

NEW RENTAL on 4 Lots x 40' x 120'

Building Type	Row	Low Rise	4 Storey	5-6 Storey	6 Storey	12 Storey	20+	
Floor Space Ratio	1:20	1:50	2:00	2:50	2:80	4:00	5:50	
Y1 Cash Return on Equity Invested	0.46%	0.54%	0.69%	0.89%	0.97%	0.80%	1.02%	
Y1 Total Return on Equity	2.72%	3.16%	4.07%	5.22%	5.72%	4.69%	6.01%	
	Not Viable	Not Viable	Marginal	Marginal	Marginal	Marginal	Close	
KEY INPUTS								
	Row	Low Rise	4 Storey	5-6 Storey	6 Storey	12 Storey	20+	
\$/sf Construction Above Grade	\$310	\$310	\$330	\$340	\$350	\$440	\$440	
		Size sf	Mix	Market Rent	\$/sf	Below Market	\$/sf	
Mortgage Interest Rate	3.25%	Studio Apt	400	5%	\$2,100	\$5.25	\$1,294	\$3.24
Mortgage Insurance	4.00%	One Bed Apt	500	6%	\$2,600	\$5.20	\$1,470	\$2.94
Below Market Homes %	20%	Two Bed Apt	725	25%	\$3,300	\$4.55	\$2,052	\$2.83
Parking Ratio	0.30	Three Bed Apt	900	10%	\$4,200	\$4.67	\$2,819	\$3.13
	Avg	591	100%	\$2,910	\$4.92	\$1,742	\$2.95	

Below Market Rentals = Transactional Planning

Market Homes	80%	16	32	43	54	60	86	119
Average Market Rent / mo		\$4,500	\$2,910	\$2,910	\$2,910	\$2,910	\$2,910	\$2,910
Below Market Homes	20%	4	8	11	13	15	22	30
Average Below Market Rent / mo		\$2,436	\$1,742	\$1,742	\$1,742	\$1,742	\$1,742	\$1,742

+Density Reduces Land Cost

Total Development Cost	\$24,960,640	\$28,813,305	\$35,564,907	\$41,723,770	\$45,787,004	\$68,528,203	\$89,016,889
Cost/Door	\$1,591,187	\$890,848	\$824,695	\$774,008	\$758,379	\$794,532	\$750,605
Cost/sf GFA	\$1,083	\$1,000	\$926	\$869	\$852	\$892	\$843
Land / sf GFA	\$521	\$417	\$313	\$250	\$223	\$156	\$114
Construction /sf GFA	\$338	\$356	\$376	\$386	\$396	\$486	\$486
Land + Construction	\$859	\$773	\$689	\$636	\$620	\$643	\$600

Construction Top Cost, Land Second, Government Fees Third

Construction	35%	39%	44%	48%	50%	58%	61%
Land	48%	42%	34%	29%	26%	18%	13%
Government Fees	5%	7%	8%	8%	8%	8%	8%
Finance & Insurance	5%	6%	6%	6%	6%	7%	7%
Design	2%	2%	2%	2%	2%	3%	3%
Contingency	2%	2%	3%	3%	3%	3%	4%
Development Management & Other	3%	3%	4%	4%	4%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%

