



Welcome
to Our Project
In Summit Woods, PA






ZEN
SPACE
MAKERS
INC.

The DEVELOPMENT

305 Summit Woods Road

We are building a **Victorian house** on a mountain top in **Pennsylvania**.

-  2400 Square feet of new construction.
-  Profit-Sharing for **Our Workers**, Too.
-  9% ROI for Investors.



The HOUSE



Four
Bedrooms



Craft
Carpentry



Front And
Back Porches



2.5 Baths



Quality Finishes



Large Yard



Large Basement



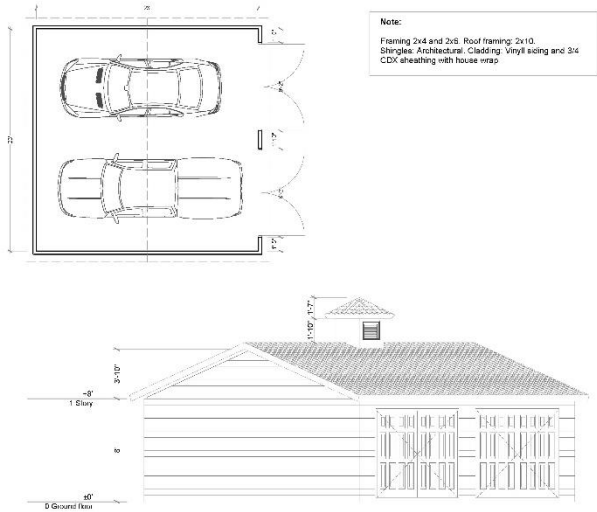
Hardwood Floors



Huge Kitchen,
Custom Cabinetry,
& Quartz
Countertops.



The HOUSE

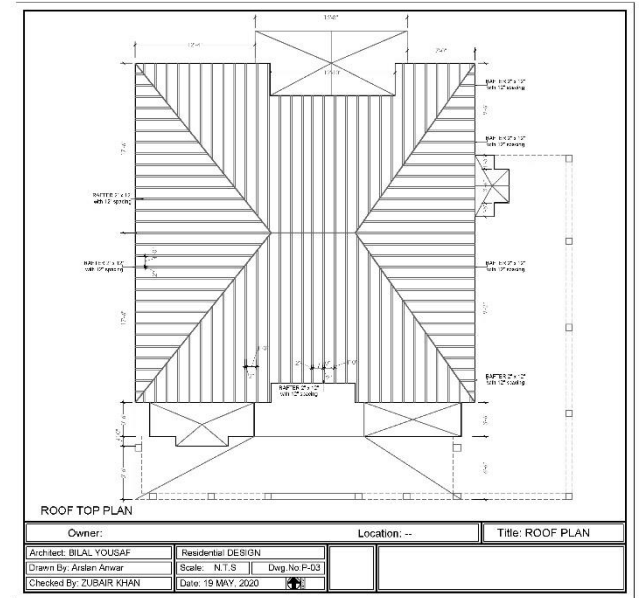


Garage - Elev and Floor Plan

PROJECT NO.	100-000000
DATE	19 MAY 2020
OWNER	RESIDENTIAL DESIGN
ARCHITECT	BILAL YOUSAF
DRAWN BY	ASLAIN ANWAR
CHECKED BY	ZUBAIR KHAN
DATE	19 MAY 2020
SCALE	N.T.S.
PROJECT NAME	RESIDENTIAL DESIGN
PROJECT LOCATION	---
PROJECT TITLE	ROOF PLAN



