

James Street St Mary's

8 Storey Residential Condo + 20 Stacked Townhouse Units

Total Costs	\$ 51,925,000
Total Revenue	\$ 61,250,000
Total Profit	\$ 9,325,000
Annual Return (Projected 5 year Completion)	\$ 1,865,000

COSTS		Per Ft	Per Unit	Site Stats	
Land	\$ 2,000,000	\$ 18	\$ 16,000	Total Above Grade GFA	110,000
				Total Residential Units	125
Servicing & Municipal Levies (\$50/ft)	\$ 5,500,000	\$ 50	\$ 44,000		
Hard Costs (\$350/ft)	\$ 38,500,000	\$ 300	\$ 350		
175 Parking Spots Above Grade	\$ 150,000				
Soft Costs (\$25/ft)	\$ 2,750,000	\$ 25	\$ 22,000		
Financing Costs	\$ 1,100,000	\$ 10	\$ 8,800		
Contingency (5% of total project)	\$ 1,925,000	\$ 18	\$ 15,400		
TOTAL COSTS	\$ 51,925,000	\$ 421	\$ 106,550		
REVENUE					
Resident Condo Units (\$700/ft)	\$ 61,250,000		\$ 255,208		
TOTAL REVENUE	\$ 61,250,000				
TOTAL PROFIT	\$ 9,325,000		\$ 13,321		