

## Project Development

Time-Limited Academic Demo

### Starting Date

Month analysis begins   
Year analysis begins

### Soft Costs

	Budget Total	Calculated Total	01-2014 1	02-2014 2	03-2014 3	04-2014 4	05-2014 5	06-2014 6	07-2014 7	08-2014 8	09-2014 9	10-2014 10	11-2014 11	12-2014 12	01-2015 13
<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	0
Blueprints	8,000	8,000	6,000	1,000	1,000	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	0
Appraisal fee	3,500	3,500	3,500	0	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	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	0
Engineering offsite costs	60,000	60,000	35,000	15,000	10,000	0	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	0
Legal/consulting costs, land	10,000	10,000	6,500	2,500	1,000	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	0
Environmental survey, Phase 1	2,300	2,300	2,300	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	0
Legal	5,000	5,000	3,500	1,000	500	0	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	0
Permits	16,500	16,500	16,500	0	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	500
Signage	3,500	3,500	0	0	0	0	0	0	0	0	0	0	250	250	250
Development fee	110,000	110,000	0	0	0	0	75,000	0	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	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	1,000

### Construction Overhead and Profit

Construction overhead and profit %   
Display Profit on Pro Forma Report?

- Show overhead and profit as a separate line item  
 No line item: Increase each hard cost by profit %

**Site**

Lot size (Acres)

Lot frontage (Feet)

Land cost or value

Express lot size in...

Acres

Hectares

SF

Treat land cost as

Project equity (not part of development cost)

Development cost

**Hard Costs**

**Construction**

Gross Building Area, shell (SF)

Usable Area (SF)

Construction contingency

	Budget Total	Calculated 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	01-2015
			1	2	3	4	5	6	7	8	9	10	11	12	13
<b>General Project Costs</b>															
Dumpsters	5,000	5,000	0	0	0	284	284	284	284	284	284	284	251	251	251
Portable toilets	3,000	3,000	0	0	0	168	168	168	168	168	168	168	152	152	152
Security	8,000	8,000	0	0	0	452	452	452	452	452	452	452	403	403	403
<b>Site Work</b>															
Site preparation, excavation, fill	129,000	129,000	0	0	0	70,000	59,000	0	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	0
Site electrical utilities	14,000	14,000	0	0	0	0	14,000	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	0
<b>Shell</b>															
Shell superstructure	625,000	625,000	0	0	0	0	0	0	320,000	305,000	0	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	45,000
Roofing	100,000	100,000	0	0	0	0	0	0	0	0	20,000	35,000	30,000	15,000	0
<b>Interior</b>															
<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	60,000

	Budget Total	Calculated Total	01-2014 1	02-2014 2	03-2014 3	04-2014 4	05-2014 5	06-2014 6	07-2014 7	08-2014 8	09-2014 9	10-2014 10	11-2014 11	12-2014 12	01-2015 13
Plumbing															
Domestic water	56,000	56,000	0	0	0	0	0	0	0	0	6,000	6,500	7,000	7,500	8,000
Waste	35,000	35,000	0	0	0	0	0	0	0	0	4,200	4,300	4,400	4,500	4,600
Rain water drainage	18,000	18,000	0	0	0	0	0	0	0	0	2,000	2,100	2,200	2,300	2,500
Other plumbing costs	5,500	5,500	0	0	0	0	0	0	0	0	0	0	1,000	1,100	1,300
HVAC															
Fire Protection															
Electrical															
Furnishings															
Special Construction															

**Development Financing**

**Development Loan**  
Maximum Loan Commitment

% of total required funds

Based on required capitalization rate & loan-to-value ratio  
  capitalization rate   
  loan-to-value ratio

User-specified maximum loan commitment

Maximum loan commitment selected 4,988,123

Number of points   
  Closing costs   
  Working capital   
  Working capital held in reserve

Percentage of Net Operating Income applied to loan repayment  
  Annual interest rate, development loan

