

Development Budget Template

	717-725 60th Place, Fairmount Heights	6107 Jost St, Fairmount Heights	6503 Valley Pk Rd, Capitol Heights
A. Proposed Sales Price			
Sales Price to Homebuyer			
(Seller Closing Costs)			
(Commissions)			
Gross Sales Proceeds			
B. Hard Construction Costs			
Excavation/Grading			
Demolition			
Foundation Walls			
Street Utilities			
Masonry/Concrete			
Roof and Gutters			
Siding			
Insulation/Waterproofing			
Windows and Doors			
Rough Carpentry			
Finish Carpentry			
Painting and Drywall			
Plumbing			
Electrical			
HVAC			
Tile and Flooring			
Appliances and Accessories			
Landscaping			
Fencing and Security			
Sub-total Construction			
Contingency (%)			

Total Hard Construction Costs			
C. Soft Costs 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			
Site Utilities			
Site Cleaning			
Other			
Total Soft Costs and General Conditions:			
D. Developer/Contractor Fees			
CM Fee (%)			
GC Fee (%)			
Developer Overhead (%)			
Developer Fee/Profit (%)			
Total Developer/Contractor Fees:			
E. Total Development Costs TDC (B+C+D)			
F. Calculation of Land Residual			
Land Residual (A less TDC)			
F. Offer Price			