

**Soft Costs**

	Budget Total	Calculated Total	04-2022 1	05-2022 2	06-2022 3	07-2022 4	08-2022 5	09-2022 6	10-2022 7	11-2022 8	12-2022 9	01-2023 10	02-2023 11	03-2023 12
<b>Architectural &amp; Engineering</b>														
General architectural & engineering costs	127,500	127,500	91,500	18,000	18,000	0	0	0	0	0	0	0	0	0
Blueprints	8,000	8,000	6,000	1,000	1,000	0	0	0	0	0	0	0	0	0
Other architectural & engineering costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Financing</b>														
Title recording & insurance	10,500	10,500	10,500	0	0	0	0	0	0	0	0	0	0	0
Prepayment penalty	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appraisal fee	3,500	3,500	3,500	0	0	0	0	0	0	0	0	0	0	0
Course-of-construction insurance	10,000	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0
Imputed interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other financing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Land</b>														
Land title work	3,000	3,000	1,500	1,000	500	0	0	0	0	0	0	0	0	0
Engineering offsite costs	60,000	60,000	35,000	15,000	10,000	0	0	0	0	0	0	0	0	0
Zoning costs	7,000	7,000	4,000	2,000	1,000	0	0	0	0	0	0	0	0	0
Legal/consulting costs, land	10,000	10,000	6,500	2,500	1,000	0	0	0	0	0	0	0	0	0
Land taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soil tests	2,000	2,000	2,000	0	0	0	0	0	0	0	0	0	0	0
Land survey	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Environmental survey, Phase 1	2,300	2,300	2,300	0	0	0	0	0	0	0	0	0	0	0
Environmental survey, Phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other land costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Development</b>														
Accounting	3,350	3,350	0	0	0	0	0	0	0	1,100	0	0	0	0
Legal	5,000	5,000	3,500	1,000	500	0	0	0	0	0	0	0	0	0
Feasibility	12,000	12,000	12,000	0	0	0	0	0	0	0	0	0	0	0
Permits	16,500	16,500	16,500	0	0	0	0	0	0	0	0	0	0	0
Marketing	6,000	6,000	0	0	0	0	0	0	0	0	0	0	500	500
Signage	3,500	3,500	0	0	0	0	0	0	0	0	0	0	250	250
Travel	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development fee	110,000	110,000	0	0	0	0	75,000	0	0	0	0	0	0	0
Project management	60,000	60,000	5,500	3,500	3,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Soft cost contingency	25,000	25,000	3,000	1,500	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Other development soft costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other development soft costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other development soft costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other development soft costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Construction Overhead and Profit</b>														
Construction overhead and profit %	10.00%													

Display Profit on Development Cash Flow Plan?

