

Section 13 (B)

HOME Project(s) funding worksheet

DEVELOPMENT BUDGET

Project: _____ Developer: _____

PREDEVELOPMENT & FEASIBILITY	PROJECT TOTALS	Per Unit
Appraiser		
Architect & Engineer		
Environmental Reviews & Reports		
Market Analysis		
Preliminary Title Search		
Survey		
Consultant		
Application Fees		
Other		
Total Predevelopment:	\$	

BUILDING & PROPERTY ACQUISITION		
Land		
Existing Buildings		
Relocation		
Other		
Total Acquisition:	\$	

CONSTRUCTION COSTS		
On-Site Improvements/Infrastructure (non-structure)		
Construction Budget (Rehab or New Constr. - see Tab #6)	\$	
Landscaping		
Other		
Contractor Profit		
Contractor Overhead/General Conditions		
CONSTRUCTION CONTINGENCY		
per sq. ft. Total Construction:	\$	

PROFESSIONAL SERVICES		
Legal		
Title & Recording		
Cost Certification		
Marketing /Advertising		
Other		
Total Professional Fees:	\$	

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CARRYING & CONSTRUCTION FINANCING COSTS

Inspection & Draw Fees		
Points & Bank Fees		
Construction & Bridge Loan Interest		
Builder's Risk Insurance		
Property Insurance		
Real Estate Taxes		
Interim/Capitalized Operating Costs		
Other		
Total Carrying Costs:	\$	

PERMANENT FINANCING & SYNDICATION

Points & Bank Fees		
Title & Recording		
Partnership & Organization Expense		
Legal (including tax opinion)		
Other		
Total Permanent Financing & Syndication:	\$	

RESERVES

Rent Up Reserves		
Initial Operating Reserve		
Operating Deficit Reserve <i>(From "Operating Cash Flow" D32)</i>	\$	
Other		
Total Reserves:	\$	

DEVELOPER FEE

Hard & Soft Costs:

TOTAL DEVELOPMENT COSTS (TDC):	\$	

Permanent Mortgage

Development Gap/Surplus

	\$	