

PROFORMA Summary

Date	2/16/2024												
			UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	Total				
			2 Bedroom	2 Bedroom	3 Bedroom	3 Bedroom	3 Bedroom	3 Bedroom	4,620				
			775	685	850	775	685	850					
Revenue													
Gross Sales	\$ 1,375	psf	\$ 1,065,625	\$ 941,875	\$ 1,168,750	\$ 1,065,625	\$ 941,875	\$ 1,168,750	\$			\$ 6,352,500	
Sales Commissions (due at Completion)	3.50%	of Gross Sales	\$ 37,297	\$ 32,966	\$ 40,906	\$ 37,297	\$ 32,966	\$ 40,906	\$			\$ 222,338	
Total Revenue			\$ 1,028,328	\$ 908,909	\$ 1,127,844	\$ 1,028,328	\$ 908,909	\$ 1,127,844	\$			\$ 6,130,163	
Land Costs													Price Per SF GFA
Land Purchase Price	\$ 2,325,000		\$ 395,250	\$ 348,750	\$ 418,500	\$ 395,250	\$ 348,750	\$ 418,500	\$			\$ 2,325,000	\$ 503.25
Property Transfer Tax	\$ 47,750	*See Hidden Rows Below*	\$ 8,118	\$ 7,163	\$ 8,595	\$ 8,118	\$ 7,163	\$ 8,595	\$			\$ 47,750	\$ 10.34
Conveyancing / Legal	\$ 2,500		\$ 425	\$ 375	\$ 450	\$ 425	\$ 375	\$ 450	\$			\$ 2,500	\$ 0.54
Land Appraisal	\$ 1,800		\$ 306	\$ 270	\$ 324	\$ 306	\$ 270	\$ 324	\$			\$ 1,800	\$ 0.39
Due Diligence (Environmental - ESA Ph1)	\$ 3,000		\$ 510	\$ 450	\$ 540	\$ 510	\$ 450	\$ 540	\$			\$ 3,000	\$ 0.65
Due Diligence (Land Survey/Topographic)	\$ 2,500		\$ 425	\$ 375	\$ 450	\$ 425	\$ 375	\$ 450	\$			\$ 2,500	\$ 0.54
Due Diligence (Hazmat Survey)	\$ 1,600	*If existing Structure is pre-1990*	\$ 272	\$ 240	\$ 288	\$ 272	\$ 240	\$ 288	\$			\$ 1,600	\$ 0.35
Due Diligence (Geotechnical)	\$ -	*Included in Soft Costs*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$			\$ -	\$ -
Due Diligence (Civil Review)	\$ -	*Included in Soft Costs*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$			\$ -	\$ -
Total Land Costs	\$ 2,431,900		\$ 405,306	\$ 357,623	\$ 429,147	\$ 405,306	\$ 357,623	\$ 429,147	\$			\$ 2,384,150	\$ 516.05
Hard Costs													
Construction Costs	\$ 365	Per Square Foot (Inclusive of Insurance)	\$ 282,875	\$ 250,025	\$ 310,250	\$ 282,875	\$ 250,025	\$ 310,250	\$			\$ 1,686,300	\$ 365.00
Site Work & Landscaping	\$ 35	Per Square Foot	\$ 27,125	\$ 23,975	\$ 29,750	\$ 27,125	\$ 23,975	\$ 29,750	\$			\$ 161,700	\$ 35.00
Demolition & Hazmat Costs	\$ 60,000	*Allowance*	\$ 10,200	\$ 9,000	\$ 10,800	\$ 10,200	\$ 9,000	\$ 10,800	\$			\$ 60,000	\$ 12.99
Construction Management Fee	8.00%	*Allowance*	\$ 22,630	\$ 20,002	\$ 24,820	\$ 22,630	\$ 20,002	\$ 24,820	\$			\$ 134,904	\$ 29.20
Hard Cost Contingency	5.0%		\$ 14,144	\$ 12,501	\$ 15,513	\$ 14,144	\$ 12,501	\$ 15,513	\$			\$ 84,315	\$ 18.25
Total Hard Costs			\$ 356,974	\$ 315,503	\$ 391,133	\$ 356,974	\$ 315,503	\$ 391,133	\$			\$ 2,127,219	\$ 460.44
Soft Costs													
