



<b>Return on Costs</b>	Note: Target ROC should be between 16-20%	23.31%	23.24%	23.36%	23.31%	23.24%	23.24%	23.24%	23.36%	23.31%	23.24%	23.24%	23.36%	23.31%	23.24%	23.24%	23.36%	23.29%
<b>Return on Equity</b>	*Assuming 25% of Cost is provided by Equity*	93.25%	92.97%	93.44%	93.25%	92.97%	92.97%	92.97%	93.44%	93.25%	92.97%	92.97%	93.44%	93.25%	92.97%	92.97%	93.44%	93.16%

**SITE INFORMATION - 11 - MOUNT PLEASANT**

Date 2-16-2024

Project Statistics	Building 1 (7-plex)		Building 1 (6-plex)												
	Unit 7	Unit 10	Unit 9	Unit 8	Unit 13	Unit 12	Unit 11	Unit 2	Unit 1	Unit 4	Unit 3	Unit 6	Unit 5	Total	
Unit Type	1 Bedroom	2 Bedroom	2 Bedroom	1 Bedroom	1 Bedroom	2 Bedroom	1 Bedroom	1 Bedroom	1 Bedroom	1 Bedroom	1 Bedroom	1 Bedroom	2 Bedroom	2 Bedroom	
Gross Floor Area	775	685	850	775	685	685	685	850	775	685	685	685	850	9670	
% of Gross Floor Area	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	
Proposed Density														1.34	

Project Site		Notes													
Site Address	Unkown	*Site Purchase Price Estimated													
Acquisition Cost	\$ 2,750,000	*Input Purchase Price Only* - see proforma for other acquisition costs													
Site Area (SF)	7200	*Assumed 60ft x 120ft													
Laneway (Y/N)	YES	*Confirm Lane Access as this site plan requires rear lane access for parking													
Assumed Density	1	*Confirm Maximum Density with Local Municipality*													
		*Regionally variable													