



A REAL ESTATE DEVELOPMENT & INVESTMENT COMPANY

PROFORMA DEVELOPMENT COSTS

ACQUISITION	Acquisition cost of Property Legal Fees - Acquisition Title Insurance
FINANCING	Development Loan fees Loan Processing Fee Legal Fees - Loans Appraisal Fee Construction Interest Reserve
SOFT COSTS	Architectural and Design Civil Engineering Structural Engineering Mechanical Engineering Electrical Engineering Landscape Design Blueprints Boundary & Topographical Survey Testing Geotechnical Investigation Phase I ESA Phase II ESA Baseline Environmental Title Insurance - Development Loan Builder's Risk Insurance Accounting Costs Legal Fees - Lease Building Permits Travel Marketing Signage Miscellaneous
HARD COSTS	Construction Site Work Site Remediation
CONTINGENCY	Hard Cost Contingency Soft Cost Contingency

CLINTON TOWNSHIP OFFICE
42815 Garfield Road, Suite 209
Clinton Township MI 48038
P 586.228.8800
F 866.800.4215

ECOTONE DEVELOPMENT LLC

DETROIT OFFICE
627 West Alexandrine
Detroit, Michigan 48201
P 313.530.3039
F 313.432.5946