

**PROFORMA Summary**

Date		1/12/2024										Total
		UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5						Total
		2 Bedroom	3 Bedroom	3 Bedroom	3 Bedroom	3 Bedroom						Total
		1,109	1,660	1,314	1,178	1,178						6,439
<b>Revenue</b>												
Gross Sales	\$ 1,280						\$ 1,419,520	\$ 2,124,800	\$ 1,681,920	\$ 1,507,840	\$ 1,507,840	\$ 8,241,920
Sales Commissions (due at Completion)	3.50%						\$ 49,683	\$ 74,368	\$ 58,867	\$ 52,774	\$ 52,774	\$ 288,467
<b>Total Revenue</b>		<b>\$ 1,369,837</b>	<b>\$ 2,050,432</b>	<b>\$ 1,623,053</b>	<b>\$ 1,455,066</b>	<b>\$ 1,455,066</b>						<b>\$ 7,953,453</b>
<b>Land Costs</b>												<b>Price Per SF GFA</b>
Land Purchase Price	\$ 1,725,000	\$ 293,250	\$ 448,500	\$ 345,000	\$ 310,500	\$ 310,500	\$ 1,707,750					\$ 265.22
Property Transfer Tax	\$ 32,500	\$ 5,525	\$ 8,450	\$ 6,500	\$ 5,850	\$ 5,850	\$ 32,175					\$ 5.00
Conveyancing / Legal	\$ 2,500	\$ 425	\$ 650	\$ 500	\$ 450	\$ 450	\$ 2,475					\$ 0.38
Land Appraisal	\$ 1,800	\$ 306	\$ 468	\$ 360	\$ 324	\$ 324	\$ 1,782					\$ 0.28
Due Diligence (Environmental - ESA Ph1)	\$ 3,000	\$ 510	\$ 780	\$ 600	\$ 540	\$ 540	\$ 2,970					\$ 0.46
Due Diligence (Land Survey/Topographic)	\$ 2,500	\$ 425	\$ 650	\$ 500	\$ 450	\$ 450	\$ 2,475					\$ 0.38
Due Diligence (Hazmat Survey)	\$ 1,600	\$ 272	\$ 416	\$ 320	\$ 288	\$ 288	\$ 1,584					\$ 0.25
Due Diligence (Geotechnical)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -
Due Diligence (Civil Review)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -
<b>Total Land Costs</b>		<b>\$ 1,801,400</b>	<b>\$ 459,914</b>	<b>\$ 353,780</b>	<b>\$ 318,402</b>	<b>\$ 318,402</b>	<b>\$ 1,751,211</b>					<b>\$ 272</b>
<b>Hard Costs</b>												
Construction Costs	\$ 400	\$ 443,600	\$ 664,000	\$ 525,600	\$ 471,200	\$ 471,200	\$ 2,575,600					\$ 400.00
Site Work & Landscaping	\$ 35	\$ 38,815	\$ 58,100	\$ 45,990	\$ 41,230	\$ 41,230	\$ 225,365					\$ 35.00
Demolition & Hazmat Costs	\$ 60,000	\$ 10,200	\$ 15,600	\$ 12,000	\$ 10,800	\$ 10,800	\$ 59,400					\$ 9.23
Construction Management Fee	8.00%	\$ 35,488	\$ 53,120	\$ 42,048	\$ 37,696	\$ 37,696	\$ 206,048					\$ 32.00
