

calibrate - sample dashboard

	UNITS	CONSTR. COST	FINANCE DATE	CONSTR. MOS.	OCC. DATE	FILL MOS.
PROJECT 1	15.0	\$11,000	1/1/2018	20.0	9/1/2019	6.0
PROJECT 2	42.0	\$12,000	1/1/2020	15.0	4/1/2021	12.0
PROJECT 3	27.0	\$5,000	1/1/2020	12.0	2/1/2021	8.0
PROJECT 4	23.0	\$4,000	1/1/2020	12.0	2/1/2021	8.0

**PROJECT 3**

NUMBER OF UNITS: 27

STABLE OCC.: 93.0%

FILL-UP MOS.: 8

DSF: \$2,000 EF: \$85,000

CONSTR. MOS.: 12 COSTS: \$5,000

OCC. DATE: 2/1/2021

**PROJECT 4**

NUMBER OF UNITS: 23

STABLE OCC.: 93.0%

FILL-UP MOS.: 8

DSF: \$2,285 EF: \$85,000

CONSTR. MOS.: 12 COSTS: \$4,000

OCC. DATE: 2/1/2021

**PROJECT 1**

NUMBER OF BEDS: 27

STABLE OCC.: 93.0%

FILL-UP MOS.: 6

DSF: \$275

FNCE. DATE MO: JAN YEAR: 2018

CONSTR. MOS.: 20 COSTS: \$11,000

OCC. DATE: 9/1/2019

**PROJECT 2**

NUMBER OF UNITS: 42

STABLE OCC.: 93.0%

FILL-UP MOS.: 12

MSF: \$2,000 EF: \$90,000

FNCE. DATE MO: JAN YEAR: 2020

CONSTR. MOS.: 15 COSTS: \$12,000

OCC. DATE: 2/1/2021

SOURCES AND USES	BANK LOAN 2018	BONDS 2020
<b>SOURCES OF FUNDS:</b>		
LONG-TERM DEBT	\$10,483	\$31,639
PROJECT EQUITY	3,000	-
REQUIRED EQUITY	-	-
INTEREST EARNINGS	-	-
<b>TOTAL SOURCES</b>	<b>\$13,483</b>	<b>\$31,639</b>
<b>USES OF FUNDS:</b>		
CONSTRUCTION	11,000	21,000
SITWORK	-	-
CONSTRUCTION CONTINGENCY	-	-
ESCALATION	330	1,113
A/E COSTS	825	1,575
MARKETING COSTS	-	-
FF&E	150	920
MISCELLANEOUS	-	-
CONTINGENCY	861	1,723
DEVELOPMENT	-	-
<b>TOTAL PROJECT RELATED COSTS</b>	<b>13,166</b>	<b>26,331</b>
FUNDED INTEREST	107	2,574
DSRF - LT	-	2,102
FUNDED RESERVES	-	-
FUNDED CAPEX	-	-
COST OF ISSUANCE	210	633
<b>TOTAL NON-PROJECT RELATED COSTS</b>	<b>317</b>	<b>5,309</b>
<b>TOTAL USES</b>	<b>\$13,483</b>	<b>\$31,640</b>

**PROJECT 1**

LOAN ASSUMPTIONS

LOAN AMORT: 20 INTEREST: 2.00%

FUNDED INTEREST MONTHS MOS.: 20

CAPITAL CAMPAIGN (\$000S): \$3,000

**PROJECT 2**

BOND ASSUMPTIONS

BONDS AMORT: 40 INTEREST: 6.00%

FUNDED INTEREST MONTHS MOS.: 15

OTHER FUNDS

RESERVES: \$0 CAPEX: \$0

INTEREST EARNINGS: 1.00%

FRB'S:  DDB'S:

**EXISTING OPERATIONS**

INFLATION

REVENUE: 4.0% TURNOVER EF: 4.0%

WAGE: 4.0% NON-WAGE: 4.0%

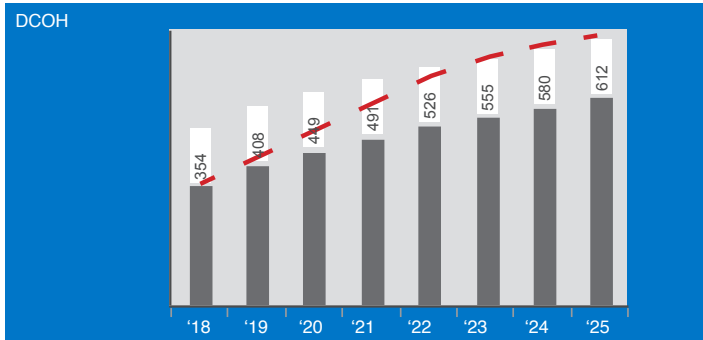
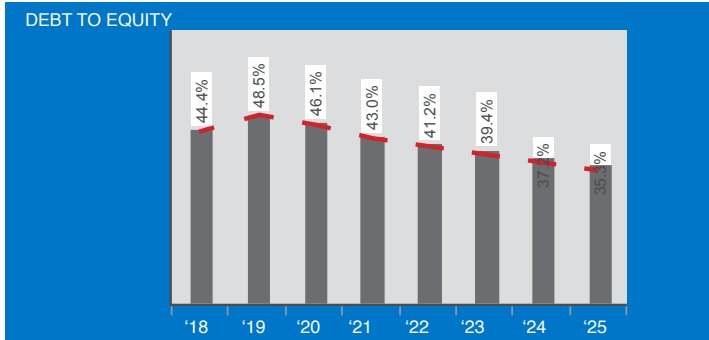
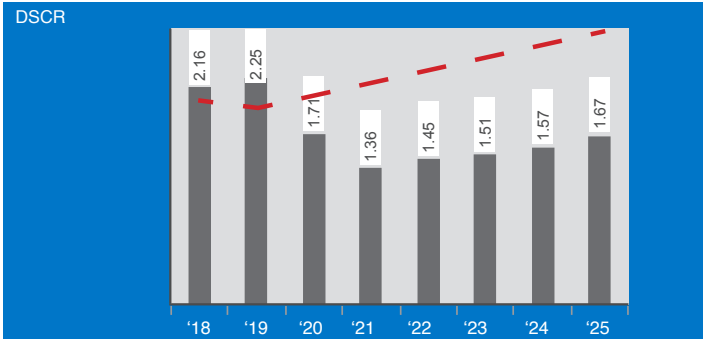
2010 BANK BONDS INTEREST: 1.75%