Loan amount   
  Number of points   
  Closing costs   
  Annual interest rate

01-2014 1	02-2014 2	03-2014 3	04-2014 4	05-2014 5	06-2014 6	07-2014 7	08-2014 8	09-2014 9	10-2014 10	11-2014 11	12-2014 12	01-2015 13
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%

## Project Development

### Starting Date

Month analysis begins   
 Year analysis begins

### Soft Costs

	Budget Total	Calculated Total	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015	11-2015	12-2015	01-2016	02-2016
			14	15	16	17	18	19	20	21	22	23	24	25	26
<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	0
Blueprints	8,000	8,000	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	0
Appraisal fee	3,500	3,500	0	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	0
<b>Land</b>															
Land title work	3,000	3,000	0	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	0
Zoning costs	7,000	7,000	0	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	0
Soil tests	2,000	2,000	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	0
<b>Development</b>															
Accounting	3,350	3,350	0	1,100	0	0	0	0	0	0	1,150	0	0	0	0
Legal	5,000	5,000	0	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	0
Permits	16,500	16,500	0	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	0	0	0	0
Signage	3,500	3,500	250	250	250	250	250	250	250	500	500	0	0	0	0
Development fee	110,000	110,000	0	35,000	0	0	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	0	0	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	0	0	0	0

### Construction Overhead and Profit

Construction overhead and profit %   
 Display Profit on Pro Forma Report?

- Show overhead and profit as a separate line item  
 No line item: increase each hard cost by profit %

**Site**

Lot size (Acres)

Lot frontage (Feet)

Land cost or value

Express lot size in...

Acres

Hectares

SF

Treat land cost as

Project equity (not part of development cost)

Development cost

**Hard Costs**

**Construction**

Gross Building Area, shell (SF)

Usable Area (SF)

Construction contingency

	Budget Total	Calculated Total	02-2015 14	03-2015 15	04-2015 16	05-2015 17	06-2015 18	07-2015 19	08-2015 20	09-2015 21	10-2015 22	11-2015 23	12-2015 24	01-2016 25	02-2016 26
<b>General Project Costs</b>															
Dumpsters	5,000	5,000	251	251	251	251	251	251	251	251	251	0	0	0	0
Portable toilets	3,000	3,000	152	152	152	152	152	152	152	152	152	0	0	0	0
Security	8,000	8,000	403	403	403	403	403	403	403	403	403	0	0	0	0
<b>Site Work</b>															
Site preparation, excavation, fill	129,000	129,000	0	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	0
Site electrical utilities	14,000	14,000	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	0
<b>Shell</b>															
Shell superstructure	625,000	625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior walls, windows, doors	334,000	334,000	39,000	0	0	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	0
<b>Interior</b>															
<b>Conveying Systems</b>															
Elevators, escalators	400,000	400,000	55,000	50,000	45,000	0	0	0	0	0	0	0	0	0	0

	Budget Total	Calculated Total	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015	11-2015	12-2015	01-2016	02-2016
			14	15	16	17	18	19	20	21	22	23	24	25	26
Plumbing															
Domestic water	56,000	56,000	7,500	7,000	6,500	0	0	0	0	0	0	0	0	0	0
Waste	35,000	35,000	4,500	4,300	4,200	0	0	0	0	0	0	0	0	0	0
Rain water drainage	18,000	18,000	2,400	2,300	2,200	0	0	0	0	0	0	0	0	0	0
Other plumbing costs	5,500	5,500	1,100	1,000	0	0	0	0	0	0	0	0	0	0	0
HVAC															
Fire Protection															
Electrical															
Furnishings															
Special Construction															

**Development Financing**

**Development Loan**  
Maximum Loan Commitment

% of total required funds

Based on required capitalization rate & loan-to-value ratio  
  capitalization rate   
  loan-to-value ratio

User-specified maximum loan commitment

Maximum loan commitment selected 4,988,123

Number of points   
  Closing costs   
  Working capital   
  Working capital held in reserve

