Form 4 - Budget Development Template

Development Budget	**2204 Shadyside Ave**	**Homer Ave Lot #1**	**Homer Ave Lot # 2**
A. Proposed Sales Price			
Sales Price to Homebuyer			
(Seller Closing Costs)			
(Commissions)			
Gross Sales Proceds			
B. Hard Construction Costs			
Excavation/Grading			
Demolition			
Foundation Walls			
Street Utlilies			
Mason/Concrete			
Roof and Gutters			
Insulation/Waterproofing			
Windows and Doors			
Rough Carpentry			
Finish Carpentry			
Painting and Drywall			
Plumbing			
Electrical			
HVAC			
Title and Flooring			
Appliances and Acessories			
Landscaping			
Fencing and Security			
Sub-Total Construction			
Contingency (%)			
Total Hard Construction Costs			
C. Soft Cost and General Conditions			
Title and Recording			
A & E			
Appraisal			
Legal and Accounting			
Taxes and Insurance			
Financing Costs/Int.			
Consultant Fees			
Marketing			
Environmental Tests			
Permits and Inspection Fees			
Site Superintendent			
Casual Labor			
Site Security			
Sited Utilities			
Site Cleaning			
Other			
Total Soft Costs and General			
D. Developer/Contractor Fees			
CM Fee (%)			
GC Fee (%)			
Developer Overhead (%)			
Developer Fee / Profit (%)			
Total Developer/Contractor Fees:			
E. Total Development Costs TDC			
F. Calculation of Land Residual (Gross Sales Proceeds minus Total Development Costs)			
F. Offer Price			