Show overhead and profit as a separate line item

No line item; increase each hard cost by profit %

<b>Hard Costs</b>														
<b>Construction</b>														
Gross Building Area, shell (sf)	35,000													
Usable Area (sf)	25,000													
Construction contingency	5.00%													
	Budget Total	Calculated Total	04-2022	05-2022	06-2022	07-2022	08-2022	09-2022	10-2022	11-2022	12-2022	01-2023	02-2023	03-2023
			1	2	3	4	5	6	7	8	9	10	11	12
<b>General Project Costs</b>														
Dumpsters	5,000	5,000	0	0	0	284	284	284	284	284	284	284	251	251
Portable toilets	3,000	3,000	0	0	0	168	168	168	168	168	168	168	152	152
Equipment rental	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	8,000	8,000	0	0	0	452	452	452	452	452	452	452	403	403
Temporary facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Site Work</b>														
Demolition, removal & recycling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site preparation, excavation, fill	129,000	129,000	0	0	0	70,000	59,000	0	0	0	0	0	0	0
Site improvements	22,000	22,000	0	0	0	0	22,000	0	0	0	0	0	0	0
Site civil / mechanical utilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site electrical utilities	14,000	14,000	0	0	0	0	14,000	0	0	0	0	0	0	0
Environmental remediation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other site construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Substructure</b>														
Foundations	375,000	375,000	0	0	0	0	0	375,000	0	0	0	0	0	0
Basement/slab construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Shell</b>														
Shell superstructure	625,000	625,000	0	0	0	0	0	0	320,000	305,000	0	0	0	0
Exterior walls, windows, doors	334,000	334,000	0	0	0	0	0	0	0	0	60,000	65,000	70,000	55,000
Roofing	100,000	100,000	0	0	0	0	0	0	0	0	20,000	35,000	30,000	15,000
Other shell costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Interior</b>														
Partitions & doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staircases	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interior finishes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other interior costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Conveying Systems</b>														
Elevators, escalators	400,000	400,000	0	0	0	0	0	0	0	0	40,000	45,000	50,000	55,000
Materials handling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other conveying costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Budget Total	Calculated Total	04-2022 1	05-2022 2	06-2022 3	07-2022 4	08-2022 5	09-2022 6	10-2022 7	11-2022 8	12-2022 9	01-2023 10	02-2023 11	03-2023 12
<b>Plumbing</b>														
Plumbing fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic water	56,000	56,000	0	0	0	0	0	0	0	0	6,000	6,500	7,000	7,500
Waste	35,000	35,000	0	0	0	0	0	0	0	0	4,200	4,300	4,400	4,500
Rain water drainage	18,000	18,000	0	0	0	0	0	0	0	0	2,000	2,100	2,200	2,300
Other plumbing costs	5,500	5,500	0	0	0	0	0	0	0	0	0	0	1,000	1,100
<b>HVAC</b>														
Heating	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air conditioning	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other ventilation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HVAC costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Fire Protection</b>														
Sprinkler systems	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other fire protection	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Electrical</b>														
Electric service	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Branch wiring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Telecom and security	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Furnishings</b>														
General furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Window treatments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Special Construction</b>														
General special construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Swimming pools	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alarm systems (smoke, fire, intrusion)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other special construction costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Development Financing**

**Development Loan**

Maximum Loan Commitment

% of total required funds

User-specified maximum loan

Maximum loan commitment selected 2,179,669

Number of points

Closing costs

Development working capital 934,144

Development working capital held in reserve

Month placed in service

Annual interest rate, development loan

04-2022 1	05-2022 2	06-2022 3	07-2022 4	08-2022 5	09-2022 6	10-2022 7	11-2022 8	12-2022 9	01-2023 10	02-2023 11	03-2023 12
8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%

<b>Soft Costs</b>			04-2023	05-2023	06-2023	07-2023	08-2023	09-2023	10-2023	11-2023	12-2023	01-2024	02-2024	03-2024
Budget Total	Calculated Total		13	14	15	16	17	18	19	20	21	22	23	24
<b>Architectural &amp; Engineering</b>														
General architectural & engineering costs	127,500	127,500	0	0	0	0	0	0	0	0	0	0	0	0
Blueprints	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0
Other architectural & engineering costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Financing</b>														
Title recording & insurance	10,500	10,500	0	0	0	0	0	0	0	0	0	0	0	0
Prepayment penalty	0	0	0	0	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	0	0
Course-of-construction insurance	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0
Imputed interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other financing costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Land</b>														
Land title work	3,000	3,000	0	0	0	0	0	0	0	0	0	0	0	0
Engineering offsite costs	60,000	60,000	0	0	0	0	0	0	0	0	0	0	0	0
Zoning costs	7,000	7,000	0	0	0	0	0	0	0	0	0	0	0	0
Legal/consulting costs, land	10,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0
Land taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soil tests	2,000	2,000	0	0	0	0	0	0	0	0	0	0	0	0
Land survey	0	0	0	0	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	0	0
Environmental survey, Phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other land costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Development</b>														
Accounting	3,350	3,350	0	0	1,100	0	0	0	0	0	0	1,150	0	0
Legal	5,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0
Feasibility	12,000	12,000	0	0	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	0	0
Marketing	6,000	6,000	500	500	500	500	500	500	500	500	500	500	0	0
Signage	3,500	3,500	250	250	250	250	250	250	250	250	500	500	0	0
Travel	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development fee	110,000	110,000	0	0	35,000	0	0	0	0	0	0	0	0	0
Project management	60,000	60,000	2,500	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	25,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	0	0
Other development soft costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other development soft costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other development soft costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other development soft costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Construction Overhead and Profit</b>														
Construction overhead and profit %	10.00%													
Display Profit on Development Cash Flow Plan? <ul style="list-style-type: none"> <li><input type="radio"/> Show overhead and profit as a separate line item</li> <li><input checked="" type="radio"/> No line item; increase each hard cost by profit %</li> </ul>														