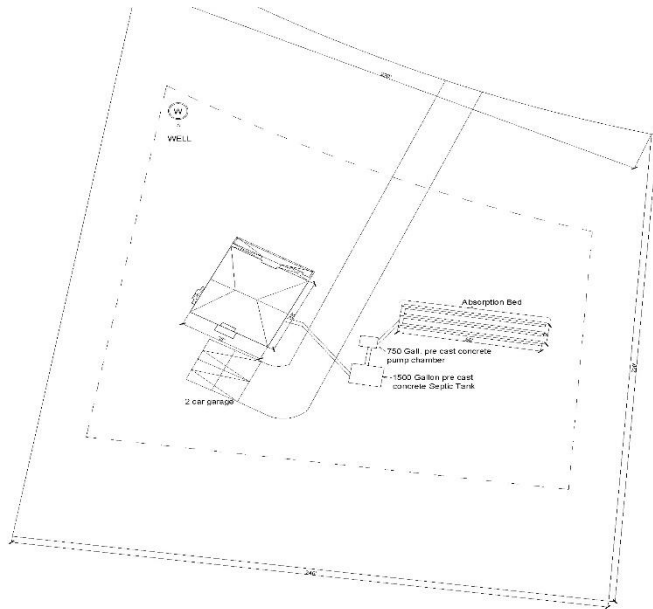
Front Elevations



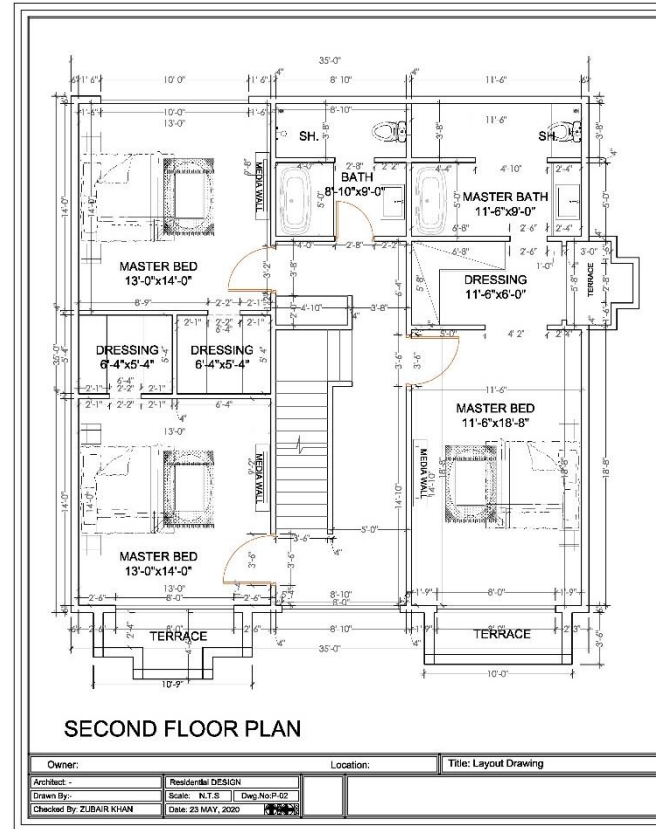
Roof Top Plan

Owner:	Residential DESIGN	Location: --	Title: ROOF PLAN
Architect: BILAL YOUSAF	Scale: N.T.S.	Dwg No F-03	
Drawn By: Aslain Anwar	Date: 19 MAY 2020		
Checked By: ZUBAIR KHAN			

