

Total Development Costs

Arcadia Place 60 Condominium Project June 08, 2008 Developer Pro Quick Proforma Condominium Development

Land			Hard Costs	Soft Costs	Total	
Page	Land Costs					
Popularisal Popularisa P	Land		5,000,000	-		
Site Preparation 5,000,000 18,000 5,018,000 20,05% Site Clearing 25,000 0.10% 315,000 0.25,000 0.10% Site Servicing Costs 150,000 0.0 150,000 0.0% 160,000 0.0% Micellaneous Site Costs 185,000 0.0 185,000 0.74% 748 Construction 185,000 0.0 185,000 749 749 Parking \$ 190,00 per Sq., Ft x 65,000 Sq., Ft 12,350,000 0.0 1,275,000 74,90 Parking \$ 25,000 per Parking Space x 75 Parking Space 1,875,000 0.0 1,2875,000 74,90 Porfessional Fees \$ 25,000 per Parking Space x 75 Parking Space 1,162,800 1,152,800 46,76 Professional Fees \$ 25,000 per Parking Space x 75 Parking Space 1,162,800 1,152,800 46,76 Professional Fees \$ 25,000 per Parking Space x 75 Parking Space 2 1,162,800 40,76 Geo-Scienttists \$ 20,000 per Visit x 60 Units 2 1,000 1,000 1,00	<u> </u>		-	•	•	
Site Preparation 25,000 25,000 0.10% Site Clearing Costs 150,000 - 25,000 0.10% Micellaneous Site Costs 150,000 - 150,000 0.60% Micellaneous Site Costs 10,000 - 10,000 0.04% Construction 185,000 - 12,350,000 49.35% Parking \$ 190,000 per Sq. Ft x 65,000 Sq. Ft 12,350,000 - 1,235,000 49.35% Parking \$ 25,000 per Parking Space x 75 Parking Space 14,225,000 - 14,225,000 43.5% Parking \$ 25,000 per Parking Space x 75 Parking Space 14,225,000 - 14,225,000 43.5% Parking \$ 25,000 per Parking Space x 75 Parking Space 14,225,000 - 14,225,000 45.6% Portisesional Fees 8 .00% of Construction & Site Prep. Costs - 1,152,800 1,152,800 45.6% Architectural & Engineering Goe-Scientists 8 .00% of Construction & Site Prep. Costs - 1,152,800 1,152,800 46.1% Geo-Scientists - 1,100 - 1,152,800 30.00 0.00% 1,162,800 1,207,800 1,207,800 1,207,8	Appraisal				8,000	
Site Clearing 25,000 1.00 25,000 0.10% Site Servicing Costs 150,000 - 150,000 0.60% Micellaneous Site Costs 100,000 - 100,000 0.04% Construction 185,000 - 185,000 - 18,75,000 7.4% Building \$ 190,000 per Sq. Ft x 65,000 Sq. Ft 12,350,000 - 1,375,000 7.4% Parking \$ 25,000 per Parking Space x 75 Parking Space 1,875,000 - 1,875,000 7.4% Professional Fees 8.00% of Construction & Site Prep. Costs - 1,152,800 1,152,800 4.1% Geo-Scientists 8.00% of Construction & Site Prep. Costs - 1,152,800 1,152,800 4.1% Geo-Scientists 8.00% of Construction & Site Prep. Costs - 1,152,800 1,152,800 4.1% Geo-Scientists 8.00% of Construction & Site Prep. Costs - 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,			5,000,000	18,000	5,018,000	20.05%
Site Servicing Costs 150,000 150,000 150,000 160,000 1						
Micellaneous Site Costs	=		•	-	•	
185,000 - 185,000 0.74% Construction Suilding \$190.00 per Sq. Ft x 65,000 Sq. Ft 12,350.000 - 12,350.000 7.49% 14,225,000 - 1,875,000 7.49% 14,225,000 - 1,875,000 7.49% 14,225,000 - 1,875,000 7.49% 14,225,000 - 14,225,000 56.84% 7.69% - 1,875,000 7.49% 14,225,000 - 14,225,000 56.84% 7.69% - 1,152,800 1,	Site Servicing Costs		150,000	-	150,000	0.60%
