

Feasibility Analysis

Location: _____ Date: _____

Street Address: _____

City: _____

Land Costs

Land purchase price _____
Land closing costs _____
Off-site improvement _____
Demolition & clearing _____
On-site improvement _____
Total land costs _____

Construction Costs

Total construction cost _____
Total land cost _____
Total development cost _____
Total finance cost _____
Total construction cost _____
Subtotal project costs _____

Development Costs

Survey & topo maps _____
Percolation test _____
Architectural & design services _____
Engineering fees _____
Soil testing _____
Environment testing _____
Plan copies & reprints _____
Market & feasibility studies _____
Appraisal fees _____
Insurance _____
Property taxes _____
Legal & accounting _____
Building permits & fees _____
Utility fees _____
Administration overhead _____
Interest reserve _____
Total development costs _____

Marketing & Closing Costs

Sales commissions _____
Advertising _____
Closing costs _____
Other costs paid by seller _____
Total marketing & closing costs _____

Total Project Cost Summary

Land cost _____
Development cost _____
Financing cost _____
Construction cost _____
Marketing & closing costs _____
Total project costs _____

Financing Costs

Interest on land _____
Land development _____
Construction loan fees _____
Construction loan closing costs _____
Construction loan interest _____
Total financing costs _____

Analysis Summary

Estimated sales price _____
Total project cost (subtotal) _____
Net profit _____