Percentage of Net Operating Income applied to loan repayment  
  Annual interest rate, development loan

Loan amount   
  Number of points   
  Closing costs   
  Annual interest rate

02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015	11-2015	12-2015	01-2016	02-2016
14	15	16	17	18	19	20	21	22	23	24	25	26
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%	8.0000%

## Project Development

**Starting Date**

Month analysis begins

Year analysis begins

**Soft Costs**

	Budget Total	Calculated Total	03-2016 27	04-2016 28
<b>Architectural &amp; Engineering</b>				
General architectural & engineering costs	127,500	127,500	0	0
Blueprints	8,000	8,000	0	0
<b>Financing</b>				
Title recording & insurance	10,500	10,500	0	0
Appraisal fee	3,500	3,500	0	0
Course-of-construction insurance	10,000	10,000	0	0
<b>Land</b>				
Land title work	3,000	3,000	0	0
Engineering offsite costs	60,000	60,000	0	0
Zoning costs	7,000	7,000	0	0
Legal/consulting costs, land	10,000	10,000	0	0
Soil tests	2,000	2,000	0	0
Environmental survey, Phase 1	2,300	2,300	0	0
<b>Development</b>				
Accounting	3,350	3,350	0	0
Legal	5,000	5,000	0	0
Feasibility	12,000	12,000	0	0
Permits	16,500	16,500	0	0
Marketing	6,000	6,000	0	0
Signage	3,500	3,500	0	0
Development fee	110,000	110,000	0	0
Project management	60,000	60,000	0	0
Soft cost contingency	25,000	25,000	0	0
<b>Construction Overhead and Profit</b>				
Construction overhead and profit %	<input style="width: 50px;" type="text" value="10.00%"/>			
Display Profit on Pro Forma Report?				
<input type="radio"/> Show overhead and profit as a separate line item <input checked="" type="radio"/> No line item: increase each hard cost by profit %				

**Site**

Lot size (Acres)

Lot frontage (Feet)

Land cost or value

Express lot size in...

Acres

Hectares

SF

Treat land cost as

Project equity (not part of development cost)

Development cost

**Hard Costs**

**Construction**

Gross Building Area, shell (SF)

Usable Area (SF)

Construction contingency

	Budget Total	Calculated Total	03-2016	04-2016
			27	28
<b>General Project Costs</b>				
Dumpsters	5,000	5,000	0	0
Portable toilets	3,000	3,000	0	0
Security	8,000	8,000	0	0
<b>Site Work</b>				
Site preparation, excavation, fill	129,000	129,000	0	0
Site improvements	22,000	22,000	0	0
Site electrical utilities	14,000	14,000	0	0
<b>Substructure</b>				
Foundations	375,000	375,000	0	0
<b>Shell</b>				
Shell superstructure	625,000	625,000	0	0
Exterior walls, windows, doors	334,000	334,000	0	0
Roofing	100,000	100,000	0	0
<b>Interior</b>				
<b>Conveying Systems</b>				
Elevators, escalators	400,000	400,000	0	0

	Budget Total	Calculated Total	03-2016 27	04-2016 28
Plumbing				
Domestic water	56,000	56,000	0	0
Waste	35,000	35,000	0	0
Rain water drainage	18,000	18,000	0	0
Other plumbing costs	5,500	5,500	0	0
HVAC				
Fire Protection				
Electrical				
Furnishings				
Special Construction				

**Development Financing**

**Development Loan**  
Maximum Loan Commitment

% of total required funds

Based on required capitalization rate & loan-to-value ratio

  capitalization rate   
  loan-to-value ratio

User-specified maximum loan commitment

Maximum loan commitment selected 4,988,123

Number of points   
Closing costs   
Working capital 2,137,767  
Working capital held in reserve

Percentage of Net Operating Income applied to loan repayment  
Annual interest rate, development loan

Loan amount   
Number of points   
Closing costs   
Annual interest rate

03-2016 27	04-2016 28
0.00%	0.00%
8.0000%	8.0000%