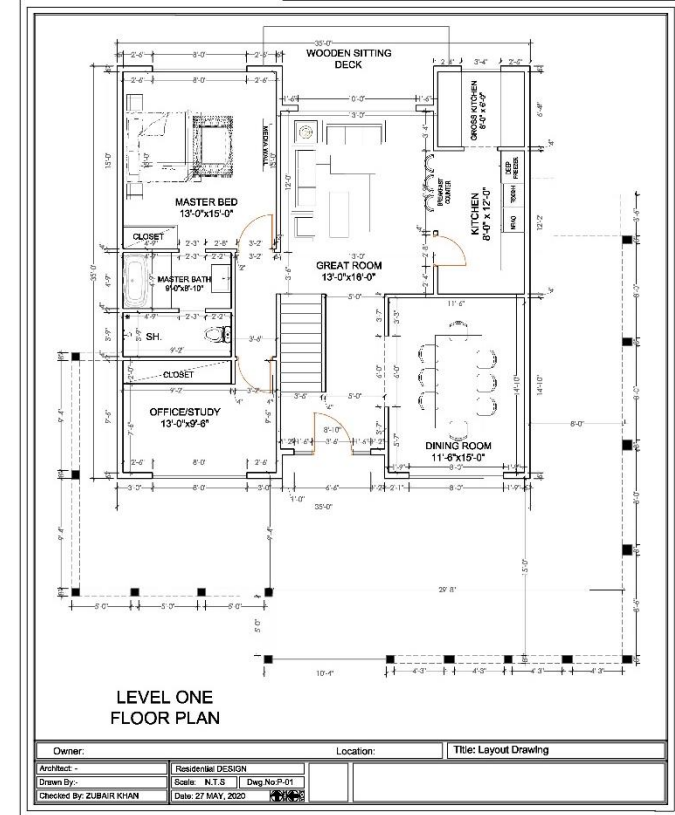
The HOUSE



Septic Plan



Second Floor Plan

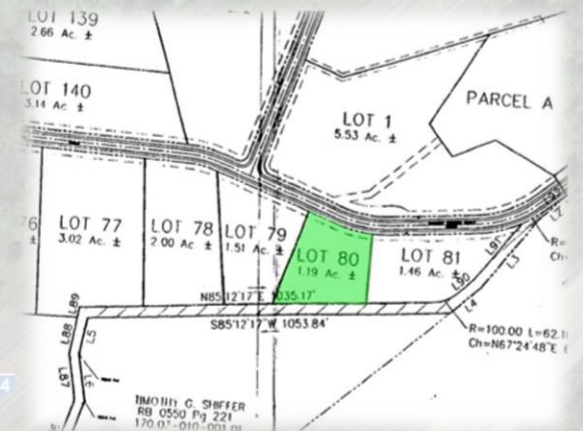
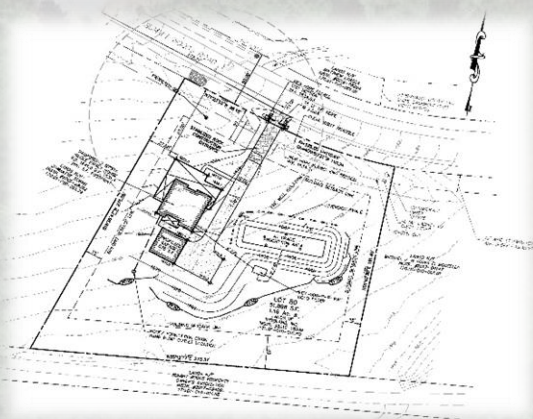


Level One Floor Plan

The LAND

It's on **1.2 acres**, on a new neighborhood on a mountain plateau

- ✓ Only Two Hours from NYC
- ✓ Surrounded by 245 acres of wilderness preserve.
- ✓ Country clubs
- ✓ Only **12 minutes** from **Scranton, PA**
- ✓ Active part of the Summit Woods Property Owners Association.





The NABE

House is in the coveted North Pocono School District



great SAT scores!

As stated by Summit Woods Homeowners Association



SUMMIT
WOODS
PROPERTY OWNERS ASSOCIATION

Community is close to the Northeast Extension of the Pennsylvania Turnpike, I-81 and I-80 as well as some of Pennsylvania's finest resorts, ski areas and state parks. Other close amenities include casinos, AAA baseball stadium, great restaurants and shopping areas.

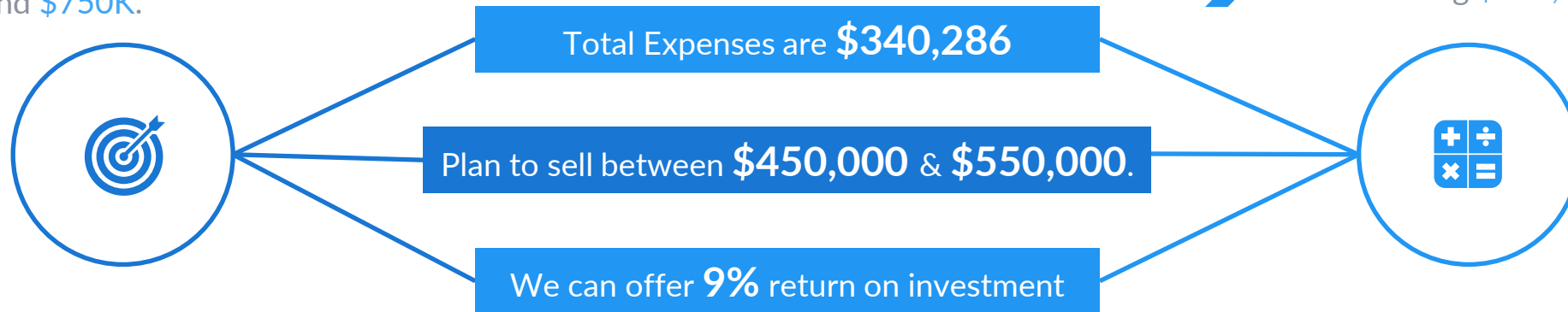
The SALE

Market Value

Homes of this size in this new development regularly sell for between \$450 and \$750K.

Estimated Expenses

- We have a construction budget of \$289K
- with land costs and costs of capital, total expenses are \$340.286
- We are raising \$318,286



Already Spent

- We have already spent \$22,000
- We Have contributed around \$35,000 in in-house architectural, permitting, design and pre-construction project management.

Local brokers

Local brokers say that the last four sales in the neighborhood averaged \$450K each.

