

# IPRO 357 COMMUNITY COLLABORATIVE



"When I think of Evanston I think of older brick or stone bungalows. They're appealing because of the old neighborhood feel - large airy porch, hardwood floors, big finished basement, established yard and trees with nice big fence to keep the dogs in and neighbors out. ... If you nail how to keep the old 'painted lady' feel with your new technology then I think you have it."  
-Jed Cotton, Evanston Resident (10 years)

## West Evanston: 60202

- Median Age: **36**
- **70%** Households: No Children
- **50%** of those Households: Married
- Median Income: **\$54,286**
- Typical Age of Home: **50** years

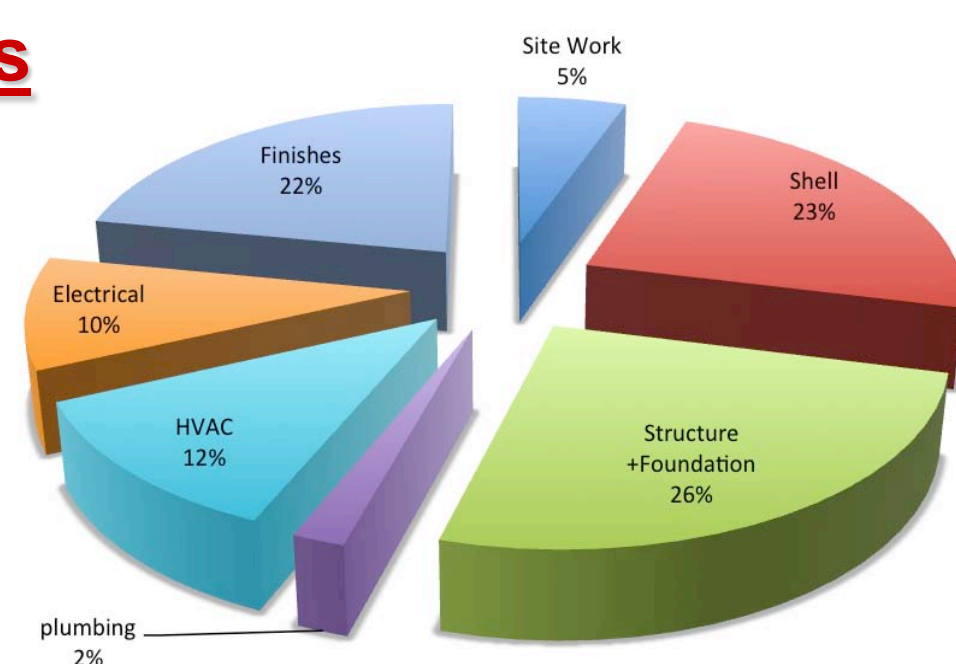


## Target Homebuyer

"Young Digerati" young family-mix, age 25-40, well-educated, diverse

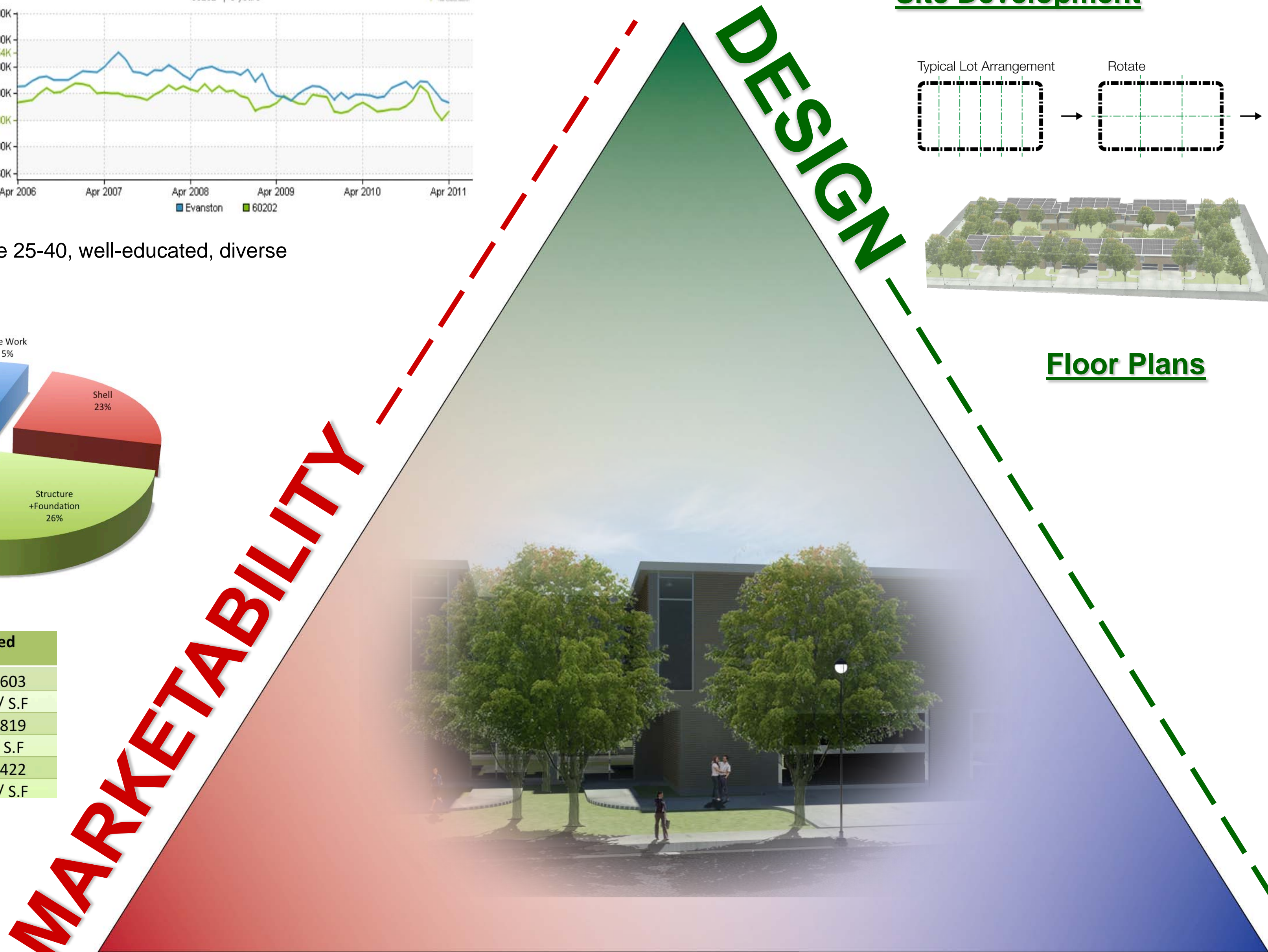
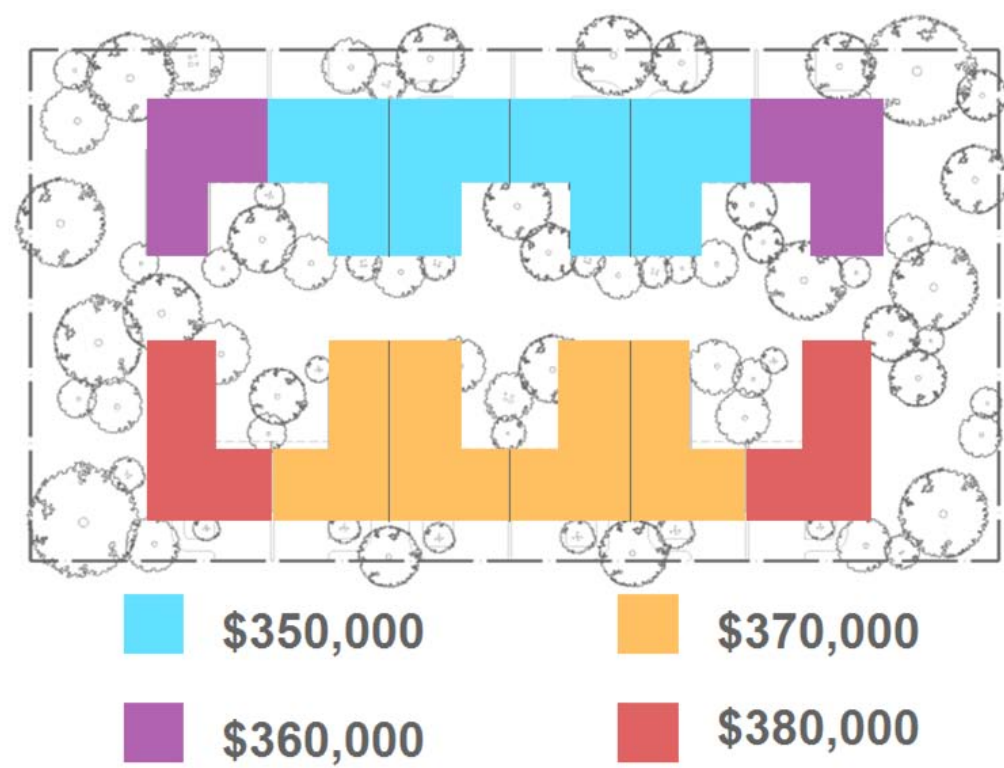
## Cost Analysis

