

# DEVELOPMENT COST PRO-FORMA-TEMPLATE

1. Summarize your cost breakdowns using the following spreadsheet.
2. Type Only in the **blue** boxes below.
3. Return your completed excel files with your Lot Purchase Application

Revised: 02/26/2020

***This form is being used in part to evaluate your Application for Lot Purchase and demonstrates your approach to development in the current market. You must submit a unique new development cost pro forma for each Application for Lot Purchase.***

	<b>NOTE: PLEASE ONLY FILL IN NUMBERS IN BLUE BOXES</b>	Please Provide additional detail/assumptions here
<b>Name of Builder:</b>		
<b>Offer Submission Date:</b>		
<b>Plan number/name (Please attach plan if applicable)</b>		
<b>Square Footage of Plan</b>		sq. ft
<b>Estimated Days to Complete (Closing to C of O)</b>		Days

	Cost	Notes
<b>LAND DEVELOPMENT COSTS</b>		
Lot Development Cost		
Soft Costs (survey, environmental, design)	\$ -	
Site Prep (Assume Lot As Is)	\$ -	
	\$ -	
<b>LAND DEVELOPMENT COSTS</b>		per sq. ft.

		Notes
<b>BUILDER HARD CONSTRUCTION COSTS</b>		
<b>Builder Hard Costs</b>		Design and Material Assumptions
Foundation	\$ -	
Framing	\$ -	
MEP	\$ -	
House Envelope/Dry In	\$ -	
Finishes (include drywall, paint, trim, cabinet, appliances)	\$ -	
Landscaping	\$ -	
	\$ -	
<b>Sub Total - Builder Hard Costs</b>		per sq. ft.

<b>Builder Soft Costs, Including</b>		
Security/Breakage/Theft/	\$ -	<b>Note: Buyer Closing costs are not included in this proforma</b>
Builder Financing/Builder Closing Costs	\$ -	
Overhead & Supervision	\$ -	
Marketing	\$ -	
Sales Commission to Realtor	\$ -	
Homeowner Warranty	\$ -	
Builder Profit	\$ -	
	\$ -	
<b>Sub Total - Builder Soft Costs</b>		per sq. ft.

<b>Final Sale Price of Home</b>	\$ -	total
		per sq. ft.

Notes: Factors that might affect cost of home (Please identify anything major that would affect your assumptions above)