



# BSN CONSTRUCTION LLC

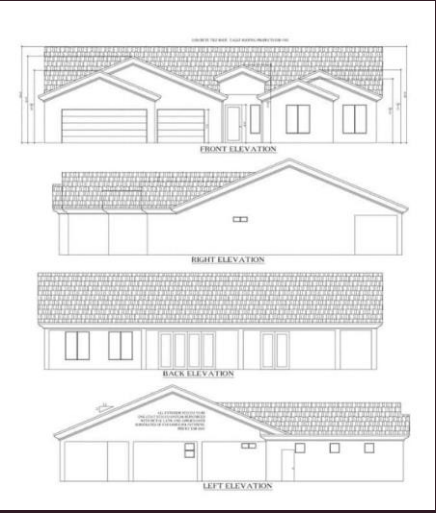
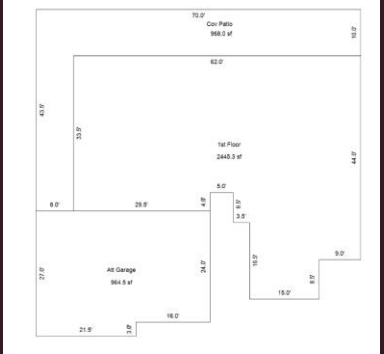
History of 2020 - 2022  
Buckeye Project



# Focus

- 1 acre to 10 acre property
- Semi-custom home
- Large family / Split Living
- Generational designs
- Rural/Mountain Side Development

This is not to scale or to be used as Survey



# Duvall Farm



19750 w  
Dunlap Rd - 4/3  
1945sf 5 acres

Purchased at  
350k

Subdivided  
into 1acre+  
parcels x4

ARV 575k

# Kist Estate



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3427 S 197TH DR  
BUCKEYE 85326 - 4/3.5  
2446sf 1 ac.

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Sold to builder for 150k as  
Lot B

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New home sold for \$695k  
in Feb 22



# La Tess Estate



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3415 S 197TH DR  
BUCKEYE 85326 - 4/3.5  
2446sf 1 ac.

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Sold to builder for 150k as  
Lot C

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New home sold for \$795k  
in April 22



# Nada Property



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3311 S 197TH DR  
BUCKEYE 85326 - 4/3.5  
2446sf 1.5ac.

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Sold for \$99k as Lot D

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New home list for \$995k in  
May 22



# Budget information

- Cost of construction between \$140 and \$189
- Upgrades Available at a fraction of cost
- Modifiable Plan set for maximum customization
- Location of properties for delivery of materials decreases cost
- Horizontal work to be offset by price of land acquisition.

| LOT D - NADA       |                      |         |             |             |
|--------------------|----------------------|---------|-------------|-------------|
| Cost Name          | Description          | Sq Foot | Total       | Flat Cost   |
| General Conditions |                      |         |             |             |
| 1                  | Engineering & Survey |         | \$7,160.00  | \$800.00    |
| 2                  | Excavation & Grading |         | \$11,950.00 | \$2,000.00  |
| 3                  | Plans\ Blue prints   | \$1.75  | \$4,851.00  | \$8,310.00  |
| 4                  | Permits              |         | \$9,194.00  | \$4,000.00  |
| 8                  | Water Tie-in         |         | \$13,250.00 | \$3,500.00  |
| 9                  | Irrigation           |         | \$8,500.00  | \$3,500.00  |
| Off Site Work      |                      |         |             |             |
| 14                 | Compaction           |         | \$8,510.00  | \$1,000.00  |
| 15                 | Road                 |         | \$7,200.00  |             |
| 19                 | Electric             |         | \$11,200.00 | \$2,000.00  |
| 30                 | Misc. Labor          |         | \$11,750.00 | \$2,000.00  |
| 27                 | Equipment Rental     |         | \$18,750.00 | \$2,500.00  |
| On Site Work       |                      |         |             |             |
| 34                 | Sewer\Septic         |         | \$8,150.00  | \$6,900.00  |
| 37                 | Trash Disposal       |         |             | \$2,000.00  |
| 38                 | Driveway pavers      |         | \$5,835.00  | \$5,835.00  |
| 39                 | Patio \ Walks        |         |             | \$2,200.00  |
| 41                 | Landscaping          |         |             | \$2,200.00  |
| 42                 | Fence                |         |             | \$1,000.00  |
| Concrete           |                      |         |             |             |
| 43                 | Pool                 |         |             | \$9,000.00  |
| 44                 | Finish Grading       |         | \$10,500.00 | \$1,500.00  |
| 49                 | Foundation\ Footings | \$9.70  | \$26,888.40 | \$33,264.00 |
| Electrical         |                      |         |             |             |
| 53                 | Underground          |         | \$5,850.00  | \$100.00    |
| 54                 | Rough                | \$1.40  | \$3,880.80  | \$13,860.00 |
| 55                 | Finish               | \$1.65  | \$4,573.80  | \$8,316.00  |
| 56                 | Fixtures             |         |             | \$3,000.00  |
| Masonry            |                      |         |             |             |
| 58                 | Walls                |         |             | \$1,250.00  |
| 60                 | Brick Veneer         |         |             | \$2,275.00  |
| Plumbing           |                      |         |             |             |
| 63                 | Ground               | \$1.45  | \$4,019.40  | \$6,930.00  |
| 64                 | Rough                | \$0.40  | \$1,108.80  | \$6,950.00  |
| 65                 | Finish               | \$3.20  | \$8,870.40  | \$6,930.00  |
| Metals             |                      |         |             |             |
| 69                 | Barn                 |         |             |             |
| 73                 | Fence                |         |             | \$3,600.00  |
| Carpentry          |                      |         |             |             |
| 75                 | Lumber rough         | \$2.50  | \$6,930.00  | \$26,158.00 |
| 76                 | Carpentry Rough      | \$5.00  | \$13,860.00 | \$17,500.00 |
| 77                 | Lumber Finish        | \$3.50  | \$9,702.00  |             |
| 78                 | Carpentry Finish     | \$3.50  | \$9,702.00  |             |
| 79                 | Trusses              | \$2.00  | \$5,544.00  | \$22,800.00 |
| 81                 | Cabinets             |         | \$18,500.00 | \$5,000.00  |
| 82                 | Garage Doors         |         | \$6,700.00  | \$2,500.00  |
| 83                 | Doors\ Trim          |         | \$11,500.00 | \$4,000.00  |
| Roofing            |                      |         |             |             |
| 85                 | Tile\ Shingle        | \$4.50  | \$12,474.00 | \$12,454.00 |
| 86                 | Roof install         |         | \$5,800.00  |             |
| Window\Glass       |                      |         |             |             |
| 87                 | Enclosures           |         | \$3,030.00  | \$2,000.00  |
| 89                 | Mirrors              |         | \$400.00    | \$400.00    |
| 90                 | Sliding Glass Door   |         | \$5,100.00  | \$2,500.00  |
| 91                 | Windows              |         | \$6,978.00  | \$3,500.00  |

# Previous Projects



18118 W Montebello  
Ct. Litchfield Park AZ



18214 W San Miguel  
Ct. Litchfield Park AZ



3112 W Hidden Valley  
Rd. Desert Hills AZ