### Hard Costs Breakdown

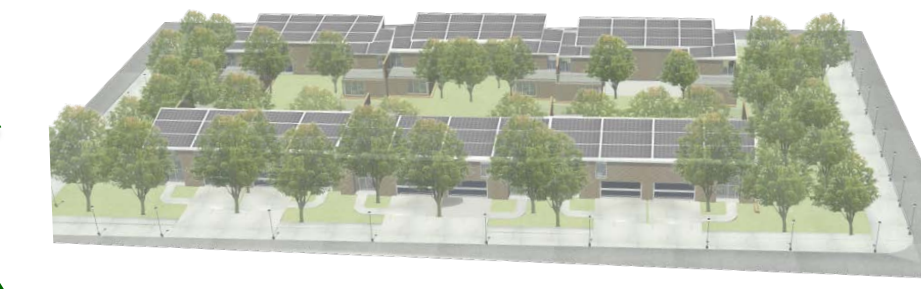
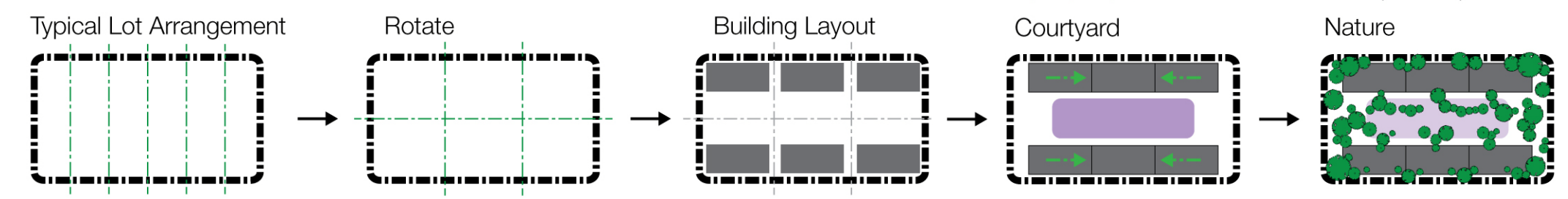


	3 Bed	2 Bed
Hard Costs	\$216,824	\$183,603
	\$125 / S.F	\$107 / S.F
Soft Costs	\$120,819	\$120,819
	\$70 / S.F	\$70 / S.F
Total	\$337,643	\$304,422
	\$196 / S.F	\$177 / S.F