**COST ASSUMPTIONS**

SOFT COSTS

A/E: 7.50% FFE/BED: 10,000

CONTINGENCY %: 7.00%

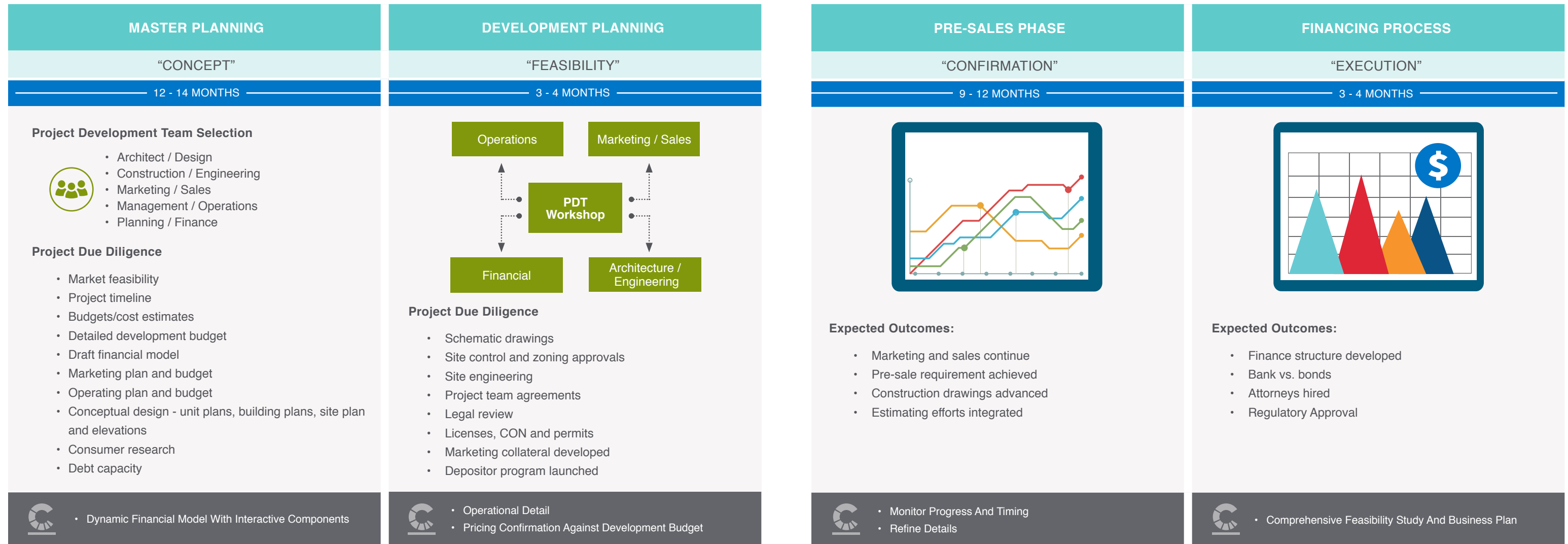


# DHG healthcare



## PROJECT DEVELOPMENT TEAM (PDT) APPROACH

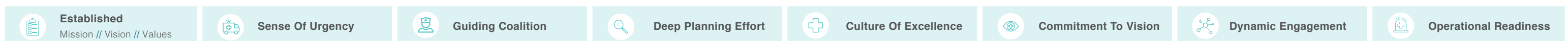
The Development Planning Process represents a collection of functional talents brought to bear on Project objectives. Successful senior housing and care projects ultimately depend upon the efficient and coordinated efforts of multiple Project stakeholders and disciplines. The PDT approach is an effective means for the owner to maintain full oversight and control of the overall development process.



## DECISION-MAKING EVENTS



## CRITICAL SUCCESS FACTORS IN DEVELOPMENT PLANNING



**DHG Healthcare**  
Senior Living // Executive Leadership

**Keith Seeloff**  
Partner // DHG Healthcare  
e: Keith.Seeloff@dhg.com // p: 404.575.8992

**James Larson**  
Managing Director // DHG Healthcare  
e: james.larson@dhg.com // p: 404.575.8994

**Matt Kurumada**  
Senior Manager // DHG Healthcare  
e: Matt.Kurumada@dhg.com // p: 404.215.7507