



LifeArk SPC  
1855 S. Mountain Ave.  
Monrovia, CA 91016

Date: 2/18/2026

**ROM Budget: Pomona 2040 Garey - 16 Unit 260212**

DESCRIPTION	Unit Price	Units	Quantity	# of Housing Units	# of Modules	Total Amount
<b>FACTORY-FINISHED HOUSING</b>						<b>\$ 1,840,169</b>
2X2 ADA Efficiency	\$149,219	/unit	1	1	4	\$ 149,219
2X2 Efficiency	\$141,704	/unit	3	3	12	\$ 425,111
3X2 Efficiency Duplex	\$210,973	/unit	6	12	36	\$ 1,265,839
<b>FACTORY-FINISHED COMMON FACILITIES</b>						<b>\$ 38,313</b>
1X1 Laundry	\$38,313	/unit	1		1	\$ 38,313
<b>FACTORY-FINISHED MODULAR SUBTOTAL</b>				<b>16</b>	<b>53</b>	<b>\$ 1,878,482</b>
<b>FACTORY-FINISHED EXTERIOR CLADDING</b>						<b>\$ 91,476</b>
WPC	\$1,386	/wall	66			\$ 91,476
<b>FACTORY-FINISHED MODULAR TOTAL</b>						<b>\$ 1,969,958</b>
Modular site plan design; HCD approval package preparation, plan check and permit fee						\$ 157,597
<b>FACTORY-FINISHED UNITS SUBTOTAL (1)</b>						<b>\$ 2,127,555</b>

<b>LIFEARK MATERIALS FOR ON-SITE WORK (NO LABOR)</b>						<b>\$ 10,883</b>
Exterior Door Canopy	\$640	/unit	17			\$ 10,883

<b>TOTAL FACTORY-FINISHED UNITS AND ON-SITE MATERIALS</b>						<b>\$ 2,138,438</b>
Delivery						\$ 16,074
Sales tax - 60% sales tax exemption under HCD Factory Built Housing Program (2)					10.50%	\$ 90,490

<b>ROM BUDGET TOTAL</b>						<b>\$ 2,245,001</b>
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**\* NOTES:**

**(1) FACTORY-FINISHED UNITS SUBTOTAL includes all CUSTOM LifeArk parts required for on-site modular installation**

**(2) Assumes project qualifies for sales tax exemption on 60% of project as HCD approved factory-built housing**

**EXCLUSIONS:**

- Decking
- Ramps, stairs
- Furnishings (fixtures are included)
- Solar study, design, and installation
- Site installation (finished modules delivered to project site and site GC is responsible for unloading and installing)
- Site work (LifeArk does not perform any work at the project site)