EMERGING DEVELOPER ACADEMY

FALL 2026 BOOTCAMP · PARTICIPANT TEMPLATE

Single-Family Development Budget

Budget Template Worksheet · Total Development Costs

Name		**Team / Table**	
Project Name		**Date**	
Property Address		**No. of Units**	

Know every dollar before you build. Lenders, partners and investors will ask what the whole project costs, not just the house. List each cost from land to developer fee, then note where the number came from. **Subtotals, Total Development Costs, cost per unit and each line's share of the total calculate as you type.**

HOW TO USE THIS SHEET

ENTER	Whole dollars only
OTHER	Describe it, then enter $
CITE	A source for each line

PART A Land and Buildings

LINE ITEM	BUDGET AMOUNT	% OF TDC	NOTES / SOURCE (quote, bid, comp, term sheet)
Land Acquisition Cost			
Building Acquisition Cost			
Closing Costs			
Legal Fees			
Title, Recording and Escrow Fees			
Other:			
Subtotal: Land and Buildings			

PART B Land Improvements

LINE ITEM	BUDGET AMOUNT	% OF TDC	NOTES / SOURCE (quote, bid, comp, term sheet)
Earthwork / Site Grading and Clearing			
Demolition of Existing Building			
Off-Site Improvements			
Site Utilities			
Roads and Walks			
Lawns and Landscaping			
Other:			
Subtotal: Land Improvements			

PART C Construction and Rehabilitation

LINE ITEM	BUDGET AMOUNT	% OF TDC	NOTES / SOURCE (quote, bid, comp, term sheet)
New Construction Costs			
Rehabilitation Costs			
Construction or Rehab Contingency			
Other:			
Subtotal: Construction and Rehabilitation			

PART D Professional Fees

LINE ITEM	BUDGET AMOUNT	% OF TDC	NOTES / SOURCE (quote, bid, comp, term sheet)
Architect Fees			
Engineering			
Surveying			
Legal Fees (not related to acquisition)			
Environmental Services			
Entitlements			
Other:			
Subtotal: Professional Fees			

PART E Construction Financing

LINE ITEM	BUDGET AMOUNT	% OF TDC	NOTES / SOURCE (quote, bid, comp, term sheet)
Hazard / Risk / Liability Insurance			
Construction Loan Interest			
Construction Loan Origination Fee			
Inspection Fees			
Security			
Construction Period Taxes			
Other:			
Subtotal: Construction Financing			

PART F Developer Fees

LINE ITEM	BUDGET AMOUNT	% OF TDC	NOTES / SOURCE (quote, bid, comp, term sheet)
Developer Fee			
Consultant Fee			
Other:			
Subtotal: Developer Fees			

PART G Other Development Expenses

LINE ITEM	BUDGET AMOUNT	% OF TDC	NOTES / SOURCE (quote, bid, comp, term sheet)
Other:			
Other:			
Other:			
Subtotal: Other Development Expenses			

Total Development Costs
Sum of Parts A through G

Cost per Unit TDC ÷ No. of Units

REVIEWED BY (FACILITATOR / COACH)

REVIEW DATE

Totals calculate in Adobe Acrobat / Reader and Chrome. Some built-in previewers (such as Mac Preview) do not run form math.