

Cash Flows Prior to Resale or Valuation

Soft Costs

	01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014	12-2014
Total	1	2	3	4	5	6	7	8	9	10	11	12
Architectural & Engineering												
General architectural & engineering costs	127,500	91,500	18,000	18,000	0	0	0	0	0	0	0	0
Blueprints	8,000	6,000	1,000	1,000	0	0	0	0	0	0	0	0
Total Architectural & Engineering	135,500	97,500	19,000	19,000	0	0	0	0	0	0	0	0
Financing												
Development loan fees (points)	0	0										
Development loan closing costs	5,000	5,000										
Development loan interest	388,051	0	0	0	0	0	0	0	0	0	0	2,250
Title recording & insurance	10,500	10,500	0	0	0	0	0	0	0	0	0	0
Appraisal fee	3,500	3,500	0	0	0	0	0	0	0	0	0	0
Course-of-construction insurance	10,000	10,000	0	0	0	0	0	0	0	0	0	0
Total Financing	417,051	29,000	0	0	0	0	0	0	0	0	0	2,250
This report created with a demonstration version of C/I Development												
Total	01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014	12-2014
Total	1	2	3	4	5	6	7	8	9	10	11	12
Land												
Land title work	3,000	1,500	1,000	500	0	0	0	0	0	0	0	0
Engineering offsite costs	60,000	35,000	15,000	10,000	0	0	0	0	0	0	0	0
Zoning costs	7,000	4,000	2,000	1,000	0	0	0	0	0	0	0	0
Legal/consulting costs, land	10,000	6,500	2,500	1,000	0	0	0	0	0	0	0	0
Soil tests	2,000	2,000	0	0	0	0	0	0	0	0	0	0
Environmental survey, Phase 1	2,300	2,300	0	0	0	0	0	0	0	0	0	0
Total Land	84,300	51,300	20,500	12,500	0	0	0	0	0	0	0	0
Development												
Accounting	3,350	0	0	0	0	0	0	1,100	0	0	0	0
Legal	5,000	3,500	1,000	500	0	0	0	0	0	0	0	0
Feasibility	12,000	12,000	0	0	0	0	0	0	0	0	0	0
Permits	16,500	16,500	0	0	0	0	0	0	0	0	0	0
Marketing	6,000	0	0	0	0	0	0	0	0	0	500	500
Signage	3,500	0	0	0	0	0	0	0	0	0	250	250
Development fee	110,000	0	0	0	75,000	0	0	0	0	0	0	0
Project management	60,000	5,500	3,500	3,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Soft cost contingency	25,000	3,000	1,500	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Development	241,350	40,500	6,000	5,500	3,500	78,500	3,500	3,500	4,600	3,500	3,500	4,250

Hard Costs		01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014	12-2014
This report created with a demonstration version of C/I Development													
Total		1	2	3	4	5	6	7	8	9	10	11	12
General Project Costs													
Dumpsters	5,500	0	0	0	312	312	312	312	312	312	312	276	276
Portable toilets	3,300	0	0	0	185	185	185	185	185	185	185	167	167
Security	8,800	0	0	0	497	497	497	497	497	497	497	443	443
Total General Project Costs	17,600	0	0	0	994	994	994	994	994	994	994	887	887
Site Work													
Site preparation, excavation, fill	141,900	0	0	0	77,000	64,900	0	0	0	0	0	0	0
Site improvements	24,200	0	0	0	0	24,200	0	0	0	0	0	0	0
Site electrical utilities	15,400	0	0	0	0	15,400	0	0	0	0	0	0	0
Total Site Work	181,500	0	0	0	77,000	104,500	0	0	0	0	0	0	0
Substructure													
Foundations	412,500	0	0	0	0	0	412,500	0	0	0	0	0	0
Total Substructure	412,500	0	0	0	0	0	412,500	0	0	0	0	0	0
Shell													
Shell superstructure	687,500	0	0	0	0	0	0	352,000	335,500	0	0	0	0
Exterior walls, windows, doors	367,400	0	0	0	0	0	0	0	0	66,000	71,500	77,000	60,500
Roofing	110,000	0	0	0	0	0	0	0	0	22,000	38,500	33,000	16,500
Total Shell	1,164,900	0	0	0	0	0	0	352,000	335,500	88,000	110,000	110,000	77,000
Interior													
Total Interior	0	0	0	0	0	0	0	0	0	0	0	0	0
Conveying Systems													
Elevators, escalators	440,000	0	0	0	0	0	0	0	0	44,000	49,500	55,000	60,500
Total Conveying Systems	440,000	0	0	0	0	0	0	0	0	44,000	49,500	55,000	60,500

