

Master Project Budget

XYZ Project
Land Purchase

Date: 8/17/2012

RSF: 501,000

GSF: 501,000

1000 Real Estate/Land Costs	Total \$	\$/RSF	\$/GSF	% of Total Cost	Comments
1110 Real Estate Broker	\$ -				Included in 1190
1120 Real Estate Advisor	\$ -				Included in 1190
1130 Municipal Incentives Consultant	\$ -				Included in 1190
1140 Transaction Attorney	\$ -				Included in 1190
1150 Land Use and Zoning Council	\$ -				Included in 1190
1160 Title Insurance	\$ -				Included in 1190
1170 Settlement Attorney	\$ -				Included in 1190
1180 Title Search	\$ -				Included in 1190
1190 Land Purchase	\$ 8,000,000.00	15.97	15.97	57.16%	
1200 Proffers & Covenants	\$ -				Included in 1190
1210 Deed	\$ -				Included in 1190
1220 Title Commitment	\$ -				Included in 1190
1230 Transfer Fees	\$ -				Included in 1190
1240 Real Estate Taxes	\$ -				Not in this Budget
1250 Property Owner's Insurance	\$ -				Not in this Budget
1260 Other	\$ -				
1270 Other	\$ -				
1280 Other	\$ -				
1290 Other	\$ -				
1000 Real Estate/Lease Subtotal	\$ 8,000,000.00	\$ 15.97	\$ 15.97	57.16%	

Master Project Budget

XYZ Project Land Purchase

Date: 8/17/2012

RSF: 501,000

GSF: 501,000

2000 Soft Costs (Through Land Closing)

2110 Architect Contract (Design Only, No CM)	\$ 4,000,000.00	7.98	7.98	28.58%	No Const Admin.
2120 Architect (Reimbursables)	\$ 85,000.00	0.17	0.17	0.61%	
2130 Structural Engineer	\$ -				Included in 2110
2140 MEP Engineer (Design Only, No CM)	\$ 800,000.00	1.60	1.60	5.72%	
2150 MEP (Reimbursables)	\$ 25,000.00	0.05	0.05	0.18%	
2160 Lighting Consultant	\$ -				Not Required
2170 Signage Consultant	\$ -				Not Required
2180 IT Consultant	\$ -				Not Required
2190 Security Consultant	\$ -				By Covance
2200 Water Usage Consultant	\$ 10,000.00	0.02	0.02	0.07%	
2210 Civil Engineer	\$ 500,000.00	1.00	1.00	3.57%	
2215 Civil Engineer (Reimbursables)	\$ 35,000.00	0.07	0.07	0.25%	
2220 Landscape Architect	\$ -				Included in 2210
2230 Environmental Engineer (Phase 1 and 2)	\$ 35,000.00	0.07	0.07	0.25%	
2240 Geotechnical Engineer	\$ 50,000.00	0.10	0.10	0.36%	
2250 Traffic Engineer	\$ 20,000.00	0.04	0.04	0.14%	
2260 Environmental Engineer	\$ 35,000.00	0.07	0.07	0.25%	
2270 Surveyor	\$ 35,000.00	0.07	0.07	0.25%	
2280 Specialty Consultants	\$ -				Not Required
2290 Project Manager	\$ 250,000.00	0.50	0.50	1.79%	
2300 Pre-Construction Pricing	\$ 50,000.00	0.10	0.10	0.36%	
2310 PreTechnical Submission/Review Fees	\$ 5,000.00	0.01	0.01	0.04%	
2320 PAD Submission Review Fees	\$ 5,000.00	0.01	0.01	0.04%	
2330 PDP Submission/Review Fees	\$ 5,000.00	0.01	0.01	0.04%	
2340 Site and Foundation Permit Fees	\$ 10,000.00	0.02	0.02	0.07%	
2350 Shell Building Permit Fees	\$ 10,000.00	0.02	0.02	0.07%	
2360 Building Permit Fees	\$ 30,000.00	0.06	0.06	0.21%	
2370 Utility/Tap Fees	\$ -				Not in this Budget
2380	\$ -				
2390	\$ -				
2000 Soft Costs Subtotal	\$ 5,995,000.00	\$ 11.97	\$ 11.97	42.84%	

6000 Financing

Master Project Budget

XYZ Project
Land Purchase

Date: 8/17/2012

RSF: 501,000

GSF: 501,000

6110 Letter of Credit	\$	-			
6120 Construction/Interim Financing	\$	-			
6130 Carry Costs	\$	-			
6140 Permanent Financing	\$	-			
6150 Mortgage Broker	\$	-			
6000 Financing Subtotal	\$	-	\$ -	\$ -	0.00%
<hr/>					
Project Cost Subtotal (1000 to 6000 Accts)	\$	13,995,000.00	\$ 27.93	\$ 27.93	100%
<hr/>					
7000 Seller Allowances/Contributions					
7110 Rebates	\$	-			Not in this Budget
7120 Municipal Incentives	\$	-			Not in this Budget
7130 Seller Contributions	\$	-			Not in this Budget
7140 Other	\$	-			Not in this Budget
7150 Other	\$	-			Not in this Budget
7160 Other	\$	-			Not in this Budget
7000 Credits Subtotal		(\$0.00)	(\$0.00)	(\$0.00)	0.00%
<hr/>					
Total Budget Costs	\$	13,995,000.00	\$ 27.93	\$ 27.93	100%
<hr/>					