

ONE NEIGHBORHOOD BUILDERS

MANTON AVENUE LIVE / WORK

183 MANTON AVE. PROVIDENCE, RI

Four new townhomes each include:

- Owner occupied 2 bedroom unit & ground floor commercial space
- Attached 1 bedroom affordable apartment
- Off-street parking

Located near Olneyville's vibrant commercial corridor, adjacent to Joslin Park, and easy access to the bikepath.



COMING FALL 2020



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

J2CONSTRUCT

ONE

NEIGHBORHOOD
BUILDERS

SOURCES

TD Bank Construction Loan	\$830,200
Rhode Island Housing Acquisition & Revitalization Program	\$785,997
City of Providence HOME	\$265,000
Net Sale Proceeds	\$62,600
Total	\$1,943,797

USES

Acquisition Costs	\$72,679
Development Hard Costs	
Construction & Sitework	\$1,460,218
Permits	\$19,443
Contingency	\$71,941
Total Hard Costs	\$1,551,602
Development Soft Costs	\$158,153
Developer Fee & Overhead	\$161,363
Total Soft Costs	\$319,516
Total Development Cost	\$1,943,797
Price Per Unit	\$242,975

FUNDERS