Hard Costs, continued		01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014	12-2014
This report created with a demonstration version of C/I Development		1	2	3	4	5	6	7	8	9	10	11	12
Plumbing	Total	1	2	3	4	5	6	7	8	9	10	11	12
Domestic water	61,600	0	0	0	0	0	0	0	0	6,600	7,150	7,700	8,250
Waste	38,500	0	0	0	0	0	0	0	0	4,620	4,730	4,840	4,950
Rain water drainage	19,800	0	0	0	0	0	0	0	0	2,200	2,310	2,420	2,530
Other plumbing costs	6,050	0	0	0	0	0	0	0	0	0	0	1,100	1,210
Total Plumbing	125,950	0	0	0	0	0	0	0	0	13,420	14,190	16,060	16,940
HVAC	Total HVAC	0	0	0	0	0	0	0	0	0	0	0	0
Fire Protection	Total Fire Protection	0	0	0	0	0	0	0	0	0	0	0	0
Electrical	Total Electrical	0	0	0	0	0	0	0	0	0	0	0	0
Furnishings	Total Furnishings	0	0	0	0	0	0	0	0	0	0	0	0
Special Construction	Total Special Construction	0	0	0	0	0	0	0	0	0	0	0	0
Unit Construction Costs													
Small Office	1,984,180	0	0	0	0	0	0	0	0	0	0	99,209	138,893
Large Office	1,646,700	0	0	0	0	0	0	0	0	0	0	82,335	115,269
Total Unit Construction Costs	3,630,880	0	0	0	0	0	0	0	0	0	0	181,544	254,162

		01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014	12-2014
		1	2	3	4	5	6	7	8	9	10	11	12
Leasing Costs													
Total		1	2	3	4	5	6	7	8	9	10	11	12
Leasing Commissions													
Small Office	114,240	0	0	0	0	0	0	0	0	0	0	0	0
Large Office	98,284	0	0	0	0	0	0	0	0	0	0	0	0
Total Leasing Commissions	212,524	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Leasing Costs	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Leasing Costs	212,524	0	0	0	0	0	0	0	0	0	0	0	0
Inflows													
Total		1	2	3	4	5	6	7	8	9	10	11	12
Working Capital	2,137,767	2,137,767											
Proceeds of Land Loan	0	0											
Development Loan Advance	4,988,123	0	0	0	0	0	0	0	0	0	0	337,498	436,463
Net Operating Income	278,818	0	0	0	0	0	0	0	0	0	0	0	0
Total Inflows	7,404,707	2,137,767	0	0	0	0	0	0	0	0	0	337,498	436,463
Outflows													
This report created with a demonstration version of C/I Development													
Total		1	2	3	4	5	6	7	8	9	10	11	12
Soft Costs													
Architectural & Engineering	135,500	97,500	19,000	19,000	0	0	0	0	0	0	0	0	0
Financing	417,051	29,000	0	0	0	0	0	0	0	0	0	0	2,250
Land	84,300	51,300	20,500	12,500	0	0	0	0	0	0	0	0	0
Development	241,350	40,500	6,000	5,500	3,500	78,500	3,500	3,500	4,600	3,500	3,500	4,250	4,250
Total Soft Costs	878,201	218,300	45,500	37,000	3,500	78,500	3,500	3,500	4,600	3,500	3,500	4,250	6,500
Hard Costs													
General Project Costs	17,600	0	0	0	994	994	994	994	994	994	994	887	887
Site Work	181,500	0	0	0	77,000	104,500	0	0	0	0	0	0	0
Substructure	412,500	0	0	0	0	0	412,500	0	0	0	0	0	0
Shell	1,164,900	0	0	0	0	0	0	352,000	335,500	88,000	110,000	110,000	77,000
Interior	0	0	0	0	0	0	0	0	0	0	0	0	0
Conveying Systems	440,000	0	0	0	0	0	0	0	0	44,000	49,500	55,000	60,500
Plumbing	125,950	0	0	0	0	0	0	0	0	13,420	14,190	16,060	16,940
HVAC	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Protection	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0
Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit Construction Costs	3,630,880	0	0	0	0	0	0	0	0	0	0	181,544	254,162
Total Hard Costs	5,973,330	0	0	0	77,994	105,494	413,494	352,994	336,494	146,414	174,684	363,491	409,488
Construction Overhead/Profit (separate line item)	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Contingency	298,667	0	0	0	3,900	5,275	20,675	17,650	16,825	7,321	8,734	18,175	20,474
Leasing Costs	212,524	0	0	0	0	0	0	0	0	0	0	0	0
Land Cost	0	0											
Total Outflows	7,362,721	218,300	45,500	37,000	85,394	189,269	437,669	374,144	357,919	157,235	186,919	385,915	436,463

