

D3 Contractors, LLC

State Lic. # 61306

Proposal

Proposal submitted to:	Work to be performed at:
Customer Name & Address: LJT Investments LLC PO BOX 640145 Kenner, LA 70064	Job-Site Address: 9004 Forshey St New Orleans, LA 70118

Description of Works:
A detail description of works is attached below.

For all the works listed above, they will be completed in a timely manner mentioned above for the sum of:

Two hundred forty thousand dollars. * (\$240,000.00)**

With payments to be made as follows:

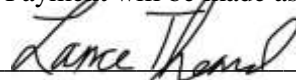
- 1) 20% upon acceptance of this proposal
- 2) 15% upon completion of the piling
- 3) 20% upon completion of the framing
- 4) 10% upon completion of the utility rough-ins
- 5) 15% upon completion of the interior and exterior painting
- 6) 10% upon completion of the kitchen
- 7) 10% upon completion

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Respectfully submitted by: D3 Contractors, L.L.C
6960 Louis XIV St.
New Orleans, LA 70124
(504) 432-7010

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above:

Accepted By: 
Lance Theard with LJT Investments, LLC

Date: 8/29/22

Witnessed By: 
Hoai Do with D3 Contractors, LLC

Date: 8/29/22

9004 Forshey

<u>Acquisition</u>	<u>na</u>	<u>na</u>	<u>na</u>
<i>Phase 1</i>			
Permitting	\$5,000.00	\$ -	\$5,000.00
Plans/Engineering/Survey	\$3,500.00	\$ -	\$5,000.00
Cleaning/ Grading	\$5,000.00	\$ -	\$20,000.00
Pile Driving	<u>\$15,000.00</u>	\$ -	<u>\$20,000.00</u>
		Total	\$50,000.00
<i>Phase 2</i>			
Lumber Package	\$20,000.00	\$ -	\$40,000.00
Framing	\$25,000.00	\$ -	\$30,000.00
Sheathing/ Wrap	\$9,000.00	\$ -	\$2,000.00
Roof Decking/Underlayment	\$7,000.00	\$ -	\$2,000.00
Windows	\$5,000.00	\$ -	\$5,000.00
Exterior Doors	\$4,000.00	\$ -	\$4,000.00
Roofing Components	<u>\$5,000.00</u>	\$ -	<u>\$5,000.00</u>
		Total	\$88,000.00
<i>Phase 3</i>			
Plumbing Rough In	\$8,500.00	\$ -	\$15,000.00
Electrical Rough In	\$8,500.00	\$ -	\$15,000.00
HVAC rough in	<u>\$8,500.00</u>	\$ -	<u>\$15,000.00</u>
		Total	\$45,000.00
<i>Phase 4</i>			
Siding/Stucco/Masonry	\$7,000.00	\$ -	\$10,000.00
Soffit/ Fascia	\$6,000.00	\$ -	\$5,000.00
Exterior Paint	\$5,000.00	\$ -	\$5,000.00
Insulation	\$5,000.00	\$ -	\$5,000.00
Drywall	\$8,000.00	\$ -	\$12,000.00
Millwork	<u>\$2,000.00</u>	\$ -	<u>\$3,000.00</u>
		Total	\$40,000.00
<i>Phase 5</i>			
Interior Doors	\$ 3,000.00	\$ -	\$ 2,000.00
Interior Paint	\$ 3,000.00	\$ -	\$ 2,000.00
Tile Work	\$ 3,000.00	\$ -	\$ 2,000.00
Flooring	\$ 6,000.00	\$ -	\$ 3,000.00
Cabinets/Vanities Installed	\$ 7,000.00	\$ -	\$ 3,000.00
Countertops Installed	\$ 2,000.00	\$ -	\$ 2,000.00
Plumbing Fixtures	\$ 2,000.00	\$ -	\$ 1,000.00
Electrical Fixtures	\$ 2,000.00	\$ -	\$ 1,000.00
Appliances Installed	\$ 5,000.00	\$ -	\$ 1,000.00
HVAC Condenser Set	\$ 5,000.00	\$ -	\$ 2,000.00
Fishwork/Walks/Drives	<u>\$ 3,000.00</u>	\$ -	<u>\$ 1,000.00</u>
		Total	\$ 17,000.00

Key Information

Project: New Construction (one story)
 Location: 9004 Forshey
 Date prepared: 8/1/22
 Start date: 9/1/2022
 Completion date: Estimated 3 months from start date

Square Feet

Living Area: 2,066 sq/ft
 Covered porches: 1
 Covered patio: 1
 Garage: 0

Gross Square Footage: 2,066 sq/ft

Property Data

Stories: 1
 Units: 2
 Bedrooms: 6
 Bathrooms: 4

Borrower

LJT Investments LLC

Total Budget

\$240,000.00