Consultants													
Architect	\$ 120,000	Allowance	\$ 20,400	\$ 18,000	\$ 21,600	\$ 20,400	\$ 18,000	\$ 21,600	\$			\$ 120,000	\$ 25.97
Landscape Architect	\$ 12,000	Allowance	\$ 2,040	\$ 1,800	\$ 2,160	\$ 2,040	\$ 1,800	\$ 2,160	\$			\$ 12,000	\$ 2.60
Civil Engineer	\$ 5,000	Allowance	\$ 850	\$ 750	\$ 900	\$ 850	\$ 750	\$ 900	\$			\$ 5,000	\$ 1.08
Structural Engineer	\$ 8,500	Allowance	\$ 1,445	\$ 1,275	\$ 1,530	\$ 1,445	\$ 1,275	\$ 1,530	\$			\$ 8,500	\$ 1.84
Electrical & Mechanical Engineer	\$ -	Not Used - Assumed Part 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$			\$ -	\$ -
Building Envelope Engineer	\$ -	Not Used - Assumed Part 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$			\$ -	\$ -
Energy Modeling	\$ 5,000	Allowance	\$ 850	\$ 750	\$ 900	\$ 850	\$ 750	\$ 900	\$			\$ 5,000	\$ 1.08
Geotechnical Engineer	\$ 8,500	Allowance	\$ 1,445	\$ 1,275	\$ 1,530	\$ 1,445	\$ 1,275	\$ 1,530	\$			\$ 8,500	\$ 1.84
Arborist/Environmental	\$ 5,000	Allowance	\$ 850	\$ 750	\$ 900	\$ 850	\$ 750	\$ 900	\$			\$ 5,000	\$ 1.08
Professional Fees (Accounting/Legal)	\$ 15,000	Allowance	\$ 2,550	\$ 2,250	\$ 2,700	\$ 2,550	\$ 2,250	\$ 2,700	\$			\$ 15,000	\$ 3.25
Marketing	\$ 35,000	Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$			\$ -	\$ -
Disbursements/Testing	\$ 8,950	5% of Design Costs	\$ 1,522	\$ 1,343	\$ 1,611	\$ 1,522	\$ 1,343	\$ 1,611	\$			\$ 8,950	\$ 1.94
Appraiser/QS	\$ 8,500	*As needed by Lenders*	\$ 1,445	\$ 1,275	\$ 1,530	\$ 1,445	\$ 1,275	\$ 1,530	\$			\$ 8,500	\$ 1.84
Surveyor	\$ 25,000	*Strata Plan and During Construction*	\$ 4,250	\$ 3,750	\$ 4,500	\$ 4,250	\$ 3,750	\$ 4,500	\$			\$ 25,000	\$ 5.41
Development Management Fee	\$ 151,085	@ 5% of Costs (excluding land)	\$ 25,684	\$ 22,663	\$ 27,195	\$ 25,684	\$ 22,663	\$ 27,195	\$			\$ 151,085	\$ 32.70
Total Consultant Costs			\$ 63,331	\$ 55,880	\$ 67,056	\$ 63,331	\$ 55,880	\$ 67,056	\$			\$ 372,535	\$ 80.64

SITE INFORMATION - 2 - BELTON

Date 2-16-2024

Building 1 (6-plex)

Project Statistics	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Total
Unit Type	2 Bedroom	2 Bedroom	3 Bedroom	3 Bedroom	3 Bedroom	3 Bedroom	
Gross Floor Area	775	685	850	775	685	850	4620
% of Gross Floor Area	17%	15%	18%	17%	15%	18%	100%
Proposed Density							0.92

Project Site

Site Address	4150 Atlin Street, Vancouver		
Acquisition Cost	\$ 2,325,000		*Input Purchase Price Only* - see proforma for other acquisition costs
Site Area (SF)	5000	Note: 50ft x 100ft	*Sample Site is slightly larger (45 x 111ft), but using typical site area
Laneway (Y/N)	YES		*Confirm Maximum Density with Local Municipality*
Assumed Density	1		*Regionally variable