Cash Flows Prior to Resale or Valuation

Soft Costs

	01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015	11-2015	12-2015
Total	13	14	15	16	17	18	19	20	21	22	23	24
Architectural & Engineering												
General architectural & engineering costs	127,500	0	0	0	0	0	0	0	0	0	0	0
Blueprints	8,000	0	0	0	0	0	0	0	0	0	0	0
Total Architectural & Engineering	135,500	0	0	0	0	0	0	0	0	0	0	0
Financing												
Development loan fees (points)	0											
Development loan closing costs	5,000											
Development loan interest	388,051	5,160	8,197	11,417	14,807	18,182	21,133	23,850	26,331	28,575	30,581	32,720
Title recording & insurance	10,500	0	0	0	0	0	0	0	0	0	0	0
Appraisal fee	3,500	0	0	0	0	0	0	0	0	0	0	0
Course-of-construction insurance	10,000	0	0	0	0	0	0	0	0	0	0	0
Total Financing	417,051	5,160	8,197	11,417	14,807	18,182	21,133	23,850	26,331	28,575	30,581	32,720
This report created with a demonstration version of C/I Development												
Total	13	14	15	16	17	18	19	20	21	22	23	24
Land												
Land title work	3,000	0	0	0	0	0	0	0	0	0	0	0
Engineering offsite costs	60,000	0	0	0	0	0	0	0	0	0	0	0
Zoning costs	7,000	0	0	0	0	0	0	0	0	0	0	0
Legal/consulting costs, land	10,000	0	0	0	0	0	0	0	0	0	0	0
Soil tests	2,000	0	0	0	0	0	0	0	0	0	0	0
Environmental survey, Phase 1	2,300	0	0	0	0	0	0	0	0	0	0	0
Total Land	84,300	0	0	0	0	0	0	0	0	0	0	0
Development												
Accounting	3,350	0	0	1,100	0	0	0	0	0	1,150	0	0
Legal	5,000	0	0	0	0	0	0	0	0	0	0	0
Feasibility	12,000	0	0	0	0	0	0	0	0	0	0	0
Permits	16,500	0	0	0	0	0	0	0	0	0	0	0
Marketing	6,000	500	500	500	500	500	500	500	500	500	500	0
Signage	3,500	250	250	250	250	250	250	250	500	500	0	0
Development fee	110,000	0	0	35,000	0	0	0	0	0	0	0	0
Project management	60,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	0	0
Soft cost contingency	25,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0	0
Total Development	241,350	4,250	4,250	40,350	4,250	4,250	4,250	4,250	4,250	4,500	5,650	0

