

# 1 Waterloo St - Pro Forma

## 3 Phase Residential Condo + 5 Storey Office/Innovation Podium

Total Costs	\$	643,490,903
Total Revenue	\$	989,866,200
Total Profit	\$	346,375,298
Annual Return (Projected 5 year Completion)	\$	69,275,060

COSTS		Per Ft	Per Unit	Site Stats		
Land	\$	20,000,000	\$ 15	\$ 15,649	Total Above Grade GFA	1,355,781
Servicing & Municipal Levies (\$50/ft)	\$	67,789,050	\$ 50	\$ 53,043	Total Residential Units	1278
Hard Costs (\$350/ft)	\$	474,523,350	\$ 350	\$ 350	Total Office/Innovation	423,768
450 Parking Spots (50% below grade)	\$	10,000,000			Total Retail	23,217
Soft Costs (\$25/ft)	\$	33,894,525	\$ 25	\$ 26,522	Annual Rent - Innovation	\$ 14,831,880
Financing Costs	\$	13,557,810	\$ 10	\$ 10,609	Annual Rent - Retail	\$ 1,160,850
Contingency (5% of total project)	\$	23,726,168	\$ 18	\$ 18,565		
<b>TOTAL COSTS</b>	<b>\$</b>	<b>643,490,903</b>	<b>\$ 467</b>	<b>\$ 124,738</b>		
<b>REVENUE</b>						
Resident Condo Units (\$750/ft)	\$	670,950,000	\$ 750	\$ 2,795,625		
Commercial Innovation Space	\$	275,449,200	\$ 650.0	\$ 275,449,200		
Retail Space	\$	23,217,000	\$ 1,000.0	\$ 23,217,000		
Parking Stalls - 450 @ \$45,000	\$	20,250,000	-	\$ 96,429		
<b>TOTAL REVENUE</b>	<b>\$</b>	<b>989,866,200</b>				
<b>TOTAL PROFIT</b>	<b>\$</b>	<b>346,375,298</b>		<b>\$ 494,822</b>		