

Site Cost Assumptions
Colonial Estates

4/23/2020
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SITE COSTS	Date:	01-2021	02-2021	03-2021	04-2021	05-2021	06-2021	07-2021
	Month:	1	2	3	4	5	6	7

LAND COST

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

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

HARD COSTS

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

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SITE COSTS	08-2021	09-2021	10-2021	11-2021	12-2021	01-2022	02-2022	03-2022	04-2022
	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	05-2022
	17

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