Hard Costs		01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015	11-2015	12-2015
This report created with a demonstration version of C/I Development													
Total		13	14	15	16	17	18	19	20	21	22	23	24
General Project Costs													
Dumpsters	5,500	276	276	276	276	276	276	276	276	276	276	0	0
Portable toilets	3,300	167	167	167	167	167	167	167	167	167	167	0	0
Security	8,800	443	443	443	443	443	443	443	443	443	443	0	0
Total General Project Costs	17,600	887	887	887	887	887	887	887	887	887	887	0	0
Site Work													
Site preparation, excavation, fill	141,900	0	0	0	0	0	0	0	0	0	0	0	0
Site improvements	24,200	0	0	0	0	0	0	0	0	0	0	0	0
Site electrical utilities	15,400	0	0	0	0	0	0	0	0	0	0	0	0
Total Site Work	181,500	0	0	0	0	0	0	0	0	0	0	0	0
Substructure													
Foundations	412,500	0	0	0	0	0	0	0	0	0	0	0	0
Total Substructure	412,500	0	0	0	0	0	0	0	0	0	0	0	0
Shell													
Shell superstructure	687,500	0	0	0	0	0	0	0	0	0	0	0	0
Exterior walls, windows, doors	367,400	49,500	42,900	0	0	0	0	0	0	0	0	0	0
Roofing	110,000	0	0	0	0	0	0	0	0	0	0	0	0
Total Shell	1,164,900	49,500	42,900	0	0	0	0	0	0	0	0	0	0
Interior													
Total Interior	0	0	0	0	0	0	0	0	0	0	0	0	0
Conveying Systems													
Elevators, escalators	440,000	66,000	60,500	55,000	49,500	0	0	0	0	0	0	0	0
Total Conveying Systems	440,000	66,000	60,500	55,000	49,500	0	0	0	0	0	0	0	0

Hard Costs, continued		01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015	11-2015	12-2015
This report created with a demonstration version of C/I Development													
Plumbing	Total	13	14	15	16	17	18	19	20	21	22	23	24
Domestic water	61,600	8,800	8,250	7,700	7,150	0	0	0	0	0	0	0	0
Waste	38,500	5,060	4,950	4,730	4,620	0	0	0	0	0	0	0	0
Rain water drainage	19,800	2,750	2,640	2,530	2,420	0	0	0	0	0	0	0	0
Other plumbing costs	6,050	1,430	1,210	1,100	0	0	0	0	0	0	0	0	0
Total Plumbing	125,950	18,040	17,050	16,060	14,190	0	0	0	0	0	0	0	0
HVAC													
Total HVAC	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Protection													
Total Fire Protection	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical													
Total Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0
Furnishings													
Total Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Construction													
Total Special Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit Construction Costs													
Small Office	1,984,180	158,734	178,576	198,418	218,260	218,260	198,418	178,576	158,734	138,893	99,209	0	0
Large Office	1,646,700	131,736	148,203	164,670	181,137	181,137	164,670	148,203	131,736	115,269	82,335	0	0
Total Unit Construction Costs	3,630,880	290,470	326,779	363,088	399,397	399,397	363,088	326,779	290,470	254,162	181,544	0	0

