

# SEALED VS UNSEALED ASPHALT

Similar to how paint protects wood siding on a house, sealcoating protects, preserves and makes routine maintenance easier for asphalt while adding value. Protect your investment by instituting a regularly-scheduled sealcoating program. Take a look at the cost comparison of a sealed vs unsealed 360,000 square-foot lot. The numbers speak for themselves!

| YEAR  | WORK   | SEALED COST      | UNSEALED COST    |
|---|--|------------------|------------------|
| 1 <sup>ST</sup> YEAR                                | Restripe lot                                 | \$4,000          | \$4,000          |
| 2 <sup>ND</sup> YEAR                                | Restripe lot                                 | -                | -                |
| 3 <sup>RD</sup> YEAR                                | Two-coat sealcoat application + restripe lot | \$33,000         | \$4,000          |
| 4 <sup>TH</sup> YEAR                                | Restripe lot                                 | -                | -                |
| 5 <sup>TH</sup> YEAR                                | Restripe lot                                 | \$4,000          | \$4,000          |
| 6 <sup>TH</sup> YEAR                                | Restripe lot                                 | -                | \$4,000          |
| 7 <sup>TH</sup> YEAR                                | Two-coat sealcoat application + restripe lot | \$33,000         | \$4,000          |
| 8 <sup>TH</sup> YEAR                                | Restripe lot                                 | -                | \$4,000          |
| 9 <sup>TH</sup> YEAR                                | Restripe lot                                 | \$4,000          | \$4,000          |
| 10 <sup>TH</sup> YEAR                               | Restripe lot                                 | -                | \$4,000          |
| 11 <sup>TH</sup> YEAR                               | Two-coat sealcoat application + restripe lot | \$43,200         | \$4,000          |
| 12 <sup>TH</sup> YEAR                               | Overlay lot with 2" of asphalt + restripe    | -                | \$600,000        |
| <b>TOTAL COST AFTER 12 YEARS:</b>                   |  | <b>\$141,600</b> | <b>\$636,000</b> |
| <b>TOTAL COST PER SQUARE FOOT OVER 12-YEAR SPAN</b> |  | <b>\$.39/SF</b>  | <b>\$1.76/SF</b> |

\*Numbers based on industry averages and may vary based on location. 360,000 SF = average big box retailer parking lot