

Zoning Amendment Application	\$ -		*Not Used*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Development Permit Application	\$ 8,444		*2024 Fee Estimate*	\$ 1,689	\$ 1,604	\$ 1,689	\$ 1,604	\$ 1,773	\$ 1,773	\$ 10,133	\$ 1,773	\$ 10,133	\$ 1.78
Building Permit Processing Fee	\$ 18,930		*BP Fee + 50% for Trade Permits/Street Use	\$ 3,786	\$ 3,597	\$ 3,786	\$ 3,597	\$ 3,975	\$ 3,975	\$ 22,716	\$ 3,975	\$ 22,716	\$ 4.00
City of Vancouver Density Bonus Fees	\$ 39,180		psf allowance (on Density above 0.7 FSR)	\$ 7,836	\$ 7,444	\$ 7,836	\$ 7,444	\$ 8,228	\$ 8,228	\$ 47,016	\$ 8,228	\$ 47,016	
DCCs	\$ 28,748		\$54.47 PSM for City-wide DCL	\$ 5,750	\$ 5,462	\$ 5,750	\$ 5,462	\$ 6,037	\$ 6,037	\$ 34,498	\$ 6,037	\$ 34,498	\$ 6.07
Service Upgrades	\$ 25,500		*Allowance*	\$ 5,100	\$ 4,845	\$ 5,100	\$ 4,845	\$ 5,355	\$ 5,355	\$ 30,600	\$ 5,355	\$ 30,600	\$ 5.39
Shallow Services	\$ 70,000		BC Hydro / Telus / Shaw	\$ 14,000	\$ 13,300	\$ 14,000	\$ 13,300	\$ 14,700	\$ 14,700	\$ 84,000	\$ 14,700	\$ 84,000	\$ 14.79
Property Taxes	\$ 15,000		Allowance	\$ 3,000	\$ 2,850	\$ 3,000	\$ 2,850	\$ 3,150	\$ 3,150	\$ 18,000	\$ 3,150	\$ 18,000	\$ 3.17
Total Municipal Fees & Permits				\$ 41,161	\$ 39,102	\$ 41,161	\$ 39,102	\$ 43,219	\$ 43,219				
Financing & Insurance Costs													
Construction Loan	\$ 326,444		*Assumes 16 Month Duration* @11% + 0.05% Lender Fee	\$ 65,289	\$ 62,024	\$ 65,289	\$ 62,024	\$ 68,553	\$ 68,553	\$ 391,733	\$ 68,553	\$ 391,733	\$ 68.95
Development Loan	\$ 22,843		*Assumes 22 Month Duration* @ 8%	\$ 4,569	\$ 4,340	\$ 4,569	\$ 4,340	\$ 4,797	\$ 4,797	\$ 27,412	\$ 4,797	\$ 27,412	\$ 4.83
Land Loan	\$ 144,112		*Assumes 23 Month Duration* @ 6.5%	\$ 28,822	\$ 27,381	\$ 28,822	\$ 27,381	\$ 30,264	\$ 30,264	\$ 172,934	\$ 30,264	\$ 172,934	\$ 30.44
Property Insurance and CGL	\$ 16,200		*Assumes 18 Month Duration* (Wrap-up & COC Insurace carried in Hard Costs)	\$ 98,680	\$ 93,746	\$ 98,680	\$ 93,746	\$ 103,614	\$ 103,614	\$ 592,080	\$ 103,614	\$ 592,080	\$ 104.22
Total Financing & Insurance Costs	\$ 509,600			\$ 98,680	\$ 93,746	\$ 98,680	\$ 93,746	\$ 103,614	\$ 103,614	\$ 592,080	\$ 103,614	\$ 592,080	\$ 104.22
Subtotal Soft Costs				\$ 225,418	\$ 214,312	\$ 225,418	\$ 214,312	\$ 236,524	\$ 236,524	\$ 1,352,510	\$ 236,524	\$ 1,352,510	\$ 238.08
Soft Cost Contingency	5.0%			\$ 11,271	\$ 10,716	\$ 11,271	\$ 10,716	\$ 11,826	\$ 11,826	\$ 67,626	\$ 11,826	\$ 67,626	\$ 11.90
Total Soft Costs				\$ 236,689	\$ 225,028	\$ 236,689	\$ 225,028	\$ 248,351	\$ 248,351	\$ 1,420,136	\$ 248,351	\$ 1,420,136	\$ 249.98
Total Costs				\$ 1,031,029	\$ 1,059,519	\$ 889,799	\$ 1,061,954	\$ 1,169,581	\$ 1,169,581	\$ 6,381,463	\$ 1,169,581	\$ 6,381,463	\$ 1,123.30
Total Profit (Loss)				\$ 72,931	\$ 194,981	-\$ 149,644	\$ 198,818	\$ 214,133	\$ 214,133	\$ 745,352	\$ 214,133	\$ 745,352	\$ 131.20
Return on Costs		Note: Target ROC should be between 16-20%		7.07%	18.40%	-16.82%	18.72%	18.31%	18.31%	11.68%	18.31%	11.68%	
Return on Equity		*Assuming 25% of Cost is provided by Equity*		28.29%	73.61%	-67.27%	74.89%	73.23%	73.23%	46.72%	73.23%	46.72%	

SITE INFORMATION - KOOS

Date 1-12-2023

Building A (6-plex)

Project Statistics	Unit 1		Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Total	
Unit Type	2 Bedroom	3 Bedroom		1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom		
Gross Floor Area	880	1000		590	1005	1103	1103	5681	*Areas Estimated via Plans
% of Gross Floor Area	20%	19%		20%	19%	21%	21%	0.91	
Proposed Density									
Project Site									
Site Address	5644 Patrick Street, Burnaby*			*Sample Site Pulled from Current L REW LINK					
Acquisition Cost	\$ 1,725,000			*Input Purchase Price Only* - see proforma for other acquisition costs					
Site Area (SF)	6250		Note: 50ft x 125ft						
Laneway (Y/N)	YES			*Sample Site 53 x 114ft					
Assumed Density	1			*Confirm CORNER lot for parking access					
				Confirm Maximum Density with Local Municipality					
				*Regionally variable					