		01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015	11-2015	12-2015
		13	14	15	16	17	18	19	20	21	22	23	24
Leasing Costs													
Total		13	14	15	16	17	18	19	20	21	22	23	24
Leasing Commissions													
Small Office	114,240	0	0	0	0	0	0	0	0	0	0	34,272	22,848
Large Office	98,284	0	0	0	0	0	0	0	0	0	0	39,314	19,657
Total Leasing Commissions	212,524	0	0	0	0	0	0	0	0	0	0	73,586	42,505
Miscellaneous Leasing Costs	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Leasing Costs	212,524	0	0	0	0	0	0	0	0	0	0	73,586	42,505
Inflows													
Total		13	14	15	16	17	18	19	20	21	22	23	24
Working Capital	2,137,767												
Proceeds of Land Loan	0												
Development Loan Advance	4,988,123	455,552	482,968	508,553	506,229	442,729	407,557	372,149	336,506	300,875	227,783	93,070	45,677
Net Operating Income	278,818	0	0	0	0	0	0	0	0	0	0	12,614	29,548
Total Inflows	7,404,707	455,552	482,968	508,553	506,229	442,729	407,557	372,149	336,506	300,875	227,783	105,685	75,224
Outflows													
Total		13	14	15	16	17	18	19	20	21	22	23	24
This report created with a demonstration version of C/I Development													
Soft Costs													
Architectural & Engineering	135,500	0	0	0	0	0	0	0	0	0	0	0	0
Financing	417,051	5,160	8,197	11,417	14,807	18,182	21,133	23,850	26,331	28,575	30,581	32,099	32,720
Land	84,300	0	0	0	0	0	0	0	0	0	0	0	0
Development	241,350	4,250	4,250	40,350	4,250	4,250	4,250	4,250	4,250	4,500	5,650	0	0
Total Soft Costs	878,201	9,410	12,447	51,767	19,057	22,432	25,383	28,100	30,581	33,075	36,231	32,099	32,720
Hard Costs													
General Project Costs	17,600	887	887	887	887	887	887	887	887	887	887	0	0
Site Work	181,500	0	0	0	0	0	0	0	0	0	0	0	0
Substructure	412,500	0	0	0	0	0	0	0	0	0	0	0	0
Shell	1,164,900	49,500	42,900	0	0	0	0	0	0	0	0	0	0
Interior	0	0	0	0	0	0	0	0	0	0	0	0	0
Conveying Systems	440,000	66,000	60,500	55,000	49,500	0	0	0	0	0	0	0	0
Plumbing	125,950	18,040	17,050	16,060	14,190	0	0	0	0	0	0	0	0
HVAC	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Protection	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0
Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Construction	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit Construction Costs	3,630,880	290,470	326,779	363,088	399,397	399,397	363,088	326,779	290,470	254,162	181,544	0	0
Total Hard Costs	5,973,330	424,897	448,116	435,035	463,973	400,283	363,975	327,666	291,357	255,048	182,431	0	0
Construction Overhead/Profit (separate line item)	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Contingency	298,667	21,245	22,406	21,752	23,199	20,014	18,199	16,383	14,568	12,752	9,122	0	0
Leasing Costs	212,524	0	0	0	0	0	0	0	0	0	0	73,586	42,505
Land Cost	0												
Total Outflows	7,362,721	455,552	482,968	508,553	506,229	442,729	407,557	372,149	336,506	300,875	227,783	105,685	75,224

Cash Flows Prior to Resale or Valuation

Soft Costs

	01-2016	02-2016	03-2016	04-2016
Total	25	26	27	28

Architectural & Engineering

General architectural & engineering costs	127,500	0	0	0	0
Blueprints	8,000	0	0	0	0
Total Architectural & Engineering	135,500	0	0	0	0

Financing

Development loan fees (points)	0				
Development loan closing costs	5,000				
Development loan interest	388,051	33,024	33,218	33,254	33,254
Title recording & insurance	10,500	0	0	0	0
Appraisal fee	3,500	0	0	0	0
Course-of-construction insurance	10,000	0	0	0	0
Total Financing	417,051	33,024	33,218	33,254	33,254

This report created with a demonstration version of C/I Development

	01-2016	02-2016	03-2016	04-2016
Total	25	26	27	28

Land

Land title work	3,000	0	0	0	0
Engineering offsite costs	60,000	0	0	0	0
Zoning costs	7,000	0	0	0	0
Legal/consulting costs, land	10,000	0	0	0	0
Soil tests	2,000	0	0	0	0
Environmental survey, Phase 1	2,300	0	0	0	0
Total Land	84,300	0	0	0	0

Development

Accounting	3,350	0	0	0	0
Legal	5,000	0	0	0	0
Feasibility	12,000	0	0	0	0
Permits	16,500	0	0	0	0
Marketing	6,000	0	0	0	0
Signage	3,500	0	0	0	0
Development fee	110,000	0	0	0	0
Project management	60,000	0	0	0	0
Soft cost contingency	25,000	0	0	0	0
Total Development	241,350	0	0	0	0