Construction Building \$ 190.00 per Sq. Ft x 65,000 Sq. Ft 12,350,000 - 12,350,000 49.35% Parking \$ 25,000 per Parking Space x 75 Parking Space 14,225,000 - 18,75,000 7.49% Professional Fees 14,225,000 - 11,152,800 46.74% Architectural & Engineering Geo-Scientists 8.00% of Construction & Site Prep. Costs - 20,000 20,000 0.08% Mortgage Brokerage Fees - 20,000 20,000 0.08% City Fees - 20,000 1,207,800 1,207,800 1,20% Connection Fees \$ 5,000.00 per Unit x 60 Units - 30,000 300,000 1,20% Inspection Fees \$ 2,500.00 per Unit x 60 Units - 1,800,000 1,800,000 7,57% Inspection Fees \$ 20,000.00 per Unit x 60 Units - 25,000 65,000 20,20% Property Taxes LAND &	Micellaneous Site Costs	_			10,000	
Building \$190.00 per Sq. Ft x 65,000 Sq. Ft 12,350,000 12,355,000 1,875,000 1,875,000 1,875,000 1,875,000 1,875,000 7,49% 14,225,000 1,875,000 1,875,000 7,49% 14,225,000 1,875,000 7,49% 14,225,000 14,225,000 14,225,000 56.84% 14,225,000 14,225,000 14,225,000 1,152,800 1,152,800 4,61% 620-Scientists 20,000 20,000 0,08% 20,000 0,08% 20,000 20,000 0,08% 20,000 20,000 0,08% 20,000 20,000 0,14% 20,000 20,000 0,14% 20,000 20,000 0,14% 20,000 20,			185,000	-	185,000	0.74%
Parking \$ 25,000 per Parking Space x 75 Parking	Construction					
Professional Fees 4,225,000 - 14,225,000 56.84% Architectural & Engineering Geo-Scientists 8.00% of Construction & Site Prep. Costs - 1,152,800 1,152,800 4.61% Geo-Scientists - 20,000 20,000 0.08% Mortgage Brokerage Fees - 1,207,800 35,000 35,000 0.14% City Fees - 1,207,800 1,207,800 4.83% Application Fees \$ 5,000.00 per Unit x 60 Units - 300,000 300,000 1.20% Connection Fees \$ 3,000.00 per Unit x 60 Units - 180,000 180,000 0.72% Inspection Fees \$ 2,5000.00 per Unit x 60 Units - 1,200,000 1,200,000 4.79% Inspection Fees \$ 20,000.00 per Unit x 60 Units - 1,200,000 1,200,000 4.79% Property Taxes 2 5,000 65,000 65,000 2.60% 1,895,000 7.75% Miscellaneous 2 2,000.00 per Unit x 60 Units - 25,000 1,895,000 65,000 2.60% Miscellaneous 2 2,000 2 2,000 2,000 2,000 2,000 2,000<	Building	\$ 190.00 per Sq. Ft x 65,000 Sq. Ft	12,350,000	-		
Professional Fees Architectural & Engineering Geo-Scientists 8.00% of Construction & Site Prep. Costs 1,152,800 1,152,800 20,000	Parking	\$ 25,000 per Parking Space x 75 Parking Spaces		-	1,875,000	7.49%
Architectural & Engineering Geo-Scientists 8.00% of Construction & Site Prep. Costs 1,152,800 1,152,800 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 20,000 4,83%			14,225,000	-	14,225,000	56.84%
Geo-Scientists Mortgage Brokerage Fees 20,000 20,000 35,000 35,000 01,4% 20,000 35,000 35,000 01,4% 20,000 35,000 35,000 01,4% 20,000 35,000 01,4% 20,000 35,000 01,4% 20,000 20,000 01,4% 20,000 20,000 01,200,0	Professional Fees					
Mortgage Brokerage Fees 6 35,000 35,000 0.14% City Fees 2 1,207,800 1,207,800 4.83% Application Fees \$5,000.00 per Unit x 60 Units 300,000 300,000 120% Connection Fees \$3,000.00 per Unit x 60 Units 180,000 180,000 0.72% Inspection Fees \$2,500.00 per Unit x 60 Units 1,200,000 1,200,000 1,200,000 4.78% Property Taxes \$20,000.00 per Unit x 60 Units 2 1,200,000 1,200,000 4.78% Property Taxes \$20,000.00 per Unit x 60 Units 2 1,850,000 1,895,000 2.6500 0.26% Property Taxes \$20,000.00 per Unit x 60 Units 25,000 1,895,000 1,895,000 7.57% 7.57% 1,850,000 1,895,000 7.57% 0.26%	Architectural & Engineering	8.00% of Construction & Site Prep. Costs	-	1,152,800	1,152,800	4.61%
City Fees - 1,207,800 1,207,800 4.83% City Fees - 300,000 1,207,800 1,207,800 1,207,800 1,207,800 1,207 Application Fees \$ 5,000.00 per Unit x 60 Units - 180,000 180,000 1,200,000 1,200,000 1,200,000 1,500,000 0,60% Inspection Fees \$ 2,500.00 per Unit x 60 Units - 150,000 1,500,000 1,20			-	20,000	20,000	0.08%
