

Attachment C

Home Ownership Development Spread Sheet

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THE NATIONAL DEVELOPMENT COUNCIL

Training Division: 927 Dudley Road, Edgewood, KY 41017, (859) 578-4850, (859) 578-4860 (fax)
New York Office: 708 Third Avenue, Suite 710, New York, NY 10017, (212) 682-1106, (212) 682-5611 (fax)

www.nationaldevelopmentcouncil.org

**SINGLE-FAMILY HOUSING DEVELOPMENT
Development Budget**

Project:

Key
White spaces indicate data entry

DEVELOPMENT BUDGET

ITEM	Cost	% Total
ACQUISITION		
Building Acquisition	0	
Land Acquisition	0	
UNIT CONSTRUCTION (see below)	0	
OTHER CONSTRUCTION		
Landscaping	0	
Permits	0	
Clearance and Demolition	0	
Utility Connections & Tap Fees	0	
Contingency	0	
INFRASTRUCTURE		
Streets and Sidewalks	0	
Water and Sewer	0	
Stormwater & Drainage	0	
Impact Fees	0	
PROFESSIONAL FEES		
Site Planning	0	
Architecture & Engineering	0	
Real Estate Attorney	0	
Consultant	0	
Survey	0	
Market Study	0	
Environmental	0	
Organization Expense	0	
FINANCE COSTS		
Construction Loan Interest	0	
Construction Origination	0	
Appraisal	0	
Construction Insurance	0	
Property Taxes	0	
SOFT COSTS		
Marketing	0	
Other	0	
DEVELOPER FEE	0	
TOTAL DEVELOPMENT COST	0	

Construction/Rehab. Costs

Model Number	Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total	Sales Price
1			0	0	0	
2			0	0	0	
3			0	0	0	
4			0	0	0	
5			0	0	0	
6			0	0	0	
7			0	0	0	
Average			0	0	0	0

INVESTMENT VOUCHER DEVELOPMENT

Cash Flow Analysis

Project #s	Acquisition	0%	0%	100%
Construction cost	Land Construction	0%	0%	100%
Below price	Other Construction	0%	0%	100%
10.00%	Infrastructure	0%	0%	100%
Construction Interest rate	Professional Fees	0%	0%	100%
Months to construct 1 unit	Construction Interest	0%	0%	100%
Months to sell each unit	Other Finance Costs	0%	0%	100%
	Sell Costs	0%	0%	100%

Rate
White spaces indicate data entry

MONTH

1 2 3 4 5 6 7 8 9 10 11 12

1 # Housing Units 0

2 Project Expenses

Expense	0	1	2	3	4	5	6	7	8	9	10	11	12
Property Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Finance Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sell Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Monthly Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

3 Quarterly Project Revenues

4 Project Revenues

Revenue	0	1	2	3	4	5	6	7	8	9	10	11	12
Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Monthly Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

5 Cash Flow

6 Unit of Cash Flow (CF)

7 Balance of Investment

8 Debt Repayment

9 Equity Investment

10 Total Level of Monthly CF

11 Balance of Investment

12 Debt Repayment

13 Equity Investment

14 Total Level of Monthly CF

15 Project Cash Balance

16 Cumulative Expenses

17 Cumulative Revenues

18 Cash Balance

19 Debt Repayment

20 Equity Investment

21 Total Level of Monthly CF

22 Balance of Investment

23 Debt Repayment

24 Equity Investment

25 Total Level of Monthly CF

26 Project Cash Balance

27 Cumulative Expenses

28 Cumulative Revenues

29 Cash Balance

30 Debt Repayment

31 Equity Investment

32 Total Level of Monthly CF

33 Balance of Investment

34 Debt Repayment

35 Equity Investment

36 Total Level of Monthly CF

37 Project Cash Balance

38 Cumulative Expenses

39 Cumulative Revenues

40 Cash Balance

41 Debt Repayment

42 Equity Investment

43 Total Level of Monthly CF

PROFIT AND LOSS STATEMENT

Project:

Key
White spaces indicate data entry

REVENUE

	# Units	Price	Total
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Total	0	\$ -	\$ -
<u>Less Selling Costs</u>	10%	Percent	\$ -
TOTAL REVENUE			\$ -

COSTS

Property Acquisition	\$ -
Unit Construction	\$ -
Other Construction	\$ -
Infrastructure	\$ -
Professional Fees	\$ -
Finance Costs	\$ -
Soft Costs	\$ -
Developer Fee	\$ -
TOTAL	\$ -

TOTAL REVENUE	\$ -
+ TOTAL GRANTS	\$ -
- TOTAL COSTS	\$ -
= PROFIT (LOSS)	\$ -

PROJECTED PROFIT <input type="text" value="0%"/> Percent	\$ -
- ACTUAL PROFIT	\$ -
= DEVELOPERS SUBSIDY	\$ -

HOME BUYER MORTGAGE ANALYSIS

Project:
 Buyer:

Key
White spaces indicate data entry

House Information

Purchase Price
 Appraised Value

Bank Requirements

Bank Ratio Front End
 Back End
 Annual Interest Rate
 Loan Term (Years)
 Constant Annual Percent
 Loan to Value
 Closing Costs

Family Information

Annual Income \$0.00 Monthly Income
 Annual Taxes \$0.00 Monthly Taxes
 Annual Insurance \$0.00 Monthly Insurance
 Total Credit Card Debt

Debt Capacity

Monthly Income x Front Ratio \$ -
 - Taxes \$ -
 - Insurance \$ -
 - Other Monthly Housing Cost
 = Max. Monthly Debt Service-Front \$ -

Debt Service for Loan Using LVR \$0.00
 + Monthly Taxes \$0.00
 + Monthly Insurance \$0.00
 = Monthly Mortgage Payment \$0.00

Monthly Income x Back Ratio \$ -
 - Taxes \$ -
 - Insurance \$ -
 - Other Monthly Housing Cost \$ -
 - Loan Payments
 - Credit Card Payments \$ -
 - Other Monthly Obligation
 = Max. Monthly Debt Service-Back \$ -

Maximum Monthly Debt Service \$ -
 Maximum Loan Using Front/Back \$ -

Maximum Loan Using LVR \$ -

Maximum Loan \$ -

Permanent Mortgage

Purchase Price \$ -
 Loan Amount \$ -
 Equity Needed \$ -
 Closing Costs \$ -
 Cash Available from Buyer

Home Buyer Subsidy \$ -

Proposed Funding Source(s) for Subsidy: