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It is with great pleasure that we have been asked to prepare a replacement cost estimate for the home at Anderson Gail Farms. With over 30 years of experience in Custom Homebuilding and remodeling, Cahaba Construction is pleased to present the following information about Anderson Gail Farms. We not only made a visual inspection of the stunning property but also had the availability of the home's detailed plans and drawings. From this we were able to develop an accurate cost to reconstruct a home of this magnitude in today's market.

Anderson Gail Farms is a unique example of Custom Homebuilding. From the majestic soaring columns on the front of the home to the architectural detail moldings on the inside, Anderson Gail Farms is truly a "one-of-a-kind" home. Anderson Gail Farms has a total of 12,563\* square feet of living space (\*under roof) of which 8,437 square feet of living space is on the main floor, of this space, 6,646 is heated and cooled. There is an additional 4,126 square feet of living space on the second floor, of which all is heated and cooled.

To determine the cost to reproduce a home of this magnitude we had to consider not only the excellent craftsmanship of the work, quality of the materials used, the exquisite detailed moldings, the many other amenities of the home but also the unique structural features as well. The home's foundation and basis for the first floor consist of a structural built up concrete slab. The home's walls were constructed using ten foot steel studs, which are normally reserved for commercial construction. In addition, the second floor was constructed of structural steel joist and girders, which is also normally seen in commercial construction and further improves the structural integrity of this unique home.

We also noted that all of the homes heating and cooling systems are high efficiency units. There is imported tile and marble throughout the house. All of the cabinets in the home are custom built and the keeping room / kitchen, which has over 1,115 square feet, including four archways matching the arched windows overlooking the back yard, has solid surface countertops and hammered copper backsplashes. As you enter the foyer that extends to the back gallery, you are facing a grand staircase to the second floor. There are four staircases to access the second floor, making accessibility to move about the home extremely efficient. Upon entering the foyer at the front door, there is a parlor / music room, with over 375 square feet, to the left and the formal dining room, with the same square footage, to the right, with easy access to the keeping room / kitchen. The home features 2 bedrooms on the main floor, including the master suite, with over 510 square feet, w/ large walk-in mirrored closet, gas fire place and a full bath with over 350 square feet and features two large vanities, a separate room for the

commode, an oversized hot tub with columns and a glass block shower with two heads and a bench seat. The master suite also features floor-to-ceiling arched windows overlooking the pasture and swimming pool behind the house, an architectural trayed ceiling and access out the back from the suite and the master bathroom. The second bedroom has over 192 square feet and a private bath. There are also 2 powder baths, one near the foyer and one near the recreation room and kitchen on the main floor.

The recreation room, with over 700 square feet, has hardwood paneling with architectural coffered ceiling and a wet bar. The home has a multi-purpose laundry room with over 200 square feet and features full cabinets and laundry sink. There is also a billiards room and library with over 730 square feet, and features built-in book shelves with a sliding ladder, hardwood paneling and architectural detailing, including columns, on the walls and ceilings. To complete this grand home there is a large covered veranda overlooking the swimming pool and a three-car garage off of the recreation and kitchen/keeping room.

On the second floor, there are 5 large bedrooms, with over 250 square feet each with private bathroom for each bedroom, accessible from the mezzanine around the grand entry. There is also a play room with over 185 square feet and a studio apartment over the garage with over 700 square feet. The main entry foyer, kitchen and bathrooms feature imported tile floors, all of the bedrooms feature plush carpeting, and the main living areas feature hardwood floors.

Everything about Anderson Gail Farms is truly custom and of the highest quality materials and craftsmanship. Having built custom homes around this size and complexity in the past, we estimate the cost to reproduce this home, not including land, at between \$3,250,000.00 and \$3,500,000.00 this equates to a square foot cost of from \$259 to \$280.

Best Regards,



Neal Webster