General Project Info

Gross Floor Area	GFA	23,040	28,800	38,400	48,000	53,760	76,800	105,600
Efficiency %	Net / Gross	100%	83%	83%	83%	83%	83%	83%
Net Floor Area Leasable	NFA	23,040	23,904	31,872	39,840	44,621	63,744	87,648
Studio	% Mix	0%	5%	5%	5%	5%	5%	5%
One	% Mix	0%	60%	60%	60%	60%	60%	60%
Two	% Mix	50%	25%	25%	25%	25%	25%	25%
Three	% Mix	50%	10%	10%	10%	10%	10%	10%
		100%	100%	100%	100%	100%	100%	100%
Studio	Area		400	400	400	400	400	400
One	Area		500	500	500	500	500	500
Two	Area	1,100	725	725	725	725	725	725
Three	Area	1,250	900	900	900	900	900	900
Avg Unit sf		1,175	591	591	591	591	591	591
Homes		19.6	40.4	53.9	67.4	75.5	107.8	148.2
Below Market		20%	20%	20%	20%	20%	20%	20%
Market		80%	80%	80%	80%	80%	80%	80%
Parking Ratio	stalls / unit	0.3	0.3	0.3	0.3	0.3	0.3	0.3
UG Parking Stalls		6	12	16	20	23	32	44
Construction Estimate Months		20	20	24	25	25	27	27
Bicycles/Unit		1.8	1.8	1.8	1.8	1.8	1.8	1.8
Below Grade Area	bikes @25 sf; Car Sts	3,235	6,671	8,895	11,118	12,452	17,789	24,460
Construction Above Grade		\$310	\$310	\$330	\$340	\$350	\$440	\$440
Construction Below Grade		\$200	\$200	\$200	\$200	\$200	\$200	\$200
Construction Hard Cost		\$7,789,481	\$10,262,177	\$14,450,902	\$18,543,628	\$21,306,463	\$37,349,805	\$51,355,981
Blended Construction Cost/sf GFA		\$338	\$356	\$376	\$386	\$396	\$486	\$486
Land	\$3,000,000 /lot	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000
Land Lift or CAC								
Construction Hard Cost	from above	7,789,481	10,262,177	14,450,902	18,543,628	21,306,463	37,349,805	51,355,981
Construction Management	4% x con	311,579	410,487	578,036	741,745	852,259	1,493,992	2,054,239
Demo & HazMat	3,000sf x 4 x \$	480,000	480,000	480,000	480,000	480,000	480,000	480,000
Furnishings & Equipment	\$1 /sf GF	23,040	28,800	38,400	48,000	53,760	76,800	105,600
Commissioning	0.250% x con	19,474	25,655	36,127	46,359	53,266	93,375	128,390
BC Property Transfer Tax	2% x land	240,000	240,000	240,000	240,000	240,000	240,000	240,000
City OffSite Estimate	2% x con	155,790	205,244	289,018	370,873	426,129	746,996	1,027,120
DCC City	\$19.07/sf apts > 1.5	102,067	274,572	732,288	915,360	1,025,203	1,464,576	2,013,792
DCC Metro & Translink	\$22,564 / apt/!	657,140	912,253	1,216,338	1,520,422	1,702,873	2,432,676	3,344,929
Development Permit	\$1.00 /sf GF	23,040	28,800	38,400	48,000	53,760	76,800	105,600
Building Permit	1.0% x con	77,895	102,622	144,509	185,436	213,065	373,498	513,560
Property Tax	Estimate	76,190	127,709	143,836	159,593	170,230	231,997	285,921
Design	5.0% x con	389,474	513,109	722,545	927,181	1,065,323	1,867,490	2,567,799
Lease Up Costs	0.083 x gros	80,142	108,203	144,270	180,338	201,978	288,540	396,743
Tenant Relocation								
Insurance	Construction x (1% o	155,790	205,244	289,018	370,873	426,129	746,996	1,027,120
Legal	Estimate	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Dev Management	4.0% value	427,244	561,002	785,748	995,112	1,134,818	1,907,602	2,609,329
Contingency - Construction	5.0% x con	389,474	513,109	722,545	927,181	1,065,323	1,867,490	2,567,799
Contingency - Soft Costs	5.0% x desi	124,239	168,947	242,298	300,659	337,975	505,184	685,918
PreFinance SubTotal		23,622,057	27,268,112	33,394,279	39,100,761	42,908,555	63,970,318	83,096,279
Finance	5% x 50% AvBal x Co	984,252	1,136,171	1,669,714	2,036,498	2,234,821	3,598,330	4,674,166
Finance Fee	2% x 75% PreFi SubT	354,331	409,022	500,914	586,511	643,628	959,555	1,246,444
TOTAL DEVELOPMENT COST		24,960,640	\$28,813,305	\$35,564,907	\$41,723,770	\$45,787,004	\$68,528,203	\$89,016,889
Cost / Unit		\$1,272,949	\$712,678	\$659,756	\$619,206	\$606,703	\$635,625	\$600,484
Land /sf GFA		\$521	\$417	\$313	\$250	\$223	\$156	\$114
Land + Construction /sf GFA		\$859	\$773	\$689	\$636	\$620	\$643	\$600

Market RENTS								
Studio			\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100
One			\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Two		\$4,000	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300
Three		\$5,000	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200
Avg Rent/Mo		\$4,500	\$2,910	\$2,910	\$2,910	\$2,910	\$2,910	\$2,910
Avg/sf		\$3.83	\$4.92	\$4.92	\$4.92	\$4.92	\$4.92	\$4.92

