

**Proforma Summary - Mosaic**

Date 2/16/2024

		UNIT 1	UNIT 2	UNIT 3	UNIT 4	Total	
		3 Bedroom	3 Bedroom	1 Bedroom	2 Bedroom		
		1,413	1,287	668	830		
<b>Revenue</b>							
Gross Sales	\$ 1,425	\$ 2,013,953	\$ 1,834,488	\$ 952,527	\$ 1,182,608	\$ 5,983,575	
Sales Commissions (due at Completion)	3.50%	\$ 70,488	\$ 64,207	\$ 33,338	\$ 41,391	\$ 209,425	
<b>Total Revenue</b>		<b>\$ 1,943,464</b>	<b>\$ 1,770,281</b>	<b>\$ 919,189</b>	<b>\$ 1,141,216</b>	<b>\$ 5,774,150</b>	
<b>Land Costs</b>							Price Per SF GFA
Land Purchase Price	\$ 2,350,000	\$ 799,000	\$ 728,500	\$ 376,000	\$ 470,000	\$ 2,373,500	\$ 565.25
Property Transfer Tax	\$ 48,500	\$ 16,490	\$ 15,035	\$ 7,760	\$ 9,700	\$ 48,985	\$ 11.67
Conveyancing / Legal	\$ 2,500	\$ 850	\$ 775	\$ 400	\$ 500	\$ 2,525	\$ 0.60
Land Appraisal	\$ 1,800	\$ 612	\$ 558	\$ 288	\$ 360	\$ 1,818	\$ 0.43
Due Diligence (Environmental - ESA Ph1)	\$ 3,000	\$ 1,020	\$ 930	\$ 480	\$ 600	\$ 3,030	\$ 0.72
Due Diligence (Land Survey/Topographic)	\$ 2,500	\$ 850	\$ 775	\$ 400	\$ 500	\$ 2,525	\$ 0.60
Due Diligence (Hazmat Survey)	\$ 1,600	\$ 544	\$ 496	\$ 256	\$ 320	\$ 1,616	\$ 0.38
Due Diligence (Geotechnical)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - .00
Due Diligence (Civil Review)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - .00
<b>Total Land Costs</b>	<b>\$ 2,458,400</b>	<b>\$ 819,366</b>	<b>\$ 747,069</b>	<b>\$ 385,584</b>	<b>\$ 481,980</b>	<b>\$ 2,433,999</b>	<b>\$ 579.66</b>
<b>Hard Costs</b>							
Construction Costs	\$ 375	\$ 529,988	\$ 482,760	\$ 250,665	\$ 311,213	\$ 1,574,625	\$ - .00
Site Work & Landscaping	\$ 35	\$ 49,466	\$ 45,058	\$ 23,395	\$ 29,047	\$ 146,965	\$ - .00
Demolition & Hazmat Costs	\$ 60,000	\$ 20,400	\$ 18,600	\$ 9,600	\$ 12,000	\$ 60,600	\$ 375.00
Construction Management Fee	8.00%	\$ 42,399	\$ 38,621	\$ 20,053	\$ 24,897	\$ 125,970	\$ 35.00
Hard Cost Contingency	5.0%	\$ 26,499	\$ 24,138	\$ 12,533	\$ 15,561	\$ 78,731	\$ 14.43
<b>Total Hard Costs</b>		<b>\$ 668,751</b>	<b>\$ 609,176</b>	<b>\$ 316,247</b>	<b>\$ 392,717</b>	<b>\$ 1,986,891</b>	\$ 30.00
<b>Soft Costs</b>							
<b>Consultants</b>							
Architect	\$ 120,000	\$ 40,800	\$ 37,200	\$ 19,200	\$ 24,000	\$ 121,200	\$ 18.75
Landscape Architect	\$ 12,000	\$ 4,080	\$ 3,720	\$ 1,920	\$ 2,400	\$ 12,120	\$ 2.89
Civil Engineer	\$ 5,000	\$ 1,700	\$ 1,550	\$ 800	\$ 1,000	\$ 5,050	\$ 1.20
Structural Engineer	\$ 8,500	\$ 2,890	\$ 2,635	\$ 1,360	\$ 1,700	\$ 8,585	\$ 2.04
Electrical & Mechanical Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - .00
Building Envelope Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - .00
Energy Modeling	\$ 5,000	\$ 1,700	\$ 1,550	\$ 800	\$ 1,000	\$ 5,050	\$ 1.20
Geotechnical Engineer	\$ 8,500	\$ 2,890	\$ 2,635	\$ 1,360	\$ 1,700	\$ 8,585	\$ 2.04
Arborist/Environmental	\$ 5,000	\$ 1,700	\$ 1,550	\$ 800	\$ 1,000	\$ 5,050	\$ 1.20
Professional Fees (Accounting/Legal)	\$ 15,000	\$ 5,100	\$ 4,650	\$ 2,400	\$ 3,000	\$ 15,150	\$ 3.61
Marketing	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - .00
Disbursements/Testing	\$ 8,950	\$ 3,043	\$ 2,775	\$ 1,432	\$ 1,790	\$ 9,040	\$ 2.15
Appraiser/QS	\$ 8,500	\$ 2,890	\$ 2,635	\$ 1,360	\$ 1,700	\$ 8,585	\$ 2.04
Surveyor	\$ 25,000	\$ 8,500	\$ 7,750	\$ 4,000	\$ 5,000	\$ 25,250	\$ 6.01
Development Management Fee	\$ 142,221	\$ 48,355	\$ 44,088	\$ 22,755	\$ 28,444	\$ 143,643	\$ 34.21
<b>Total Consultant Costs</b>		<b>\$ 123,648</b>	<b>\$ 112,738</b>	<b>\$ 58,187</b>	<b>\$ 72,734</b>	<b>\$ 367,308</b>	\$ - .00
							\$ - .00

psf of Gross Sales

\*See Hidden Rows Below\*

\*If existing Structure is pre-1990\*

\*Included in Soft Costs\*

\*Included in Soft Costs\*

Per Square Foot (Inclusive of Insurance)

Per Square Foot

\*Allowance\*

\*Allowance\*

Allowance

Allowance

Allowance

Allowance

Not Used - Assumed Part 9

Not Used - Assumed Part 9

Allowance

Allowance

Allowance

Allowance

Allowance

5% of Design Costs

\*As needed by Lenders\*

\*Strata Plan and During Construction\*

@ 5% of Costs (excluding land)



**SITE INFORMATION - 5 - MOSAIC**

<b>Date</b>	2-16-2024				
<b>Project Statistics</b>	<b>Building A (Duplex)</b>		<b>Building B (Duplex)</b>		
	<b>Unit 1</b>	<b>Unit 2</b>	<b>Unit 3</b>	<b>Unit 4</b>	<b>Total</b>

Unit Type	3 Bedroom	3 Bedroom	1 Bedroom	2 Bedroom	
Gross Floor Area	1413	1287	668	830	4199
% of Gross Floor Area	34%	31%	16%	20%	100%
Proposed Density					0.561348627

**Project Site**

Site Address	Unknown	*Purchase Price Estimated
Acquisition Cost	\$ 2,350,000	*Input Purchase Price Only* - see proforma for other acquisition costs
Site Area (SF)	6000	*50 ft x 120 ft Standard Lot
Corner Lot (Y/N)	YES	*Confirm CORNER LOT for parking access
Assumed Density	1	*Confirm Maximum Density with Local Municipality*
		*Regionally variable