

Attachment_ Development Budget

Project Categories	COST	% of Total Cost	For-Sale Units (SF)	\$ per SF	Rental Units (SF)	\$ per SF	Method of Calculation/Notes
REPAYMENT OF HOUSING FUND LOAN							
Acquisition							
Acquisition - Land Portion							
Acquisition – Building Portion							
Site Work							
On-Site Work							
Off-Site Work							
Rehab/Construction							
New Construction Costs							
Rehabilitation costs							
Construction Contingency (____ %)							
Fees and Permits							
Other Depreciable							
Furniture, Fixtures, Equipment							
Professional Fees							
Architect Fee – Design/supervision							
Impact fees							
Engineering							
Accounting / R.E. Attorney							
Appraisal, Market Study, Environmental Report Consulting, Cost Certification, etc.							
Other Contingency (____ %)							
Developer's Fees							
Developer's Fees							
Interim Costs							
Construction Interest							
Construction Loan Fee							
Insurance, Title, etc.							
Taxes, Performance, Premium, etc.							
Permanent Financing Fees & Expenses							
Permanent Loan Fees							
Tax Credit Fees							
Start-up Expenses							
Organizational Expense							
Marketing							
Syndication costs							
Syndication Legal Fee							
Tax Opinions, other fees							
Project Reserves							
Operating / Vacancy / Lease up Reserves							
Maintenance / Replacement Reserves							
Funds Leveraged per Unit							
Total							