Land	
Soft Costs	
Site Engineering	
Arch. Stru. Mech. Eng	
Legal	
Bond & Fees	
Cx Loan Fees	
Broker Fees	
Appraisal/Env Fees	
Bank Inspection Fees	
Real Estate Taxes	
Builders Risk Policy	
Construction Loan Interest	
Hard Costs	
General Conditions	
Foundation	
Excavation	
Steel- Floor Roof Deck, Stairs	
EIFS Wall System	
Preparation Concrete Floor Slab	
Roofing Sheet Metal	
Aluminum Windows & Glass	
Misc. Carpentry	
Insulation, Dry Wall Exterior Walls	
Roof Drain, Plumbing, Gas Piping	
HVAC	
Fire Suppression System	
Electrical	
Misc. Site Work	
Clean Up	
Overhead	
Builder Fee	
Tenant Improvements	
Tenant Mech. Alterations	
TOTALS	
% of CX Costs	
Underwritten Value Stabilized	
% of Stabilized Value	