

**BROWNSVILLE BOROUGH TARGETED REVITALIZATION INITIATIVE
DEVELOPMENT PRO FORMA**

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Developer:	
Property Address / Parcel ID:	
Date:	

1. Acquisition

2. Development Costs

Construction Costs (attached detailed breakdown)

Site Improvements

Bond

Overhead & Profit

Permits & Fees

Contingency

Sub-Total:

3. Professional & Management Costs

Architect

Engineering

Environmental Assessment

Legal

Accounting

Developer Fee

Consultant / Broker Fees

Marketing

Sub-Total:

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Developer:	
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4. Holding Costs

Insurance	
Taxes	
Utilities	
Maintenance / Security	
Other	
Sub-Total:	

5. Financing Costs

Bank Points	
Construction Interest	
Appraisal	
Title Insurance	
Recording Fees & Closing Costs	
Other (i.e. Bank Inspections)	
Sub-Total:	

TOTAL PROJECT BUDGET (Items 1-5):

**REDEVELOPMENT AUTHORITY OF THE
COUNTY OF FAYETTE, PENNSYLVANIA
Developer Financing Plan**

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DEVELOPER NAME	PHONE NUMBER
PRIMARY CONTACT PERSON AND TITLE	E-MAIL
DEVELOPER ADDRESS	
ADDRESS OF PROPOSED DEVELOPMENT PROPERTY(IES)	PARCEL ID(S)

ENTIRE FORM MUST BE COMPLETED

FINANCING PLAN SUMMARY - SEE DEFINITIONS ON BACK

DOCUMENTATION CHECKLIST - SEE INSTRUCTIONS ON BACK

LIQUID ASSETS

CHECK TO INDICATE WHICH ATTACHMENTS ARE INCLUDED

Personal Assets _____

Business Assets _____

Securities _____

Other _____

TOTAL ASSETS _____

(1) DEVELOPER'S EQUITY _____

- Latest Bank Statement(s)
- Latest Balance Sheet or Income Statement
- Most Recent Securities Statement
- Explanation of Other Liquid Assets

FINANCING PLAN SUMMARY - SEE DEFINITIONS ON BACK

DOCUMENTATION CHECKLIST - SEE INSTRUCTIONS ON BACK

PRIVATE MORTGAGES AND LOANS

Permanent Mortgage _____

Secondary Mortgage _____

(2) SUBTOTAL _____

Construction Mortgage _____

- Letter of Intent
- Letter of Intent
- Letter of Intent

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DEVELOPER NAME	PHONE NUMBER
ADDRESS OF PROPOSED DEVELOPMENT PROPERTY(IES)	PARCEL ID(S)

PUBLIC FINANCING

Grant		<input type="checkbox"/> Letter of Intent from Sponsoring Agency
	Agency _____	
	Program _____	

Loan		<input type="checkbox"/> Letter of Intent from Sponsoring Agency
	Agency _____	
	Program _____	

(3) SUBTOTAL	_____	
	=====	

TOTAL FINANCING BUDGET = (1)+(2)+(3)

TOTAL DEVELOPMENT COST

OTHER SOURCES OF FUNDING (Provide detailed explanation and forms of committment):

**REDEVELOPMENT AUTHORITY OF THE
COUNTY OF FAYETTE, PENNSYLVANIA**

Developer Financing Plan - Definitions and Instructions

LIQUID ASSETS

Personal Assets - For individual developers only. Personal assets include cash, checking and saving accounts. Please attach copies of your latest monthly bank statements.

Business Assets - For developers which are or own a business. Please attach a copy of an audited or CPA prepared income statement prepared within the last six months or a copy of the latest balance sheet.

Securities - For all developer. Please attach the most recent statements for all stocks and bonds.

Other - Please attach explanation of any other available asset.

Developers Equity - The amount of the TOTAL ASSETS which the developer plans to contribute to the project.

MORTGAGES AND LOANS

Please list the amount of any mortgages acquired for the project. Attach a letter of intent from the participating financial institution. Please do not include the construction mortgage in the subtotal for this section.

PUBLIC FINANCING

Please list any agency which has pledged financial support for your project. Include the program and the amount of the grant or loan. Attach a letter of intent from the participating agency.

TOTAL FINANCING BUDGET

This amount represents the funding you have secured for this project. It is calculated as the sum of the Developer's Equity, the Mortgages and Loans Subtotal the Public Financing Subtotal.

TOTAL DEVELOPMENT COST

This amount includes the land cost, the construction costs, the associated fees, the construction financing and carrying charges of the project (should correspond to the Development Pro Forma).