<b>Hard Costs</b>														
<b>Construction</b>														
Gross Building Area, shell (sf)	35,000													
Usable Area (sf)	25,000													
Construction contingency	5.00%													
	Budget Total	Calculated Total	04-2023	05-2023	06-2023	07-2023	08-2023	09-2023	10-2023	11-2023	12-2023	01-2024	02-2024	03-2024
			13	14	15	16	17	18	19	20	21	22	23	24
<b>General Project Costs</b>														
Dumpsters	5,000	5,000	251	251	251	251	251	251	251	251	251	251	0	0
Portable toilets	3,000	3,000	152	152	152	152	152	152	152	152	152	152	0	0
Equipment rental	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	8,000	8,000	403	403	403	403	403	403	403	403	403	403	0	0
Temporary facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Site Work</b>														
Demolition, removal & recycling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site preparation, excavation, fill	129,000	129,000	0	0	0	0	0	0	0	0	0	0	0	0
Site improvements	22,000	22,000	0	0	0	0	0	0	0	0	0	0	0	0
Site civil / mechanical utilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site electrical utilities	14,000	14,000	0	0	0	0	0	0	0	0	0	0	0	0
Environmental remediation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other site construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Substructure</b>														
Foundations	375,000	375,000	0	0	0	0	0	0	0	0	0	0	0	0
Basement/slab construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Shell</b>														
Shell superstructure	625,000	625,000	0	0	0	0	0	0	0	0	0	0	0	0
Exterior walls, windows, doors	334,000	334,000	45,000	39,000	0	0	0	0	0	0	0	0	0	0
Roofing	100,000	100,000	0	0	0	0	0	0	0	0	0	0	0	0
Other shell costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Interior</b>														
Partitions & doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staircases	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interior finishes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other interior costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Conveying Systems</b>														
Elevators, escalators	400,000	400,000	60,000	55,000	50,000	45,000	0	0	0	0	0	0	0	0
Materials handling	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other conveying costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Budget Total	Calculated Total	04-2023 13	05-2023 14	06-2023 15	07-2023 16	08-2023 17	09-2023 18	10-2023 19	11-2023 20	12-2023 21	01-2024 22	02-2024 23	03-2024 24
<b>Plumbing</b>														
Plumbing fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic water	56,000	56,000	8,000	7,500	7,000	6,500	0	0	0	0	0	0	0	0
Waste	35,000	35,000	4,600	4,500	4,300	4,200	0	0	0	0	0	0	0	0
Rain water drainage	18,000	18,000	2,500	2,400	2,300	2,200	0	0	0	0	0	0	0	0
Other plumbing costs	5,500	5,500	1,300	1,100	1,000	0	0	0	0	0	0	0	0	0
<b>HVAC</b>														
Heating	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Air conditioning	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other ventilation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other HVAC costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Fire Protection</b>														
Sprinkler systems	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other fire protection	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Electrical</b>														
Electric service	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Branch wiring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Telecom and security	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Furnishings</b>														
General furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Window treatments	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Special Construction</b>														
General special construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Swimming pools	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alarm systems (smoke, fire, intrusion)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other special construction costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Development Financing**

**Development Loan**

Maximum Loan Commitment

% of total required funds

User-specified maximum loan

Maximum loan commitment selected 2,179,669

Number of points

Closing costs

Development working capital 934,144

Development working capital held in reserve

Month placed in service

Annual interest rate, development loan

04-2023 13	05-2023 14	06-2023 15	07-2023 16	08-2023 17	09-2023 18	10-2023 19	11-2023 20	12-2023 21	01-2024 22	02-2024 23	03-2024 24
8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%