BELOW Market Rents								
Studio			\$1,294	\$1,294	\$1,294	\$1,294	\$1,294	\$1,294
One			\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470
Two		\$2,052	\$2,052	\$2,052	\$2,052	\$2,052	\$2,052	\$2,052
Three		\$2,819	\$2,819	\$2,819	\$2,819	\$2,819	\$2,819	\$2,819
Avg Rent/Mo		\$2,436	\$1,742	\$1,742	\$1,742	\$1,742	\$1,742	\$1,742
Avg/sf		\$2.07	\$2.95	\$2.95	\$2.95	\$2.95	\$2.95	\$2.95

Blended Rent/sf		\$3.48	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53	\$4.53
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MARKET Affordability	< Median Inc	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000	\$84,000
Studio		\$104,000	\$104,000	\$104,000	\$104,000	\$104,000	\$104,000	\$104,000
One		\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
Two		\$160,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000	\$168,000
Three		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Average		\$180,000	\$116,400	\$116,400	\$116,400	\$116,400	\$116,400	\$116,400

BELOW MARKET AFFORDABILITY	< Median Inc	\$51,760	\$51,760	\$51,760	\$51,760	\$51,760	\$51,760	\$51,760
Studio		\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800	\$58,800
One		\$82,080	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Two		\$112,760	\$112,760	\$112,760	\$112,760	\$112,760	\$112,760	\$112,760
Three		\$112,760	\$112,760	\$112,760	\$112,760	\$112,760	\$112,760	\$112,760
Average		\$97,420	\$69,664	\$69,664	\$69,664	\$69,664	\$69,664	\$69,664

Gross Rent		961,703	1,298,431	1,731,241	2,164,051	2,423,737	3,462,481	4,760,912
Parking	\$100 per st	7,059	14,555	19,406	24,258	27,169	38,812	53,367
Less Vacancy	-2.0% x gros	-19,234	-25,969	-34,625	-43,281	-48,475	-69,250	-95,218
Less Opx	-650 /unit/	-152,946	-315,351	-420,468	-525,585	-588,655	-840,936	-1,156,287
Less CAPx	-2.0% x gros	-19,234	-25,969	-34,625	-43,281	-48,475	-69,250	-95,218
NOI		777,348	945,997	1,260,999	1,576,162	1,765,301	2,521,859	3,467,556
NOI / Gross Income		80%	72%	72%	72%	72%	72%	72%
Debt Coverage Ratio		1.1	1.1	1.1	1.1	1.1	1.1	1.1
Max Mortgage Payment/Yr	to calculate PV	706,680	859,725	1,146,299	1,432,874	1,604,819	2,292,599	3,152,324
Amortization Years		40	40	40	40	40	40	40
Annual Interest		3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Present Value (PV)	Max Mortgage Princip	\$15,807,644	\$19,231,084	\$25,641,446	\$32,051,807	\$35,898,024	\$51,282,891	\$70,513,975
Equity Needed		\$9,152,997	\$9,582,221	\$9,923,462	\$9,671,963	\$9,888,980	\$17,245,312	\$18,502,914
Loan to Cost		63%	72%	72%	77%	78%	75%	79%
Mortgage Insurance Estimate	4.0% x Prin	\$632,306	\$769,243	\$1,025,658	\$1,282,072	\$1,435,921	\$2,051,316	\$2,820,559
Principal + Insurance	basis for True Payme	\$16,439,949	\$20,000,328	\$26,667,103	\$33,333,879	\$37,333,945	\$53,334,207	\$73,334,535
True PMT		\$734,947	\$894,114	\$1,192,151	\$1,490,189	\$1,669,012	\$2,384,303	\$3,278,417

Y1 Cash on Cash Return		42,401	51,583	68,778	85,972	96,289	137,556	189,139
% Equity		0.5%	0.5%	0.7%	0.9%	1.0%	0.8%	1.0%
Y1 Principal Repayment		\$206,708	\$251,474	\$335,299	\$419,124	\$469,419	\$670,599	\$922,073
Y1 Total Return		\$249,109	\$303,058	\$404,077	\$505,097	\$565,708	\$808,155	\$1,111,212
% Equity		2.7%	3.2%	4.1%	5.2%	5.7%	4.7%	6.0%

**Note:** This is a September 2025 working document that tests investment outcomes based on assumptions on rents, operating expenses, capital replacement costs, vacancy and development costs.

This document is forward looking and general in nature and must not be relied upon for any investment purposes.

The Benchmark investment returns for the BC Municipal Pension Plan – y(our) pension - is 6.8% per year on capital invested. Consider how the returns shown measure up against the investment criteria of our Planning pensions in BC.