your home is more than just a house,

it's a *community*

Gather to this dense urban hub and enjoy a more accessible, diverse and sustainable lifestyle.

home is:

LOCAL

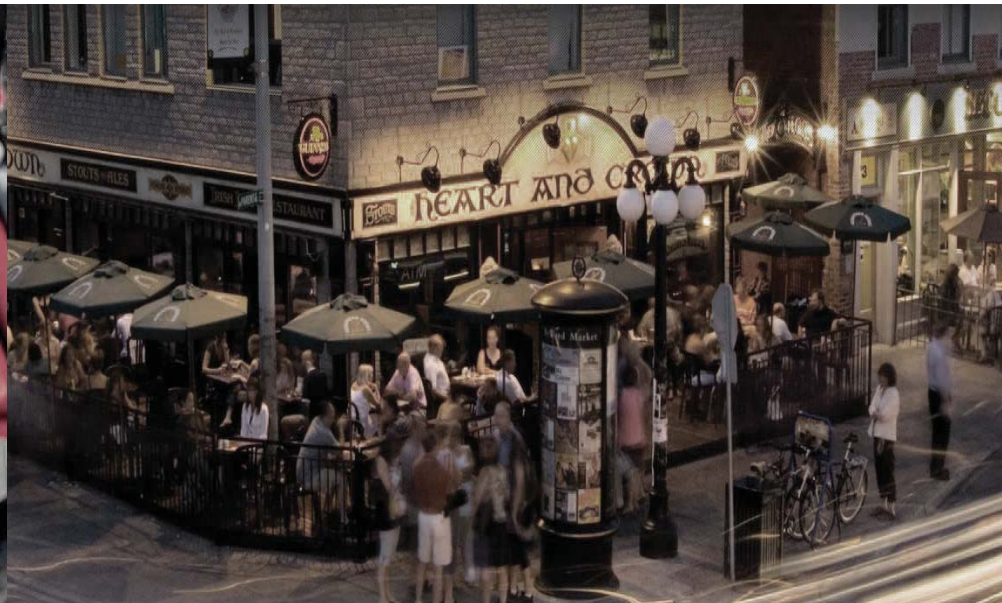
From fresh produce in the Byward Market to lunch at a local resturaunt, world-renowned museums to small independent galleries, local boutiques to regional shopping. Walk, bike or take the bus and never have to worry about parking again. 245DALHAUS is close to everything you need.

