

**40 River Street Proforma**  
**PROJECT DESCRIPTION**

Borrower Name			
Application Completed by		Telephone:	
Property Address	40 River Street		
Town	Norwell		
Census Tract		Zip Code	

Original Application Date		Application Revision Date	
Number of Units		Residential GSF	
		Commercial GSF	
		Total GSF	

Proposed Development Strategy Rental

**Unit Matrix**

Unit Type	Income Set Aside	No. of Units	Gross Rent	Utility Allowance	Contract Rent	Annual Rent
					-	-
					-	-
					-	-
					-	-
					-	-
					-	-
Total		0				-

**Utilities Paid by Tenant**

Heat  
Hot water  
Electricity  
Cooking

**Type of heating fuel**

**Development Schedule**

	Original	Revised
Application Date		
Construction Start		
50% Completion		
100% Completion		
Sustained Occupancy		
Permanent Loan Closing		

PROPERTY ADDRESS

40 River StreetNorwellMA

Date:

SOURCES OF FUNDS

Construction Sources	Total	Rate	Term
Construction Loan			
CPA funds			
DHCD funding			
Equity			
Other			
TOTAL CONSTRUCTION SOURCES	\$ -		

Permanent Sources	Total	Rate	Term
Permanent Loan:			
CPA			
DHCD			
Utility rebates			
Other:			
TOTAL PERMANENT SOURCES	\$ -		

USES OF FUNDS

	Total	\$ per unit
Acquisition Cost:		#DIV/0!
Construction/Rehab	-	
Contingency (%)	-	
Subtotal Construction:	\$ -	#DIV/0!

Streetscape Improvements

Architect & Engineering		
Permits		
Construction Manager/Clerk		
Environmental Engineer		
Legal		
Title & Recording		
Account & Cost Certification		
Marketing & Rent Up		
Real Estate Taxes		
Insurance		
Maintenance & Utilities		
Relocation		
Appraisal		
Security		
Construction Loan Interest		
Construction Financing Fees		
Permanent Financing Fees		
Other:Inspecting engineer		
Development Consultant		
Soft Cost Contingency		
Subtotal Soft Costs:	\$ -	#DIV/0!

Capitalized Reserves		#DIV/0!
Developer Overhead		#DIV/0!
Developer Fee		#DIV/0!
TOTAL DEVELOPMENT USES	\$ -	#DIV/0!

PROPERTY ADDRESS

40 River Street

Norwell

Date

INCOME

Gross Rental Income		-
Less vacancy/collection loss:	5.00%	-
Other income (laundry, parking, etc.)		-
NET RENTAL INCOME	\$	-

OPERATING EXPENSES

Management Fee		
Administrative Payroll, Taxes and Benefits		
Legal		
Audit		
Marketing		
Telephone and Office Supplies		
Account & Data Processing		
Other:		
Subtotal: Administrative Expnses	\$	-

Maintenance Payroll, Taxes and Benefits		
Janitorial Services		
Landscaping		
Decorating (interior only)		
Repairs (interior & exterior)		
Trash and Snow Removal		
Extermination		
Other:		
Subtotal: Maintenance Expenses	\$	-

Electricity		
Natural Gas		
Heat		
Water & Sewer		
Subtotal: Utilities	\$	-

Security		
Replacement Reserve		
Taxes		
Insurance		
TOTAL OPERATING EXPENSES:		

Operating Expenses per Unit

#DIV/0!

Net Operating Income	\$	-
Debt Service		-
Net Cash Flow	\$	-

Supportable Permanent Debt Analysis		
NOI		-
Required debt service coverage		
Available for debt service	#DIV/0!	
Interest rate		
Amortization		
Supportable Debt	#DIV/0!	

**Hard Cost Budget-**  
40 River Street

Scope	Base Scope Cost
01000 - Project Requirements	
02050 - Demolition	
02200 - Site Prep, Utilities and garage	
02950 - Landscaping	
03300 - Concrete	
04200 - Masonry	
05100 - Structural Steel	
05500 - Misc. Metals	
06100 - Rough Carpentry and Exterior Finish	
06400 - Finish Carpentry	
07200 - Thermal and Moisture	
07500 - Roofing	
07900 - Caulking	
08100 - Doors, Frames, Hardware	
08800 - Windows	
09250 - Walls and Ceilings	
09300 - Tile	
09600 - Floor Finishes	
09900 - Paint	
10000 - Specialties	
11000 - Equipment: appliances and other	
12000 - Furnishings	
15300- Fire protection	
15450 - Residential Plumbing + Heating	
16000 - Electrical	
30000 - General Conditions	
	-
Subtotal	-
50000 - Contingencies 5% in owners contingency	-
70000 - Contractor Fee	
TOTAL BUDGET COST	-