City Fees Application Fees \$ 5,000.00 per Unit x 60 Units - 300,000 300,000 1.20% Connection Fees \$ 3,000.00 per Unit x 60 Units - 180,000 180,000 0.72% Inspection Fees \$ 2,500.00 per Unit x 60 Units - 150,000 1,500,00 0.40% Impact Fees \$ 20,000.00 per Unit x 60 Units - 1,200,000 1,200,000 0.40% Property Taxes \$ 20,000.00 per Unit x 60 Units - 65,000 1,200,000 0.65,000 0.26% Property Taxes \$ 20,000.00 per Unit x 60 Units - - 65,000 1,200,000 0.26% Property Taxes \$ 20,000.00 per Unit x 60 Units - - 65,000 65,000 0.26% Miscellaneous \$ 25,000 - 25,000 0.00% - 25,000 0.10% Miscellaneous costs \$ 25,000 \$ 2,25,000 \$ 2,25,000 0.10% - 2,25,000 0.10% Financing Interest Costs \$ 617,666 617,666 617,666 <t< td=""><td>Mortgage Brokerage Fees</td><td>_</td><td><u>-</u></td><td>35,000</td><td>35,000</td><td>0.14%</td></t<>	Mortgage Brokerage Fees	_	<u>-</u>	35,000	35,000	0.14%
Application Fees \$ 5,000.00 per Unit x 60 Units - 300,000 300,000 1.20% Connection Fees \$ 3,000.00 per Unit x 60 Units - 180,000 180,000 0.72% Inspection Fees \$ 2,500.00 per Unit x 60 Units - 150,000 150,000 1,50,000 4.79% Property Taxes \$ 20,000.00 per Unit x 60 Units - 1,200,000 1,895,000 0.26% Property Taxes \$ 20,000.00 per Unit x 60 Units - 1,895,000 1,895,000 0.26% Miscellaneous \$ 25,000 - 25,000 - 25,000 0.10% Miscellaneous costs LAND & DEVELOPMENT COSTS 19,435,000 3,120,800 22,555,800 - Financing Interest Costs Construction Loan 1,853,877 1,853,877 7.41% - Contingency Allowance 8.00% of Land, Development & Financing Costs 19,435,000 5,592,343 25,027,343 TOTAL DEVELOPMENT COST 19,435,000 5,592,343 25,027,343 Cost Per Unit 323,916.67 93,205.72 417,122.3			-	1,207,800	1,207,800	4.83%
Connection Fees Inspection Fees \$ 3,000.00 per Unit x 60 Units - 180,000 180,000 0.72% Inspection Fees \$ 2,500.00 per Unit x 60 Units - 150,000 150,000 0.60% Impact Fees \$ 20,000.00 per Unit x 60 Units - 1,200,000 1,200,000 4.79% Property Taxes - 65,000 65,000 0.26% Miscellaneous - 1,895,000 1,895,000 7.57% Miscellaneous costs 25,000 - 25,000 0.10% Financing Interest Costs 25,000 - 25,000 0.10% Construction Loan 8.00% of Land, Development & Financing Costs - 617,666 617,666 2.47% Contingency Allowance 8.00% of Land, Development & Financing Costs - 1,853,877 1,853,877 7.41% TOTAL DEVELOPMENT COST 19,435,000 5,592,343 25,027,343 25,027,343 Cost per Unit Cost	City Fees					
Inspection Fees \$2,500.00 per Unit x 60 Units - 150,000 150,000 0.60% 1 1,200,000 1,	Application Fees	\$ 5,000.00 per Unit x 60 Units	-	300,000	300,000	1.20%
Impact Fees \$20,000.00 per Unit x 60 Units 1,200,000 1,200,000 65,000 0.26% 1,895,000 1,895,800	Connection Fees	\$ 3,000.00 per Unit x 60 Units	-	180,000	180,000	0.72%
Property Taxes 65,000 65,000 0.26% Miscellaneous 7,895,000 1,895,000 7,57% Miscellaneous costs 25,000 - 25,000 0.10% Example of	Inspection Fees	\$ 2,500.00 per Unit x 60 Units	-	150,000	150,000	0.60%
Miscellaneous - 1,895,000 1,895,000 7.57% Miscellaneous costs 25,000 - 25,000 0.10% LAND & DEVELOPMENT COSTS 19,435,000 25,500 0.10% Financing Interest Costs	Impact Fees	\$ 20,000.00 per Unit x 60 Units	-	1,200,000	1,200,000	4.79%