Hard Cost Contingency	5.0%	\$ 22,180	\$ 33,200	\$ 26,280	\$ 23,560	\$ 23,560	\$ 128,780					\$ 20.00
<b>Total Hard Costs</b>		<b>\$ 550,283</b>	<b>\$ 824,020</b>	<b>\$ 651,918</b>	<b>\$ 584,486</b>	<b>\$ 584,486</b>	<b>\$ 3,195,193</b>					<b>\$ 496</b>
<b>Soft Costs</b>												
<b>Consultants</b>												
Architect	\$ 120,000	\$ 20,400	\$ 31,200	\$ 24,000	\$ 21,600	\$ 21,600	\$ 118,800					\$ 18.45
Landscape Architect	\$ 12,000	\$ 2,040	\$ 3,120	\$ 2,400	\$ 2,160	\$ 2,160	\$ 11,880					\$ 1.85
Civil Engineer	\$ 5,000	\$ 850	\$ 1,300	\$ 1,000	\$ 900	\$ 900	\$ 4,950					\$ 0.77
Structural Engineer	\$ 8,500	\$ 1,445	\$ 2,210	\$ 1,700	\$ 1,530	\$ 1,530	\$ 8,415					\$ 1.31
Electrical & Mechanical Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -
Building Envelope Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -
Energy Modeling	\$ 5,000	\$ 850	\$ 1,300	\$ 1,000	\$ 900	\$ 900	\$ 4,950					\$ 0.77
Geotechnical Engineer	\$ 8,500	\$ 1,445	\$ 2,210	\$ 1,700	\$ 1,530	\$ 1,530	\$ 8,415					\$ 1.31
Arborist/Environmental	\$ 5,000	\$ 850	\$ 1,300	\$ 1,000	\$ 900	\$ 900	\$ 4,950					\$ 0.77
Professional Fees (Accounting/Legal)	\$ 15,000	\$ 2,550	\$ 3,900	\$ 3,000	\$ 2,700	\$ 2,700	\$ 14,850					\$ 2.31
Marketing	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -
Disbursements/Testing	\$ 8,950	\$ 1,522	\$ 2,327	\$ 1,790	\$ 1,611	\$ 1,611	\$ 8,861					\$ 1.38
Appraiser/QS	\$ 8,500	\$ 1,445	\$ 2,210	\$ 1,700	\$ 1,530	\$ 1,530	\$ 8,415					\$ 1.31
Surveyor	\$ 25,000	\$ 4,250	\$ 6,500	\$ 5,000	\$ 4,500	\$ 4,500	\$ 24,750					\$ 3.84
Development Management Fee	\$ 212,174	\$ 36,069	\$ 55,165	\$ 42,435	\$ 38,191	\$ 38,191	\$ 210,052					\$ 32.62
<b>Total Consultant Costs</b>		<b>\$ 73,716</b>	<b>\$ 112,742</b>	<b>\$ 86,725</b>	<b>\$ 78,052</b>	<b>\$ 78,052</b>	<b>\$ 429,287</b>					<b>\$ 66.67</b>
<b>New Home Warranty</b>												
BC Housing License/Unit Reg Fee	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 3,000					\$ 0.47
Warranty Application Fee	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 6,000					\$ 0.93

