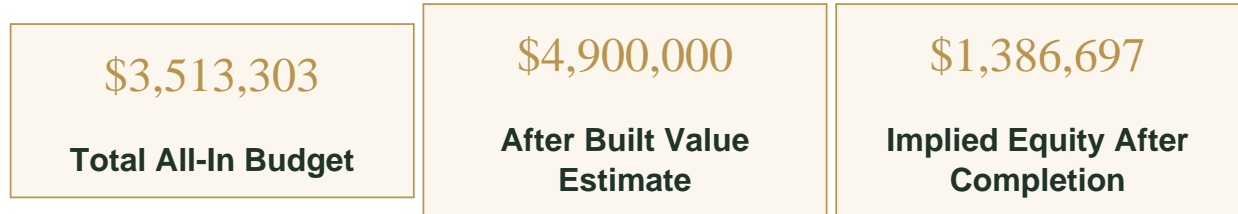


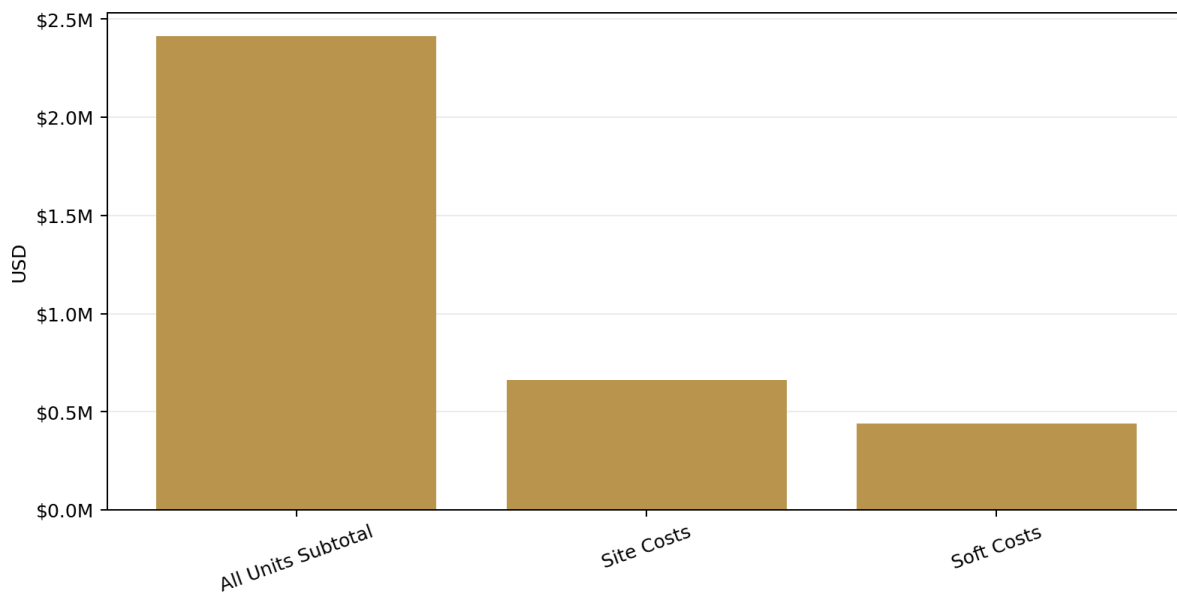


# Use of Funds Breakdown

Chappell Pointe Micro Resorts - Glen Rose, Texas



Use of Funds by Major Category



## Major Funding Categories

Category	Amount	Share of Total
All Units Subtotal	\$2,412,303	68.7%
Site Costs Total	\$660,900	18.8%
Soft Costs Total	\$440,100	12.5%
Grand Total - All-In	\$3,513,303	100.0%