Hard Costs		01-2016	02-2016	03-2016	04-2016
This report created with a demonstration version of C/I Development					
Total		25	26	27	28
General Project Costs					
Dumpsters	5,500	0	0	0	0
Portable toilets	3,300	0	0	0	0
Security	8,800	0	0	0	0
Total General Project Costs	17,600	0	0	0	0
Site Work					
Site preparation, excavation, fill	141,900	0	0	0	0
Site improvements	24,200	0	0	0	0
Site electrical utilities	15,400	0	0	0	0
Total Site Work	181,500	0	0	0	0
Substructure					
Foundations	412,500	0	0	0	0
Total Substructure	412,500	0	0	0	0
Shell					
Shell superstructure	687,500	0	0	0	0
Exterior walls, windows, doors	367,400	0	0	0	0
Roofing	110,000	0	0	0	0
Total Shell	1,164,900	0	0	0	0
Interior					
Total Interior	0	0	0	0	0
Conveying Systems					
Elevators, escalators	440,000	0	0	0	0
Total Conveying Systems	440,000	0	0	0	0

Hard Costs, continued		01-2016	02-2016	03-2016	04-2016
This report created with a demonstration version of C/I Development					
Plumbing	Total	25	26	27	28
Domestic water	61,600	0	0	0	0
Waste	38,500	0	0	0	0
Rain water drainage	19,800	0	0	0	0
Other plumbing costs	6,050	0	0	0	0
Total Plumbing	125,950	0	0	0	0
HVAC					
Total HVAC	0	0	0	0	0
Fire Protection					
Total Fire Protection	0	0	0	0	0
Electrical					
Total Electrical	0	0	0	0	0
Furnishings					
Total Furnishings	0	0	0	0	0
Special Construction					
Total Special Construction	0	0	0	0	0
Unit Construction Costs					
Small Office	1,984,180	0	0	0	0
Large Office	1,646,700	0	0	0	0
Total Unit Construction Costs	3,630,880	0	0	0	0

Leasing Costs		01-2016	02-2016	03-2016	04-2016
Total		25	26	27	28
Leasing Commissions					
Small Office	114,240	22,848	11,424	11,424	11,424
Large Office	98,284	19,657	19,657	0	0
Total Leasing Commissions	212,524	42,505	31,081	11,424	11,424
Miscellaneous Leasing Costs	0	0	0	0	0
Total Leasing Costs	212,524	42,505	31,081	11,424	11,424
Inflows					
Total		25	26	27	28
Working Capital	2,137,767				
Proceeds of Land Loan	0				
Development Loan Advance	4,988,123	29,058	5,456	0	0
Net Operating Income	278,818	46,471	58,842	63,395	67,947
Total Inflows	7,404,707	75,529	64,299	63,395	67,947
Outflows					
This report created with a demonstration version of C/I Development					
Total		25	26	27	28
Soft Costs					
Architectural & Engineering	135,500	0	0	0	0
Financing	417,051	33,024	33,218	33,254	33,254
Land	84,300	0	0	0	0
Development	241,350	0	0	0	0
Total Soft Costs	878,201	33,024	33,218	33,254	33,254
Hard Costs					
General Project Costs	17,600	0	0	0	0
Site Work	181,500	0	0	0	0
Substructure	412,500	0	0	0	0
Shell	1,164,900	0	0	0	0
Interior	0	0	0	0	0
Conveying Systems	440,000	0	0	0	0
Plumbing	125,950	0	0	0	0
HVAC	0	0	0	0	0
Fire Protection	0	0	0	0	0
Electrical	0	0	0	0	0
Furnishings	0	0	0	0	0
Special Construction	0	0	0	0	0
Unit Construction Costs	3,630,880	0	0	0	0
Total Hard Costs	5,973,330	0	0	0	0
Construction Overhead/Profit (separate line item)	0	0	0	0	0
Construction Contingency	298,667	0	0	0	0
Leasing Costs	212,524	42,505	31,081	11,424	11,424
Land Cost	0				
Total Outflows	7,362,721	75,529	64,299	44,678	44,678