Finance Plan Project 2015 Ed

CMT-4130 Construction Administration

1. Complete a development proposal and Project Pro-forma using the documents provided
    a. Include
        i. An Executive Summary describing your proposal details
        ii. Full Revenue and Costs breakdown Proforma (In EXCEL) from Start #1 to #8 closing using the Proforma Format provided
    b. Forms used as Reference
        i. Plan Balance Sheet
        ii. NAHB 2013 Single Family Cost Breakdown
        iii. Sample Proforma Document
2. Build 8 homes between February and December (last closing no later than 12/30) using even-flow construction scheduling
3. Use any and all financial resources that you believe are necessary to complete the project
4. Determine the ROI/ROA, Contribution Margin, and Break-Even Point on a separate section. Provide the details of how the calculations were determined

Other required data:

Build Schedule is 120 calendar days from permitting to closing

Minimum Lot Take-Down is 2 per quarter

Construction may begin Feb 1

You are part of a Home Owners Association. The per lot capital costs is $1,000 paid at lot purchase, and the monthly fees are $40.

If used, Investors will require bank-rate interest paid quarterly, as well as 25% of all Profits

If used, Bank Loans will require a 0.05% Loan Fee, 5.5% interest APR, and an accelerated pay-off schedule (loan plus 10% until full payment is made) involving bank collateral. If bank financing is used a 10% cash balance / equity balance will be required to be maintained as collateral while the loan is in use.