Miscellaneous Miscellaneous costs 25,000 - 25,000 0.10% 25,000 - 25,000 0.10% ElAND & DEVELOPMENT COSTS 19,435,000 3,120,800 22,555,800 Financing Interest Costs Construction Loan - 617,666 617,666 2.47% Contingency Allowance 8.00% of Land, Development & Financing Costs - 1,853,877 1,853,877 7.41% TOTAL DEVELOPMENT COST 19,435,000 5,592,343 25,027,343 25,027,343 Cost Per Unit 323,916.67 93,205.72 417,122.38 385.04 Cost per Sq. Ft of Building 299.00 86.04 385.04	Property Taxes	_	-	65,000	65,000	0.26%
Miscellaneous costs 25,000 - 25,000 0.10% LAND & DEVELOPMENT COSTS 19,435,000 3,120,800 22,555,800 Financing Interest Costs			-	1,895,000	1,895,000	7.57%
LAND & DEVELOPMENT COSTS 19,435,000 3,120,800 22,555,800			25 000	_	25 000	0.10%
Financing Interest Costs Construction Loan - 617,666 617,666 2.47% Contingency Allowance 8.00% of Land, Development & Financing Costs - 1,853,877 1,853,877 7.41% TOTAL DEVELOPMENT COST 19,435,000 5,592,343 25,027,343 % of Total Development Cost 77.66% 22.34% 100.00% Cost Per Unit 323,916.67 93,205.72 417,122.38 Cost per Sq. Ft of Building 299.00 86.04 385.04 Land to Building Cost Ratio 28.61%		-		-		
Financing Interest Costs Construction Loan - 617,666 617,666 2.47% Contingency Allowance 8.00% of Land, Development & Financing Costs - 1,853,877 1,853,877 7.41% TOTAL DEVELOPMENT COST 19,435,000 5,592,343 25,027,343 % of Total Development Cost 77.66% 22.34% 100.00% Cost Per Unit 323,916.67 93,205.72 417,122.38 Cost per Sq. Ft of Building 299.00 86.04 385.04 Land to Building Cost Ratio 28.61%		LAND A DEVEL ORMENT ACCTO	40 40 - 000	0.400.000		
Construction Loan - 617,666 617,666 2.47% Contingency Allowance 8.00% of Land, Development & Financing Costs - 1,853,877 1,853,877 7.41% TOTAL DEVELOPMENT COST 19,435,000 5,592,343 25,027,343 25,027,343 % of Total Development Cost Cost Per Unit Cost Per	Fire an alice of local and a local and a	LAND & DEVELOPMENT COSTS	19,435,000	3,120,800	22,555,800	
Contingency Allowance 8.00% of Land, Development & Financing Costs - 1,853,877 1,853,877 7.41% TOTAL DEVELOPMENT COST 19,435,000 5,592,343 25,027,343 % of Total Development Cost 77.66% 22.34% 100.00% Cost Per Unit 323,916.67 93,205.72 417,122.38 Cost per Sq. Ft of Building 299.00 86.04 385.04 Land to Building Cost Ratio 28.61%	=			047.000	047.000	0.470/
TOTAL DEVELOPMENT COST 19,435,000 5,592,343 25,027,343 % of Total Development Cost 77.66% 22.34% 100.00% Cost Per Unit 323,916.67 93,205.72 417,122.38 Cost per Sq. Ft of Building 299.00 86.04 385.04 Land to Building Cost Ratio 28.61%	Construction Loan		-	617,666	617,666	2.47%
% of Total Development Cost 77.66% 22.34% 100.00% Cost Per Unit 323,916.67 93,205.72 417,122.38 Cost per Sq. Ft of Building 299.00 86.04 385.04 Land to Building Cost Ratio 28.61%	Contingency Allowance	8.00% of Land, Development & Financing Costs	-	1,853,877	1,853,877	7.41%
Cost Per Unit 323,916.67 93,205.72 417,122.38 Cost per Sq. Ft of Building 299.00 86.04 385.04 Land to Building Cost Ratio 28.61%		TOTAL DEVELOPMENT COST	19,435,000	5,592,343	25,027,343	
Cost per Sq. Ft of Building 299.00 86.04 385.04 Land to Building Cost Ratio 28.61%		% of Total Development Cost	77.66%	22.34%	100.00%	
Land to Building Cost Ratio 28.61%		Cost Per Unit	323,916.67	93,205.72	417,122.38	
		Cost per Sq. Ft of Building	299.00	86.04	385.04	
Land to Total Development Cost Ratio 20.05%		Land to Building Cost Ratio	28.61%			
		Land to Total Development Cost Ratio	20.05%			