The BUILD



We already have a permit, issued by Roaring Brook Township.



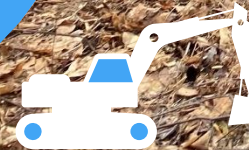
We have heavy equipment on site.



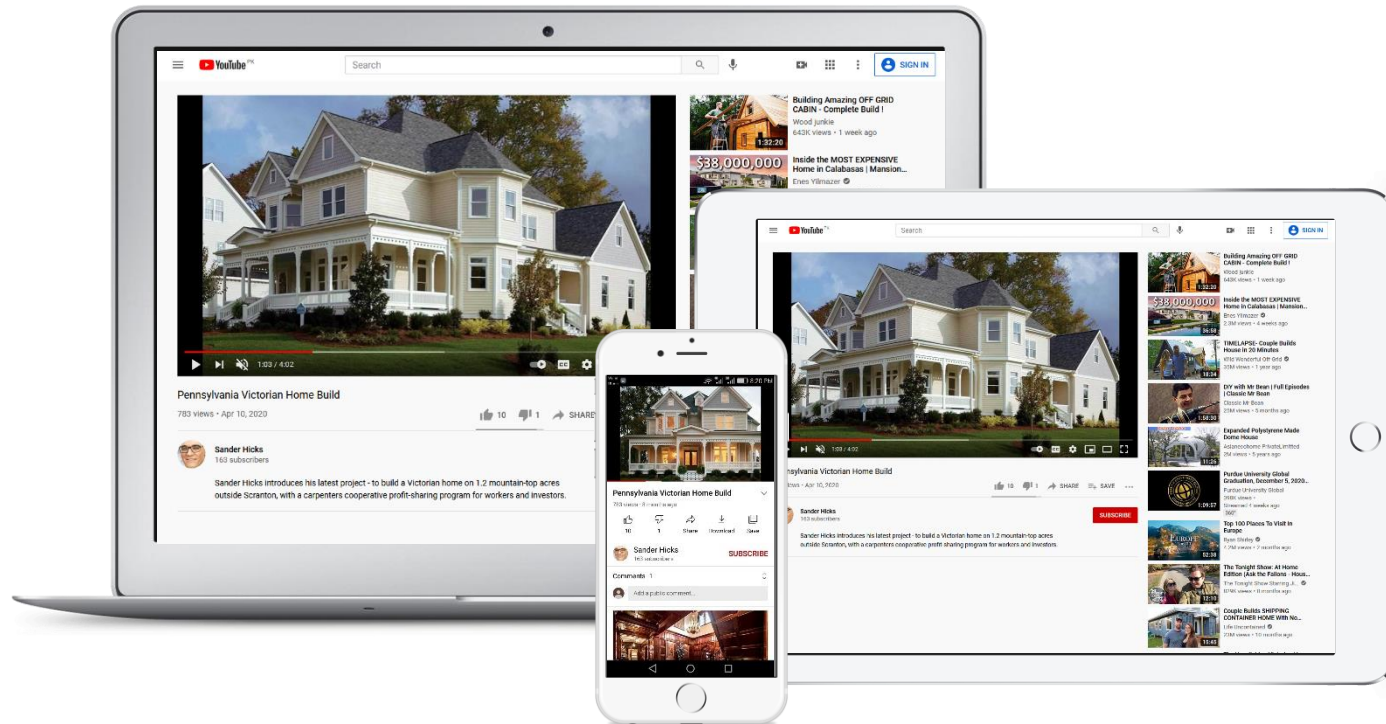
We have cleared the lot and are about to dig the 35 x 35' foundation.



Our estimated date of completion: Fall, 2021.



The VIDEO



We made a short and peppy video about this project, and it's on



<https://www.youtube.com/watch?v=-MhIvKRybZ8&t=7s>

The Highlights of the Scranton Area



Mountain Resorts



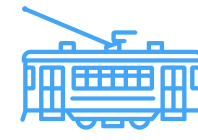
Ski Resort



Water Park



Steamtown, Century
old Rail Yard



Trolley Museum



Lackawanna Coal
Mine



McDade Park is home to [Lackawanna Coal Mine](#), where a mine car descends to tunnels.



[Steamtown National Historic Site](#), with century-old locomotives set on a former rail yard.



[The Electric City Trolley Museum](#) has interactive exhibits and vintage trolleys.



