

Development Pro Forma - (Insert Project Name)

Section A - Estimate of Replacement Cost		
Land Improvements		
1.	Unusual Land Improvements	\$ -
2.	Other Land Improvements	
3.	Total Land Improvements	
Structures		
4.	Main Buildings	
5.	Accessory Buildings	
6.	Garage	
7.	All Other Buildings	
8.	Total Structures	
9.	Subtotal	
10.	General Requirements	%0%
11.	Subtotal	\$ -
Fees		
12.	Builder's General Overhead	\$ - 0.00%
13.	Builder's Profit	\$ - 0.00%
14.	Subtotal	\$ -
15.	Bond Premium	
16.	Other Fees (See Tab 2)	
17.	Estimated Total Cost of Construction (See Tab2)	
18.	Architect's Fee-Design	0.00%
19.	Architect's Fee-Supervisory	0.00%
20.	Total For All Improvements	
21.	Cost Per Gross Sq. Ft.	- Sq. Ft.
22.	Constuction Time	- Months
Charges and Financing During Construction		
23.	Interest	\$ -
24.	Taxes	
25.	Insurance	
26.	Mortgage Insurance Premium	
27.	Examination Fee	
28.	Inspection Fee	
29.	Financing Fee	
30.	Permanent Placement Fee	
31.	AMPO	
32.	Developer's Fee (See Tab 2)	
33.	Title and Recording	
34.	Total Charges and Financing	
Legal Organization and Audit Fee		
35.	Legal	
36.	Organization	
37.	Cost Certification Audit Fee	
38.	Total Legal Organization, and Audit Fee	
39.	Builder's and Sponsor's Profit and Risk	
40.	Consultant Fee	
41.	Supplemental Management Fund	
42.	Contingency Reserve	
43.	Relocation Expenses	
44.	Other	
45.	Total Estimated Development Cost	
46.	Land	
47.	Total Estimated Replacement Cost	
48.	Average Cost per Living Unit	Units
Section B -Total Settlement Requirements		
1.	Development Costs	\$ -
2.	Land Debt/Acquisition	
3.	Subtotal	
4.	HOME Request	
5.	Other Funds (See Section E)	
6.	Initial Operating Deficit	
7.	Discount Costs	
8.	Interest Yields Costs	
9.	Working Capital	
10.	Minimum Capital Investment	
11.	Off-Site Construction Costs	
12.	Non-Mortgagable Relocation Expenses	
13.	Other	
14.	Total Estimated Funds Required	

Section C- Annual Income Computation		
1.	Estimated Project Gross Income	
2.	Occupancy	
3.	Effective Gross Income	
4.	Total Project Expenses	
5.	Net Income to Project	
6.	Expense Ratio	
Section D - Estimate of Annual Expense		
Administrative		
1.	Advertising	
2.	Management Fee	
3.	Other	
4.	Total Administrative	
Operating		
5.	Elevator Maintenance Expense	\$ -
6.	Fuel- Heating	
7.	Fuel- Domestic Hotwater	
8.	Lighting and Misc. Power	
9.	Water	
10.	Gas	
11.	Garbage and Trash Removal	
12.	Payroll	
13.	Other	
14.	Total Operating	
Maintenance		
15.	Decorating	\$ -
16.	Repairs	
17.	Exterminating	
18.	Insurance	
19.	Ground Expense	
20.	Other	
21.	Total Maintenance	
22.	Relpacement Reserve	
23.	Subtotal Expenses	
24.	Real Estate Estimated Assessed Value	
25.	Personal Property Estimated Assessed Value	
26.	Employee Payroll Tax	
27.	Other	
28.	Other	
29.	Total Taxes	
30.	Total Expenses	
31.	Average Expense per Unit per Annum	0 Units
Section E - Funds Available		
City of Erie HOME Request		
Other -		
Other -		
Other -		
TOTAL FUNDING AVAILABLE		
TOTAL FUNDING REQUIRED		
DIFFERENCE		

\$0 Monthly Rent