

Zoning Amendment Application	\$	-	*Not Used*	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Development Permit Application	\$	9,329	*2024 Fee Estimate*	\$	1,586	\$	1,493	\$	1,586	\$	1,493	\$	1,679	\$	1,493	\$	9,329	\$	1.49
Building Permit Processing Fee	\$	22,894	*BP Fee + 50% for Trade Permits/Street Use	\$	3,892	\$	3,663	\$	3,892	\$	3,663	\$	4,121	\$	3,663	\$	22,894	\$	3.65
City of Vancouver Density Bonus Fees	\$	83,280	psf allowance (on Density above 0.7 FSR)	\$	14,158	\$	13,325	\$	14,158	\$	13,325	\$	14,990	\$	13,325	\$	83,280		
DCCs	\$	31,759	\$54.47 PSM for City-wide DCL	\$	5,399	\$	5,081	\$	5,399	\$	5,081	\$	5,717	\$	5,081	\$	31,759	\$	5.06
Service Upgrades	\$	25,500	*Allowance*	\$	4,335	\$	4,080	\$	4,335	\$	4,080	\$	4,590	\$	4,080	\$	25,500	\$	4.06
Shallow Services	\$	70,000	BC Hydro / Telus / Shaw	\$	11,900	\$	11,200	\$	11,900	\$	11,200	\$	12,600	\$	11,200	\$	70,000	\$	11.15
Property Taxes	\$	15,000	Allowance	\$	2,550	\$	2,400	\$	2,550	\$	2,400	\$	2,700	\$	2,400	\$	15,000	\$	2.39
Total Municipal Fees & Permits				\$	43,819	\$	41,242	\$	43,819	\$	41,242	\$	46,397	\$	41,242	\$	257,761		
Financing & Insurance Costs																			
Construction Loan	\$	358,387	*Assumes 16 Month Duration* @11% + 0.05% Lender Fee	\$	60,926	\$	57,342	\$	60,926	\$	57,342	\$	64,510	\$	57,342	\$	358,387	\$	57.10
Development Loan	\$	39,921	*Assumes 22 Month Duration* @ 8%	\$	6,787	\$	6,387	\$	6,787	\$	6,387	\$	7,186	\$	6,387	\$	39,921	\$	6.36
Land Loan	\$	194,552	*Assumes 23 Month Duration* @ 6.5%	\$	33,074	\$	31,128	\$	33,074	\$	31,128	\$	35,019	\$	31,128	\$	194,552	\$	31.00
Property Insurance and CGL	\$	16,200	*Assumes 18 Month Duration* (Wrap-up & COC Insurance carried in Hard Costs)	\$		\$		\$		\$		\$		\$		\$			
Total Financing & Insurance Costs	\$	609,060		\$	100,786	\$	94,858	\$	100,786	\$	94,858	\$	106,715	\$	94,858	\$	592,860	\$	94.46
Subtotal Soft Costs				\$	221,490	\$	208,655	\$	221,490	\$	208,655	\$	234,325	\$	208,655	\$	1,303,271	\$	207.66
Soft Cost Contingency		5.0%		\$	11,075	\$	10,433	\$	11,075	\$	10,433	\$	11,716	\$	10,433	\$	65,164	\$	10.38
Total Soft Costs				\$	232,565	\$	219,088	\$	232,565	\$	219,088	\$	246,041	\$	219,088	\$	1,368,434	\$	218.04
Total Costs				\$	1,173,543	\$	1,099,587	\$	1,173,543	\$	1,099,587	\$	1,223,149	\$	1,099,587	\$	6,868,996	\$	1,094.49
Total Profit (Loss)				\$	206,093	\$	185,431	\$	206,093	\$	185,431	\$	187,174	\$	185,431	\$	1,155,654	\$	184.14
Return on Costs		Note: Target ROC should be between 16-20%			17.56%		16.86%		17.56%		16.86%		15.30%		16.86%		16.82%		
Return on Equity		*Assuming 25% of Cost is provided by Equity*			70.25%		67.45%		70.25%		67.45%		61.21%		67.45%		67.30%		

SITE INFORMATION - 8 - SOMA

Date 2-16-2024

Project Statistics	Unit 1		Unit 2	Building A (6-plex)			Unit 3	Unit 4	Unit 5	Unit 6	Total
Unit Type	2 Bedroom	2 Bedroom					2 Bedroom	2 Bedroom	2 Bedroom	2 Bedroom	
Gross Floor Area	1079	1005				1079	1005	1103	1005		6276
% of Gross Floor Area	17%	16%				17%	16%	18%	16%		100%
Proposed Density											1.05

Project Site

Site Address	4150 Atlin Street, Vancouver										
Acquisition Cost	\$	2,325,000									*Input Purchase Price Only*
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