

Attachment K-Development Cost & Construction Financing					
DEVELOPMENT COSTS		Acquisition	Rehab	TOTAL	
<i>Acquisition Costs</i>					
Condo Acquisition cost					
Land Acquisition cost					
Closing costs (Title, recording etc.)					
Surveys					
<i>Construction /Rehab Costs</i>					
Site Work					
Construction/RehabCosts					
General Requirements					
Builder's Overhead					
Builder's Profit					
Bonding Fee					
Builder's Risk Insurance					
Thrid pary construciton inspections					
Contingency					
<i>Development Costs</i>					
All Fees					
Permits					
Appraisal/Market Study					
Environmental Phase I & II					
Interim Financing Interest					
RHA Fees					
Utility Fees					
Capital Needs Assessment					
Environmental Remediation					
<i>Real Estate Matters</i>					
Partnership Formation					
Relocation					
<i>Project Design</i>					
Architectural Design					
Architectural Supervision					
Engineering					
Legal					
<i>Marketing/Leasing</i>					
Start up Mgm't/F & E					
Debt Service/Opearting Reserves					
Soft Cost contingency					
<i>Developer Fee</i>					
<i>Financing costs</i>					
Tax Credit Fee					
Tax Credit Counsel					
Bond Counsel					
Cost of Issuance	2%				
Legal Fees					
Total Development Cost					

CONSTRUCTION FINANCING				TOTAL	
Tax-Exempt Bonds					
Taxable Bonds					
GAP					
Gap Financing					
Interim Financing (1 year)					