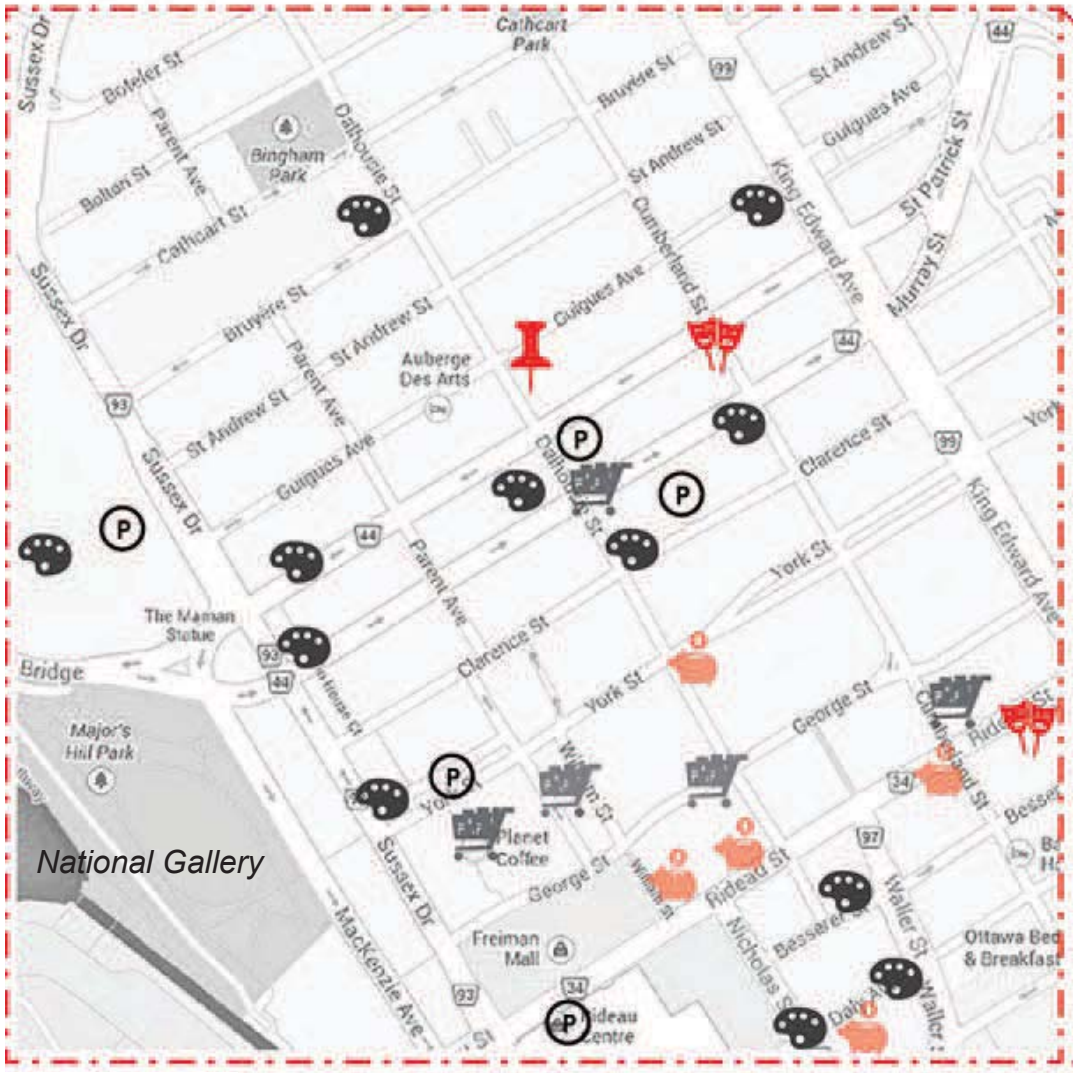

ird coffee
House • Torréfaction de café artisanal
ATTENTION


LBRIDGEHEAD


VINCENT DAGENAIS GIBS
LAWYERS AVOCATS
SINCE-DEPUIS
ATM


Capitale
Capitale
Capitale


HEART AND CRAFT
STOUTS & ALES
ATM



ARTS

National Gallery
Ottawa Gallery
Ottawa Little Theatre
St Brigid's Centre for the Arts

RESTAURANTS

Hokkaido Sushi
Chez Lucien
Le Boulanger Francais
Cafe Spiga

BOUTIQUES

Workshop
Victoire
Wunderkammer
L'Hexagone

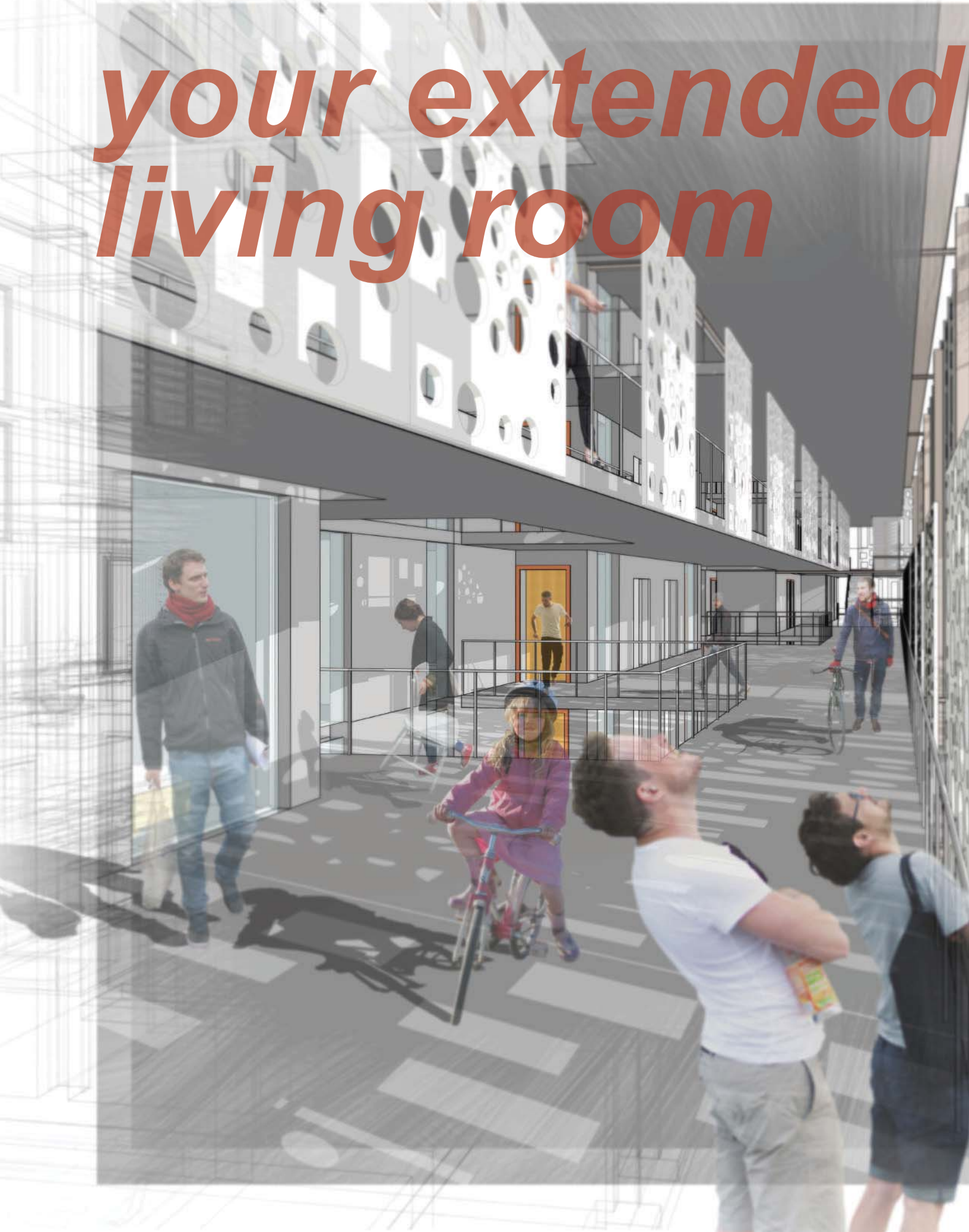
+ MANY MORE
INCLUDING ***245DALHAUS*** *RETAIL*

