

What is in a home?

Our largest Gull Cottage featured in the Grand Palm community (2017)



These homes have been popular with the young professional and families with young children demographic.

3 bedroom, 2 ½ bathroom home

♦ Raw land	\$5,000
♦ Land improvements	\$27,041
♦ Gov't & Impact fees	\$19,619
♦ Time Costs of Delay	\$15,000
♦ Hard costs of materials	\$41,500
♦ Sales taxes on materials	\$2,697
♦ Labor	\$36,000
♦ Labor taxes	\$6,000
♦ Financial costs	\$4,000
♦ Sales & marketing costs	\$8,500
♦ Direct overhead	\$5,000
♦ Indirect overhead	\$4,000
♦ Federal Income Tax	\$3,000
♦ Return On Investment	\$12,400
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	\$189,757

What is in a home?

Our Summer Cottage featured in the Silverleaf community



These homes have been popular with the young professional and families with young children demographic.

3 bedroom, 2.5 bathroom home; 1854 sq. ft.

♦Raw land	\$5000
♦Land improvements	\$27,041
♦ Gov't & Impact fees	\$22,559
♦Hard costs of materials	\$63,738
♦ Sales taxes on materials	\$4,142
♦Labor	\$48,600
♦ Labor taxes	\$6,262
♦Financial costs	\$4,000
♦Sales & marketing costs	\$8,500
♦Direct overhead	\$5,000
♦Indirect overhead	\$4,000
♦ Federal Income Taxes	\$8,000
♦Return on Investment	\$12,400
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	\$219,242