

APPENDIX H - FINANCIAL EVALUATION TEMPLATE

CONTENTS

Financial Evaluation Template 2

FINANCIAL EVALUATION TEMPLATE

RETURNS SUMMARY - DEVELOPER AND HAPGC				
CATEGORY	AMOUNT			
DEVELOPER RETURNS				
Total Equity Invested				
Projected Profit				
Levered Return on Equity				
Unlevered Return on Equity				
Internal Rate of Return (%)				
HAPGC RETURNS				
Net Land Sale Proceeds				
Developer Fee Participation				
Other Financial Benefit				
SOURCES AND USES SUMMARY - RESIDENTIAL DEVELOPMENT				
CATEGORY	TOTAL	PER UNIT	PER GSF	% OF TOTAL
SOURCES				
Sponsor Equity				
Third Party Equity				
Construction Loan				
Other				
TOTAL SOURCES - RESIDENTIAL DEVELOPMENT				
USES				
Land Costs				
Hard Costs				
Soft Costs				
Construction Loan Interest				
Other				
TOTAL USES - RESIDENTIAL DEVELOPMENT				
SOURCES & USES SUMMARY - ROADWAY AND UTILITY IMPROVEMENTS				
CATEGORY	TOTAL	PER UNIT	PER GSF	% OF TOTAL
SOURCES				
Federal Funding				
State Funding				
Other Funding				
TOTAL SOURCES - ROADWAY AND UTILITY IMPROVEMENTS				
USES				
Land Costs				
Hard Costs				
Soft Costs				
Construction Loan Interest				
Other				
TOTAL USES - ROADWAY AND UTILITY IMPROVEMENTS				

DEVELOPMENT BUDGET SUMMARY - RESIDENTIAL DEVELOPMENT				
CATEGORY	TOTAL	PER UNIT	PER GSF	% OF TOTAL
LAND COSTS				
Land Purchase Price				
Closing Costs				
Total Land Costs				
HARD COSTS				
Demolition				
Sitework (including SWPP)				
Vertical Construction				
Landscape & Hardscape				
General Contractor Fees				
Other				
Hard Cost Contingency				
Total Hard Costs				
SOFT COSTS				
Due Diligence - Title & Survey				
Due Diligence - Environmental				
Due Diligence - Other				
Legal				
Design - Civil Engineer				
Design - Architect				
Design - Other				
Permits & Inspections				
Insurance				
Marketing & Community Outreach				
RE Taxes				
Insurance				
Project Management				
Construction Loan Origination Fees				
Development Fees				
Other				
Soft Cost Contingency				
Total Soft Costs				
FINANCING COSTS				
Construction Loan Interest				
Other				
Total Financing Costs				
TOTAL DEVELOPMENT COSTS				

DEVELOPMENT BUDGET SUMMARY - 64TH AVENUE EXTENSION AND UTILITY IMPROVEMENTS				
CATEGORY	TOTAL	PER UNIT	PER GSF	% OF TOTAL
LAND COSTS				
Land Purchase Price - N/A				
Closing Costs - N/A				
Total Land Costs				
HARD COSTS				
Demolition				
Sitework, Excavation, Grading (including SWPP)				
Utility Infrastructure - Water and Sewer				
Utility Infrastructure - Stormwater Management				
Utility Infrastructure - Other				
Roadway & Sidewalk Improvements				
General Contractor Fees				
Other				
Hard Cost Contingency				
Total Hard Costs				
SOFT COSTS				
Due Diligence - Title & Survey				
Due Diligence - Environmental				
Due Diligence - Other				
Legal				
Design - Civil Engineer				
Design - Other				
Permits & Inspections				
Insurance				
Project Management				
Development Fee				
Other				
Soft Cost Contingency				
Total Soft Costs				
FINANCING COSTS				
Construction Loan Interest				
Other				
Total Financing Costs				
TOTAL DEVELOPMENT COSTS				