

APPENDIX H

Soft cost worksheet.

The cost line items most often missed. Plan for soft costs to total 8% to 15% of hard construction cost.

SOFT COST CATEGORY	TYPICAL RANGE	YOUR ESTIMATE
ACQUISITION CLOSING COSTS	1% to 3% of purchase	\$
INSPECTIONS	\$600 to \$1,500	\$
PHASE I ESA	\$2,000 to \$4,500	\$
SURVEY	\$500 to \$2,000	\$
PERMITS	\$500 to \$3,000	\$
DESIGN / ARCHITECT	2% to 8% of construction	\$
ENGINEERING	\$500 to \$3,000	\$
FINANCING FEES AND POINTS	1% to 3% of loan	\$
UTILITIES DURING REHAB	\$50 to \$150/mo each	\$
PROPERTY TAX DURING REHAB	Varies	\$
BUILDERS RISK INSURANCE	\$800 to \$2,500	\$
LIABILITY INSURANCE	\$500 to \$1,500	\$
LOAN INTEREST DURING REHAB	Calculated	\$
DUMPSTER & DISPOSAL	\$500 to \$2,500	\$
PORTABLE TOILET RENTAL	\$100 to \$200/mo	\$
MARKETING & STAGING	\$1,500 to \$5,000	\$
REALTOR COMMISSION	5% to 6% of sale	\$
BUYER CONCESSIONS	0% to 3% of sale	\$
CONTINGENCY RESERVE	10% to 20% of hard	\$
TOTAL SOFT COSTS		\$