

Site Cost Assumptions
Colonial Estates

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SITE COSTS	Date:	01-2009	02-2009	03-2009	04-2009	05-2009	06-2009	07-2009
	Month:	1	2	3	4	5	6	7

LAND COST

Land & Improvements, Purchase Cost	0	280,000	280,000	0	0	0	0	0	0
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SOFT COSTS

Survey & Appraisal Fees	0	57,000	57,000	0	0	0	0	0	0
Feasibility Analysis	0	20,000	20,000	0	0	0	0	0	0
Environmental Survey, Remediation	0	24,500	24,500	0	0	0	0	0	0
Architectural & Engineering, Blueprints	0	105,000	75,000	15,000	15,000	0	0	0	0
Bonds	0	30,000	30,000	0	0	0	0	0	0
Legal, Title Work, Zoning	0	51,000	30,000	12,000	4,000	0	0	0	0
Permits	0	15,000	15,000	0	0	0	0	0	0
Land Taxes	0	120,000	70,000	0	0	0	0	0	0
Accounting & Auditing	0	13,000	0	0	0	0	0	0	0
Course-of-Construction Insurance	0	32,000	32,000	0	0	0	0	0	0
Advertising, Promotion & Signage	0	34,000	0	0	4,000	4,000	4,000	4,000	5,000
Consulting Fees	0	10,000	0	0	0	10,000	0	0	0
Development Fees	0	95,000	0	0	0	65,000	0	0	0
Project Management	0	240,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000

HARD COSTS

Road Construction	0	300,000	90,000	60,000	60,000	60,000	30,000	0	0
Storm and Sanitary Sewers	0	115,000	30,000	20,000	20,000	15,000	15,000	15,000	0
Landscaping	0	56,000	0	0	0	0	0	20,000	8,000
Utilities (Water, Electric, Gas)	0	50,000	0	4,000	4,000	4,000	4,000	4,000	4,000
Model Unit Decorating	0	7,000	0	0	0	0	5,000	2,000	0
Miscellaneous and Contingency	0	70,000	0	0	0	0	20,000	0	0

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SITE COSTS	08-2009	09-2009	10-2009	11-2009	12-2009	01-2010	02-2010	03-2010	04-2010
	8	9	10	11	12	13	14	15	16

LAND COST

Land & Improvements, Purchase Cost	0	0	0	0	0	0	0	0	0
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SOFT COSTS

Survey & Appraisal Fees	0	0	0	0	0	0	0	0	0
Feasibility Analysis	0	0	0	0	0	0	0	0	0
Environmental Survey, Remediation	0	0	0	0	0	0	0	0	0
Architectural & Engineering, Blueprints	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Legal, Title Work, Zoning	0	0	0	0	0	0	5,000	0	0
Permits	0	0	0	0	0	0	0	0	0
Land Taxes	0	0	0	0	0	50,000	0	0	0
Accounting & Auditing	0	0	8,000	0	0	0	5,000	0	0
Course-of-Construction Insurance	0	0	0	0	0	0	0	0	0
Advertising, Promotion & Signage	5,000	4,000	4,000	0	0	0	0	0	0
Consulting Fees	0	0	0	0	0	0	0	0	0
Development Fees	0	0	0	0	0	0	30,000	0	0
Project Management	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000

HARD COSTS

Road Construction	0	0	0	0	0	0	0	0	0
Storm and Sanitary Sewers	0	0	0	0	0	0	0	0	0
Landscaping	8,000	8,000	8,000	4,000	0	0	0	0	0
Utilities (Water, Electric, Gas)	4,000	4,000	4,000	4,000	4,000	4,000	2,000	0	0
Model Unit Decorating	0	0	0	0	0	0	0	0	0
Miscellaneous and Contingency	20,000	0	10,000	20,000	0	0	0	0	0

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SITE COSTS	05-2010
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LAND COST

Land & Improvements, Purchase Cost	0
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SOFT COSTS

Survey & Appraisal Fees	0
Feasibility Analysis	0
Environmental Survey, Remediation	0
Architectural & Engineering, Blueprints	0
Bonds	0
Legal, Title Work, Zoning	0
Permits	0
Land Taxes	0
Accounting & Auditing	0
Course-of-Construction Insurance	0
Advertising, Promotion & Signage	0
Consulting Fees	0
Development Fees	0
Project Management	0

HARD COSTS

Road Construction	0
Storm and Sanitary Sewers	0
Landscaping	0
Utilities (Water, Electric, Gas)	0
Model Unit Decorating	0
Miscellaneous and Contingency	0