## Detailed Builder Budget Line Items

Category	Line Item	Total
DESIGN FEES	Architect / Designer	\$26,300
TURN KEY SLAB	Pad / Form / Pier / Steel / Concrete	\$107,000
TURN KEY SLAB	Pad	\$24,800
TURN KEY SLAB	Pump	\$11,000
TURN KEY SLAB	Rough Grade	\$7,200
TURN KEY PLUMBING	Rough In	\$33,000
TURN KEY PLUMBING	Top Out	\$35,000
TURN KEY PLUMBING	Trim	\$28,500
TURN KEY PLUMBING	Supplies	\$15,500
TURN KEY PLUMBING	Ground Water Line	\$22,500
TURN KEY PLUMBING	Fixtures	\$40,500
FRAMING & SIDING	Red Iron Framing	\$4,400
FRAMING & SIDING	Wood Framing Labor	\$74,800
FRAMING & SIDING	Siding Labor	\$23,050
FRAMING & SIDING	Material	\$63,575
FRAMING & SIDING	Ext. Doors	\$7,700
FRAMING & SIDING	Front Windows	\$44,000
FRAMING & SIDING	Windows	\$41,948
FRAMING & SIDING	Skylights	\$21,410
FRAMING & SIDING	Window Install Labor	\$28,400
FRAMING & SIDING	Front Porch / Deck	\$22,400
TURN KEY ROOFING	Roofing Labor	\$35,600
TURN KEY ROOFING	Roofing Material	\$5,800
TURN KEY ROOFING	Flashing / Metal	\$5,700
HVAC	A/C Rough	\$78,250
HVAC	Venting	\$5,600
ELECTRIC — TURN KEY	Rough	\$84,820
ELECTRIC — TURN KEY	Trim	\$15,750
ELECTRIC — TURN KEY	Light Fixtures	\$39,000
ELECTRIC — TURN KEY	Security Pre-Wire	\$10,100
ELECTRIC — TURN KEY	Appliances	\$84,500
ELECTRIC — TURN KEY	Foam Insulation	\$40,700
ELECTRIC — TURN KEY	Sheetrock Material	\$48,750
ELECTRIC — TURN KEY	Tape / Bed / Texture	\$24,200
MASONRY	Stone Material	\$39,900
MASONRY	Stone Labor	\$55,200
MASONRY	Stone Sand + Mix	\$17,200
TRIM & CABINETS	Cabinets	\$77,200
TRIM & CABINETS	Int. Doors + Trim	\$38,300
TRIM & CABINETS	Int. Doors & Trim Labor	\$24,400
TRIM & CABINETS	Lock / Out Hold Back	\$3,300
TRIM & CABINETS	Door & Cabinet Hardware	\$16,800
TRIM & CABINETS	Shower Glass	\$23,800
TRIM & CABINETS	Spiral Stair Material	\$30,000
TRIM & CABINETS	Stair Labor	\$5,000
PAINTING	Ext. Paint	\$46,700
PAINTING	Int. Paint	\$46,700

Category	Line Item	Total
PAINTING	Final Paint	\$10,500
COUNTERTOPS	Counter Tops	\$74,600
TURN KEY TILE	Backsplash Material	\$3,000
TURN KEY TILE	Backsplash Labor	\$9,000
TURN KEY TILE	Wall Tile Material	\$7,300
TURN KEY TILE	Wall Tile Labor	\$43,000
TURN KEY TILE	Floor Tile Material	\$5,000
TURN KEY TILE	Floor Tile Labor	\$12,300
FLOORING	Vinyl	\$64,550
FLOORING	Flooring Other	\$5,950
TURN KEY FLATWORK	Flatwork	\$24,200
BUILDING FINAL	Airstream Unit Acquisition	\$150,000
BUILDING FINAL	Final Clean	\$23,100
BUILDING FINAL	BBQ	\$10,250
BUILDING FINAL	Fire Pit	\$7,700
BUILDING FINAL	Private Sauna (per unit)	\$60,000
BUILDING FINAL	Hot Tub (per unit)	\$75,000
BUILDING FINAL	Trash Haul	\$24,900
BUILDING FINAL	Final Grade	\$15,300
BUILDING FINAL	Gutters	\$11,600
BUILDING FINAL	Punchout Labor & Material	\$15,900
BUILDING FINAL	Builder's Risk Insurance	\$16,400
BUILDING FINAL	Contingency	\$68,500
BUILDING FINAL	Furnishings	\$88,000
SITE COSTS	Lot Acquisition — 7 Acres	\$375,000
SITE COSTS	Water Well x 3	\$48,500
SITE COSTS	Septic System x 3	\$18,500
SITE COSTS	Electric Tie-In (TXNM Power)	\$11,650
SITE COSTS	Pool	\$75,000
SITE COSTS	Pool Pergola	\$15,000
SITE COSTS	Flatwork	\$2,100
SITE COSTS	Hardscape	\$35,000
SITE COSTS	Landscaping	\$35,000
SITE COSTS	Fence & Auto Gate	\$24,000
SITE COSTS	Bath Building & Hardware	\$16,000
SITE COSTS	Equipment & Storage Barn	\$5,150
ESTIMATED SOFT COSTS	Commission	\$78,000
ESTIMATED SOFT COSTS	Lender Origination — 2 Points	\$35,000
ESTIMATED SOFT COSTS	Lender Interest Carry	\$128,000
ESTIMATED SOFT COSTS	Title Fees	\$5,000
ESTIMATED SOFT COSTS	Builder Fee	\$120,000
ESTIMATED SOFT COSTS	Appraisal Fee	\$4,100
ESTIMATED SOFT COSTS	Contingency	\$70,000

Source: Uploaded Chappell Pointe Micro Resorts statistics workbook. Figures are preliminary and should be verified before investor distribution.