Warranty Cost	\$	1,500		<i>per unit</i>	\$	1,500	\$	1,500	\$	1,500	\$	1,500	\$	1,500	\$	7,500	\$	1.16
<b>Total Warranty Costs</b>					\$	3,300	\$	3,300	\$	3,300	\$	3,300	\$	3,300	\$	16,500	\$	2.56
					\$	-									\$	-		-
<b>Municipal Fees &amp; Permits</b>					\$	-									\$	-		-
Zoning Amendment Application	\$	-		<i>*Not Used*</i>	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		-
Development Permit Application	\$	9,571		<i>*2024 Fee Estimate*</i>	\$	1,627	\$	2,489	\$	1,914	\$	1,723	\$	1,723	\$	9,475	\$	1.47
Building Permit Processing Fee	\$	23,480		<i>*BP Fee + 50% for Trade Permits/Street Use</i>	\$	3,992	\$	6,105	\$	4,696	\$	4,226	\$	4,226	\$	23,246	\$	3.61
City of Vancouver Density Bonus Fees	\$	61,920		<i>psf allowance (on Density above 0.7 FSR)</i>	\$	10,526	\$	16,099	\$	12,384	\$	11,146	\$	11,146	\$	61,301	\$	9.52
DCCs	\$	32,584		<i>\$54.47 PSM for City-wide DCL</i>	\$	5,539	\$	8,472	\$	6,517	\$	5,865	\$	5,865	\$	32,258	\$	5.01
Service Upgrades	\$	25,500		<i>*Allowance*</i>	\$	4,335	\$	6,630	\$	5,100	\$	4,590	\$	4,590	\$	25,245	\$	3.92
Shallow Services	\$	70,000		<i>BC Hydro / Telus / Shaw</i>	\$	11,900	\$	18,200	\$	14,000	\$	12,600	\$	12,600	\$	69,300	\$	10.76
Property Taxes	\$	15,000		<i>Allowance</i>	\$	2,550	\$	3,900	\$	3,000	\$	2,700	\$	2,700	\$	14,850	\$	2.31
<b>Total Municipal Fees &amp; Permits</b>					\$	40,469	\$	61,894	\$	47,611	\$	42,850	\$	42,850	\$	235,675	\$	36.60
																		\$ -
<b>Financing &amp; Insurance Costs</b>																		\$ -
Construction Loan	\$	367,447		<i>*Assumes 16 Month Duration* @11% + 0.05% Lender Fee</i>	\$	62,466	\$	95,536	\$	73,489	\$	66,140	\$	66,140	\$	363,773	\$	56.50
Development Loan	\$	37,713		<i>*Assumes 22 Month Duration* @ 8%</i>	\$	6,411	\$	9,805	\$	7,543	\$	6,788	\$	6,788	\$	37,336	\$	5.80
Land Loan	\$	144,112		<i>*Assumes 23 Month Duration* @ 6.5%</i>	\$	24,499	\$	37,469	\$	28,822	\$	25,940	\$	25,940	\$	142,671	\$	22.16
Property Insurance and CGL	\$	16,200		<i>*Assumes 18 Month Duration* (Wrap-up &amp; COC Insurace carried in Hard Costs)</i>														\$ -
<b>Total Financing &amp; Insurance Costs</b>	\$	565,472			\$	93,376	\$	142,811	\$	109,854	\$	98,869	\$	98,869	\$	543,779	\$	84.45
																		\$ -
Subtotal Soft Costs					\$	210,862	\$	320,747	\$	247,490	\$	223,071	\$	223,071	\$	1,225,241	\$	190.28
Soft Cost Contingency		5.0%			\$	10,543	\$	16,037	\$	12,375	\$	11,154	\$	11,154	\$	61,262	\$	9.51
<b>Total Soft Costs</b>					\$	221,405	\$	336,785	\$	259,865	\$	234,225	\$	234,225	\$	1,286,503	\$	199.80
<b>Total Costs</b>					\$	1,072,401	\$	1,620,719	\$	1,265,563	\$	1,137,113	\$	1,137,113	\$	6,232,907	\$	967.99
																		\$ -
<b>Total Profit (Loss)</b>					\$	297,436	\$	429,713	\$	357,490	\$	317,953	\$	317,953	\$	1,720,545	\$	267.21
<b>Return on Costs</b>				Note: Target ROC should be between 16-20%		27.74%		26.51%		28.25%		27.96%		27.96%		27.60%		
<b>Return on Equity</b>				*Assuming 25% of Cost is provided by Equity*		110.94%		106.06%		112.99%		111.85%		111.85%		110.42%		

**SITE INFORMATION - CAMPBELL**

Date

2-16-2024

Project Statistics	Building A (Triplex)		t 8 (as per drawin	Building B (Duplex)		Total
	Unit 1	Unit 2		Unit 4	Unit 5	
Unit Type	2 Bedroom	3 Bedroom	3 Bedroom	3 Bedroom	3 Bedroom	
Gross Floor Area	1109	1660	1314	1178	1178	6439
% of Gross Floor Area	17%	26%	20%	18%	18%	100%
Proposed Density						1.03024

**Project Site**

Site Address	5644 Patrick Street, Burnaby*		*Sample Site Pulled from Current L <a href="#">REW LINK</a> *Input Purchase Price Only* *Sample Site 53 x 114ft *Confirm CORNER or LANE Access for Parking *Confirm Maximum Density with Local Municipality* *Regionally variable			
Acquisition Cost	\$ 1,725,000					
Site Area (SF)	6250	Note: 50ft x 125ft				
Laneway (Y/N)	YES					
Assumed Density	1					