



Total Development Costs
Sterling Plaza
21000 Sq. Ft Retail Center

June 16, 2008
Developer Pro
Quick Proforma Retail

		Hard Costs	Soft Costs	Total	
Land Costs					
Land		1,200,000	-	1,200,000	24.59%
Legal Fees		-	12,000	12,000	0.25%
Appraisal Fees		-	8,000	8,000	0.16%
		1,200,000	20,000	1,220,000	25.00%
Site Preparation					
Site Clearing		15,000	-	15,000	0.31%
Site Servicing Costs		85,000	-	85,000	1.74%
Miscellaneous Site Costs		12,000	-	12,000	0.25%
		112,000	-	112,000	2.29%
Construction					
Building	\$ 85.00 per Sq. Ft x 22,500 Sq. Ft	1,912,500	-	1,912,500	39.19%
Parking & Landcaping		150,000	-	150,000	3.07%
Leasehold Improvement Allow.	\$ 20.00 per Sq. Ft x 21,000 Sq. Ft	420,000	-	420,000	8.61%
		2,482,500	-	2,482,500	50.87%
Professional Fees					
Architectural & Engineering	7.00% of Construction & Site Prep. Costs	-	181,615	181,615	3.72%
Project Management Fees	4.00% of Construction & Site Prep. Costs	-	103,780	103,780	2.13%
Mortgage Brokerage Fees		-	65,000	65,000	1.33%
		-	350,395	350,395	7.18%
City Fees					
Permits & Fees		-	47,000	47,000	0.96%
Impact Fees		-	95,000	95,000	1.95%
Property Taxes		-	75,000	75,000	1.54%
		-	217,000	217,000	4.45%
Miscellaneous					
Miscellaneous Dev. Costs		25,000	-	25,000	0.51%
		25,000	-	25,000	0.51%
LAND & DEVELOPMENT COSTS		3,819,500	587,395	4,406,895	
Financing Interest Costs					
Construction Loan		-	154,332	154,332	3.16%
Contingency Allowance		-	319,286	319,286	6.54%
TOTAL DEVELOPMENT COST		3,819,500	1,061,013	4,880,513	
% of Total Development Cost		78.26%	21.74%	100.00%	
Cost per Sq. Ft of Building		169.76	47.16	216.91	
Land to Building Cost Ratio		38.28%			
Land to Total Development Cost Ratio		25.00%			