[Montage Mountain Resorts](#) - Ski resort and water park

The NUMBERS

Project Costs Estimate	
Construction Budget:	\$288,460
Land Costs	\$30,890
Land Finance Costs (est)	\$3,707
Construction Cost of Capital (9%)	\$16,862
Taxes, School and Prop	\$367
Total	\$340,286
If Sale Price is	\$450,000
Gross Profit	\$109,714

Net Profits could be shared in a cooperative arrangement, between all parties involved: investors, workers, and developer. To be determined.

The NUMBERS

Itemized Construction Cost Assumptions:

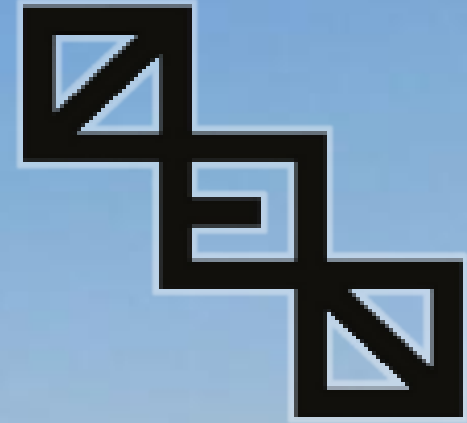
Site clearance - and Excavator Rental, plus labor	\$9,500
Excavation, Foundation, Slab & Piers, Coco Filter EC7 500 P P Pac	\$15,000
Well Digging - Rig Drilling and Installation with Pump	\$14,400
Flatwork (Drive & Walk)	\$10,000
Brick Hearth & Veneer	\$4,500
Rough Hardware	\$2,560
Finish Hardware	\$1,500
Rough Lumber	\$850
Finish Lumber, Moldings, Baseboard and Crown. Chairmoldings and wainscoting in dining room	\$12,000
Rough Carpentry Labor	\$3,750
Finish Carpentry Labor	\$15,000
Quartz Kitchen Countertops	\$3,500
<u>Cabinets</u>	\$3,590
<u>Insulation (R19 ceiling)</u>	\$6,500
Architectural Shingle Roofing	\$3,500
Sheetrock and Painting - Interior	\$8,500
Painting - Exterior	\$8,500
Shower & Tub Enclosures	\$3,850
Prefabricated Fireplace	\$1,260
Bath Accessories	\$2,260
Built-in Appliances	\$1,760
	\$14,000

<u>Heating and Ducting</u>	\$7,260
Central AC Unit	\$3,500
Plumbing - Rough	\$19,500
Tile and Finishes - Bathrooms	\$5,600
Hot Water Heater	\$1,500
Propane Tank and Baseboard Heat	\$3,500
Doors	\$2,500
<u>Garage Door</u>	\$1,000
Garage Construction	\$25,000
Aluminum Windows & Sliding Doors	\$10,000
Vinyl Siding	\$6,500
Gypsum Wallboard	\$6,500
Resilient Flooring	\$7,200
<u>Carpeting</u>	\$3,500
<u>Wiring</u>	\$4,500
Lighting Fixtures	\$3,000
Plans & Specifications	\$900
Permits & Utilities	\$4,220
Landscaping	\$5,000
Contingency	\$20,000
Insurance	\$1,500
TOTAL	\$288,460

The COMPANY

Zen Space Makers, Inc.

We are a licensed NYC based contracting and development firm. We have developed and sold property in the Catskill Mountain region. We have been licensed in NYC since 2013. We do custom craft carpentry projects, affordable and custom-built housing. We have bigger Brooklyn-based affordable housing projects in the pipeline, in our Sunset Park Neighborhood. Keep an eye on us!



**ZEN
SPACE
MAKERS
INC.**





Sander Hicks

CEO

Since 2013, he has been CEO of Zen Space Makers, Inc. running the profitable website LoftBedsNYC.com.

- Zen Carpentry won two awards from the City of New York “Best For NYC” Program:
 - “Best for Workers”
 - “Best for Environment”.
- He is an elected member of the Kings County Committee of the Democratic Party, and is active with the DSA around affordable housing and social justice issues.

Kevin Tang

Development, Feasibility And Zoning Advisor

Kevin joins the Zen Space Makers team as a development, feasibility and zoning advisor.

- He has two years of experience in affordable housing development and finance.
- He has worked for New York State HCR, Wells Fargo Securities, and Settlement Housing Fund.
- Kevin remains an active member of the Art History Department at New York University, where he graduated with a Bachelor of Arts in Urban Design and Architecture.



Thanks For Your Consideration.

Contact Us for more information.

Sander Hicks

Developer



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