3,300	\$3,300	\$3,000	\$3,000	\$300	\$36,600	
Stone Labor	\$4,500	\$4,500	\$4,400	\$4,000	\$600	\$50,700	
Stone Sand + Mix	\$1,400	\$1,800	\$1,200	\$800		\$15,400	
TRIM & CABINETS							
Cabinets	\$7,000	\$8,400	\$3,000			\$68,800	
Int. Doors + Trim	\$4,000	\$4,400	\$2,200			\$39,000	
Int. Doors & Trim Labor	\$2,600	\$2,900	\$2,100			\$26,100	
Lock / Out Hold Back	\$300	\$300	\$300			\$3,000	
Door & Cabinet Hardware	\$1,500	\$1,800	\$900			\$15,000	
Shower Glass	\$2,200	\$2,200	\$1,800			\$21,600	
Spiral Stair Material	\$3,000	\$3,000				\$27,000	
Stair Labor	\$500	\$500				\$4,500	
PAINTING							
Ext. Paint	\$3,900	\$4,000	\$2,500	\$2,500	\$800	\$42,700	
Int. Paint	\$4,000	\$4,400	\$3,300	\$1,500	\$500	\$43,100	
Final Paint	\$1,000	\$1,000	\$800	\$200		\$10,000	
COUNTERTOPS							
Counter Tops	\$7,000	\$7,200	\$4,000			\$67,400	
TURN KEY TILE							
Backsplash Material	\$300	\$300	\$300			\$3,000	
Backsplash Labor	\$900	\$900	900			\$9,000	
Wall Tile Material	\$700	\$700	\$300			\$6,600	

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Wall Tile Labor	\$3,950	\$3,950	\$3,500			\$39,050	
Floor Tile Material	\$500	\$500	\$200			\$4,700	
Floor Tile Labor	\$1,200	\$1,300	\$700			\$11,700	
FLOORING							
Vinyl	\$5,900	\$6,750	\$3,000			\$57,800	
Flooring Other	\$550	\$700	300			\$5,550	
TURN KEY FLATWORK							
Flatwork	\$1,950	\$1,950		\$2,300	\$800	\$22,250	
BUILDING FINAL							
Airstream Unit Acquisition					\$50,000	\$150,000	Purchase of Airstream trailer — Airstream only
Final Clean	\$2,000	\$2,500	\$1,200	\$400		\$20,600	
BBQ	\$600	\$600		\$2,150	\$700	\$9,650	
Fire Pit	\$500	\$500	500	\$1,200	\$500	\$7,700	
Private Sauna (per unit)	\$6,000	\$6,000				\$54,000	1BR & 2BR only — private per unit
Hot Tub (per unit)	\$7,500	\$7,500				\$67,500	1BR & 2BR only
Trash Haul	\$2,800	\$2,800	\$2,000	\$600	\$500	\$29,300	
Final Grade	\$1,350	\$1,350	\$600	\$300	\$300	\$13,950	
Gutters	\$1,100	\$1,300				\$10,300	
Punchout Labor & Material	\$1,500	\$1,700	\$1,100			\$15,000	
Builder's Risk Insurance	\$4,000	\$4,000	\$3,000			\$39,000	
Contingency	\$7,000	\$7,000	\$3,500	\$1,500	\$500	\$69,500	
Furnishings	\$8,000	\$8,000	\$4,000	\$2,500	\$500	\$80,000	
PER UNIT COST	\$205,440	\$220,570	\$134,710	\$86,550	\$68,000	← per unit (see subtotals below)	
SUMMARY — ALL UNITS							
All Units Subtotal (excl. 3BR — shown separately below)	\$1,438,080	\$441,140	\$134,710	\$86,550	\$204,000	\$2,304,480	
SITE COSTS							
Lot Acquisition — 8 Acres						\$385,000	
Somervell County Water Connection (\$75K of \$222K total)						\$75,000	County funds remainder; deposit due before start
Septic Systems × 3						\$92,000	Full system cost confirmed — 3 systems at ~\$30K each
Electric Tie-In (TXNM Power)						\$18,650	
Pool						\$75,000	
Pool Pergola						\$17,500	

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Site Flatwork						\$6,400	
Hardscape						\$35,000	
Landscaping						\$35,000	
Fence & Auto Gate						\$18,000	
Bath Building & Hardware						\$16,000	
Equipment & Storage Barn						\$10,000	
Porta Potty × 2						\$1,800	Construction period
Brush Hog						\$4,000	Initial site clearing
8-Person Communal Sauna						\$14,000	Shared amenity — separate from per-unit saunas
Site Costs Total						\$803,350	
ESTIMATED SOFT COSTS							
Commission						\$187,500	Updated 7/2426
Lender Origination — 2 Points						\$75,000	
Lender Interest Carry						\$300,000	
Title Fees						\$4,000	
Builder Fee						\$120,000	
Appraisal Fee						\$5,600	
Contingency						\$40,000	
Soft Costs Total						\$732,100	
3BR CABIN CONVERSION							
3BR Cabin ×1 (standalone unit per 7/21 budget)						\$75,000	Dan's 7/21 budget — standalone 3BR, not conversion. Was \$230,856
GRAND TOTAL — ALL-IN						\$3,914,930	
AFTER BUILT VALUE							
After Built Value						\$5,500,000	Estimated value after built.
Implied Equity After Completion						\$1,585,070	