

ONE NEIGHBORHOOD BUILDERS

SHERIDAN SMALL HOMES

35 SHERIDAN STREET, PROVIDENCE, RI

Five net-zero, single family homes each include:

- 2 bedroom, 1.5 bathroom, and balcony
- 750sq/ft of living space
- Solar power production offsets owner's expenses
- Intended for buyers earning 70%-100% AMI- starting at \$140,000

Located along the Woonasquatucket River Greenway, a bikepath, with easy access to Olneyville night life.



COMING FALL 2020



SOURCES

Rhode Island Housing Construction Loan	\$401,065
Rhode Island Housing Homeownership Investment Fund	\$330,271
Zero Energy Ocean State	\$250,000
City of Providence HOME	\$150,000
Anonymous Donor	\$125,000
Neighborworks America Construction Loan	\$100,000
Net Sale Proceeds	\$89,664
Total	\$1,446,000

USES

Acquisition Costs	\$7,000
Development Hard Costs	
Permits & General Conditions	\$74,000
Environmental Abatement	\$16,000
Solar PV System	\$79,000
Construction & Sitework	\$1,146,000
Total Hard Costs w/ Contingency	\$1,315,000
Development Soft Costs	
ZEOS Monitoring & Reporting	\$25,000
Total Soft Costs w/ Contingency	\$124,000
Total Development Costs	\$1,446,000
Per Unit	\$289,200

FUNDERS

