

THREEFOLD DEVELOPMENT PARTNERS

CAPITAL • DEVELOPMENT • CONSTRUCTION

SCORECARD

Development Feasibility Scorecard

A structured self-scoring sheet across control, land and approvals, utilities, cost basis, delivery and governance — designed to surface the weakest link rather than produce a flattering total.

For: Owners, sponsors and landowners testing whether a project is worth pursuing

Decision it supports: Whether to continue, to investigate a specific gap, or to stop early.

Aligned in purpose. Disciplined in execution. Built to endure.

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How to use this document

Work through it with the record in front of you rather than from memory. Where an item cannot be evidenced, write down that it cannot, and the date you checked. A gap you have written down is manageable; a gap you have assumed away is not.

HOW TO SCORE

- ☐ Score each item 0 (no evidence), 1 (asserted), 2 (documented) or 3 (documented and current).
- ☐ Use the lowest domain score, not the average: feasibility fails at the weakest link.
- ☐ Attach the evidence reference beside every score above 0.
- ☐ Re-score on a date, and keep the prior sheet. Movement matters more than a single reading.
- ☐ A domain you have not investigated scores 0. It does not score "probably fine".

DOMAIN 1 — CONTROL

- ☐ Site or asset control documented and unexpired.
- ☐ Authority to transact confirmed for every owner.
- ☐ Encumbrances identified from a current title report.
- ☐ Deadlines and extension rights understood.

DOMAIN 2 — LAND AND APPROVALS

- ☐ Current zoning and use rights confirmed in the jurisdiction's own record.
- ☐ Required approvals identified with their process and timing.
- ☐ Conditions of any existing approval read in full.
- ☐ Site constraints surveyed: floodplain, topography, access, environmental history.

DOMAIN 3 — UTILITIES AND INFRASTRUCTURE

- ☐ Capacity confirmed by the provider, in writing, with a date.
- ☐ Connection distance, routing and easements identified.
- ☐ Offsite requirements and who pays for them identified.
- ☐ Timing of provider processes understood against your schedule.

DOMAIN 4 — COST BASIS

- ☐ Cost built from quantities and dated sources, not from a rate of thumb.
- ☐ Soft costs, financing costs and carrying costs included.
- ☐ Contingency stated separately and sized to the stage of information.
- ☐ Allowances and unresolved scopes listed as exposure.

DOMAIN 5 — DELIVERY

- ☐ Delivery method chosen with reasons, not by default.
- ☐ Design status sufficient for the pricing basis being used.
- ☐ Contractor or builder capability tested against this scope, not in general.
- ☐ Long-lead items identified with current availability.

DOMAIN 6 — GOVERNANCE

- ☐ Decision rights documented among the participants.
- ☐ Reporting cadence and format agreed.
- ☐ Conflicts and affiliated-party arrangements disclosed.
- ☐ A written plan for disagreement, shortfall and delay.

IMPORTANT

General working material, not advice for a specific project. Nothing in this document is an offer of financing or securities, a commitment of funds, an appraisal, or a legal, tax or engineering opinion. Verify every item against your own counsel, licensed design professionals and the authority having jurisdiction.

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