## Home Pricing

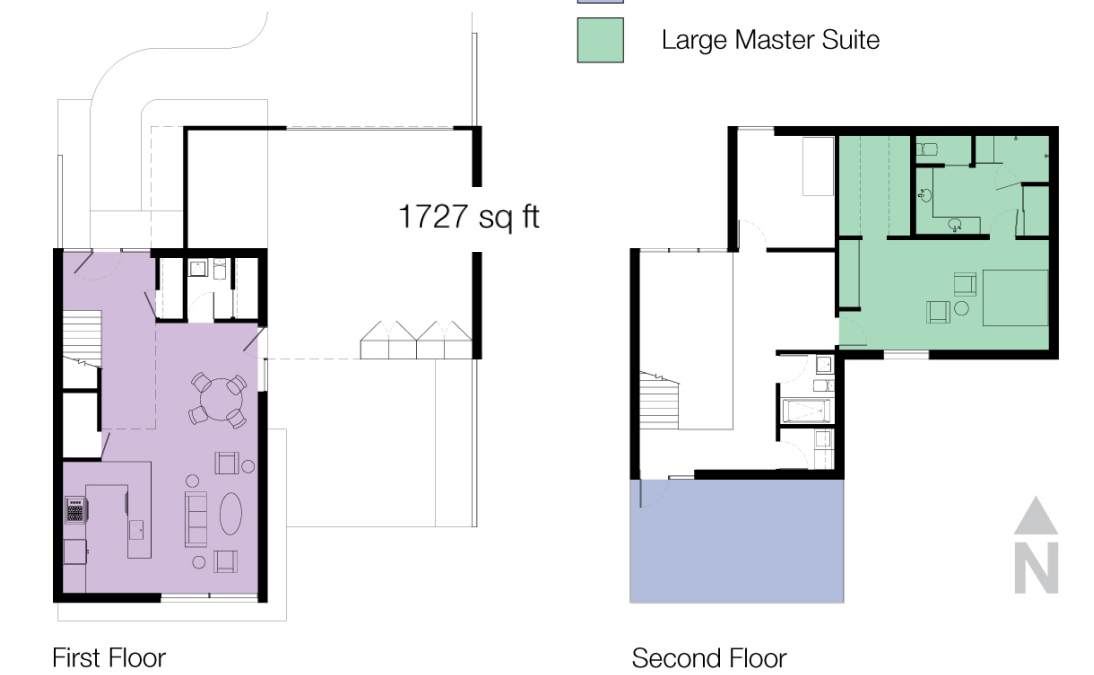


## Site Development



## Floor Plans

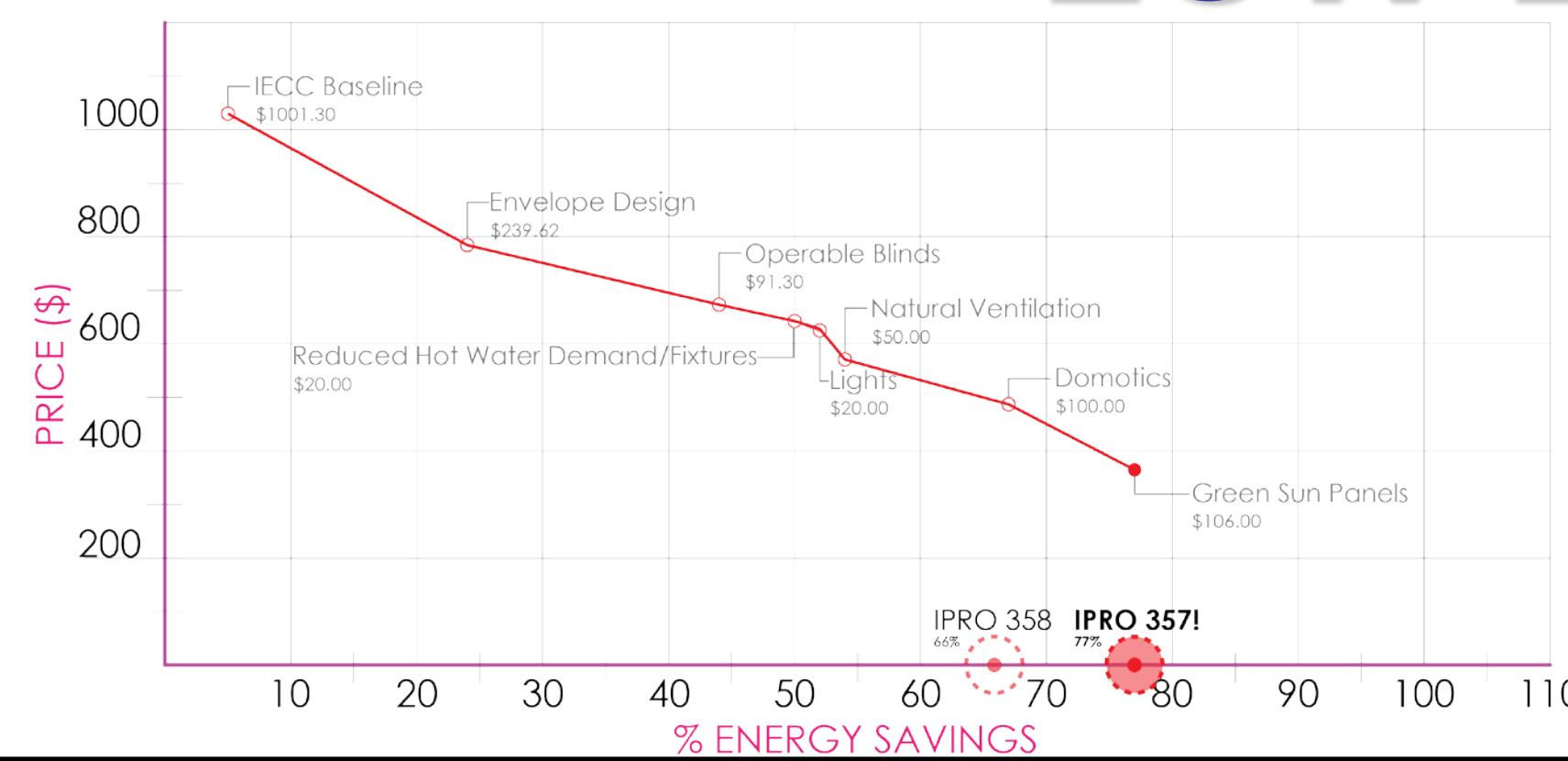
### 2 Bedroom 2.5 Bath



### 3 Bedroom 2.5 Bath



## Energy Conservation Systems



## Home Automation System



### HAI Omni system:

- Lighting Control
- Video Surveillance
- Lock/unlock Doors Remotely
- Scheduling of Services
- Carrier Infinity line of HVAC equipment, allowing for remote access and scheduling of the home's heating and cooling.