home is:

COMMUNITY

A spacious atrium creates a comfortable and beautiful space to meet your neighbours, so you can borrow a book or start a club with others who share your passions.

your extended living room

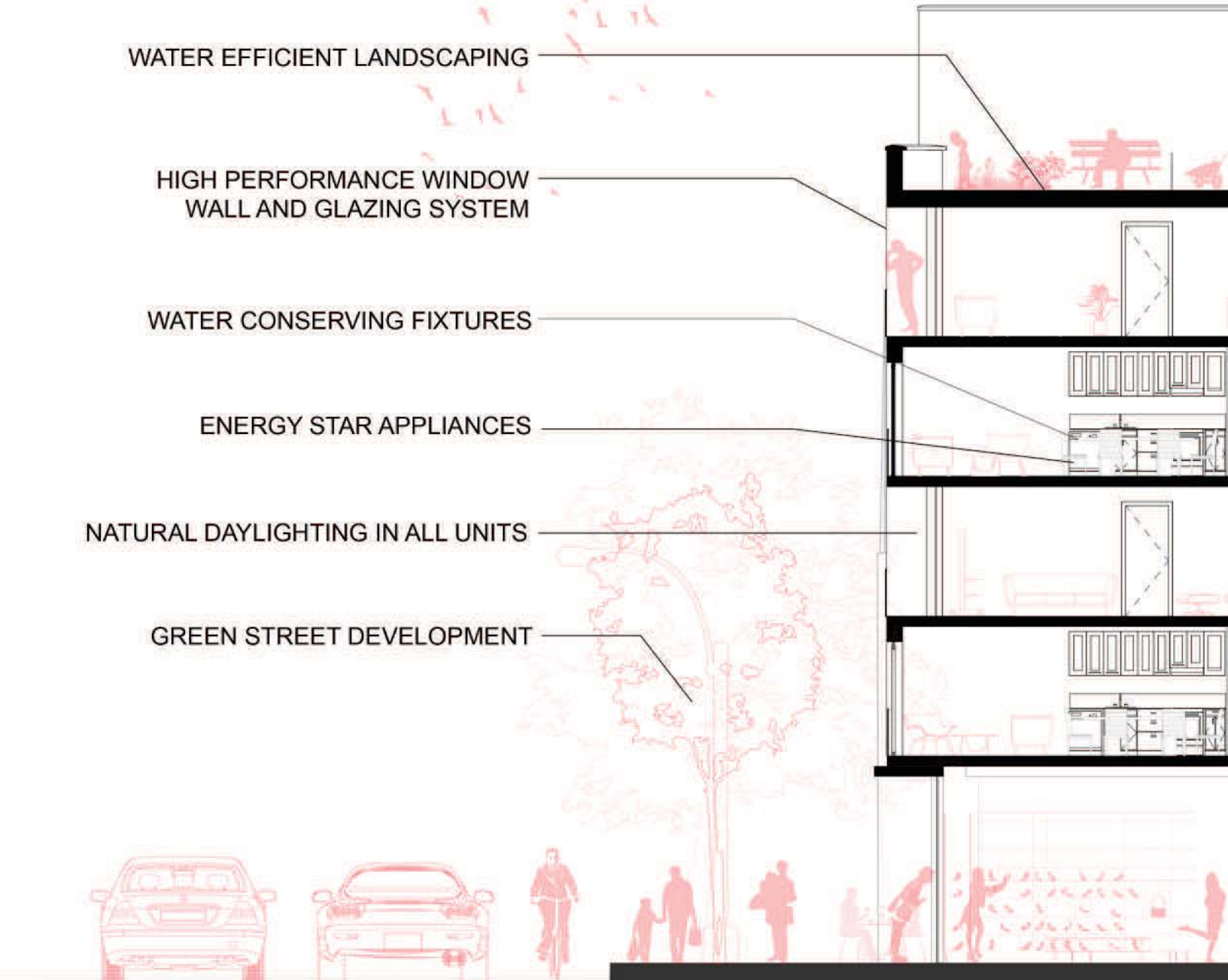


home is:

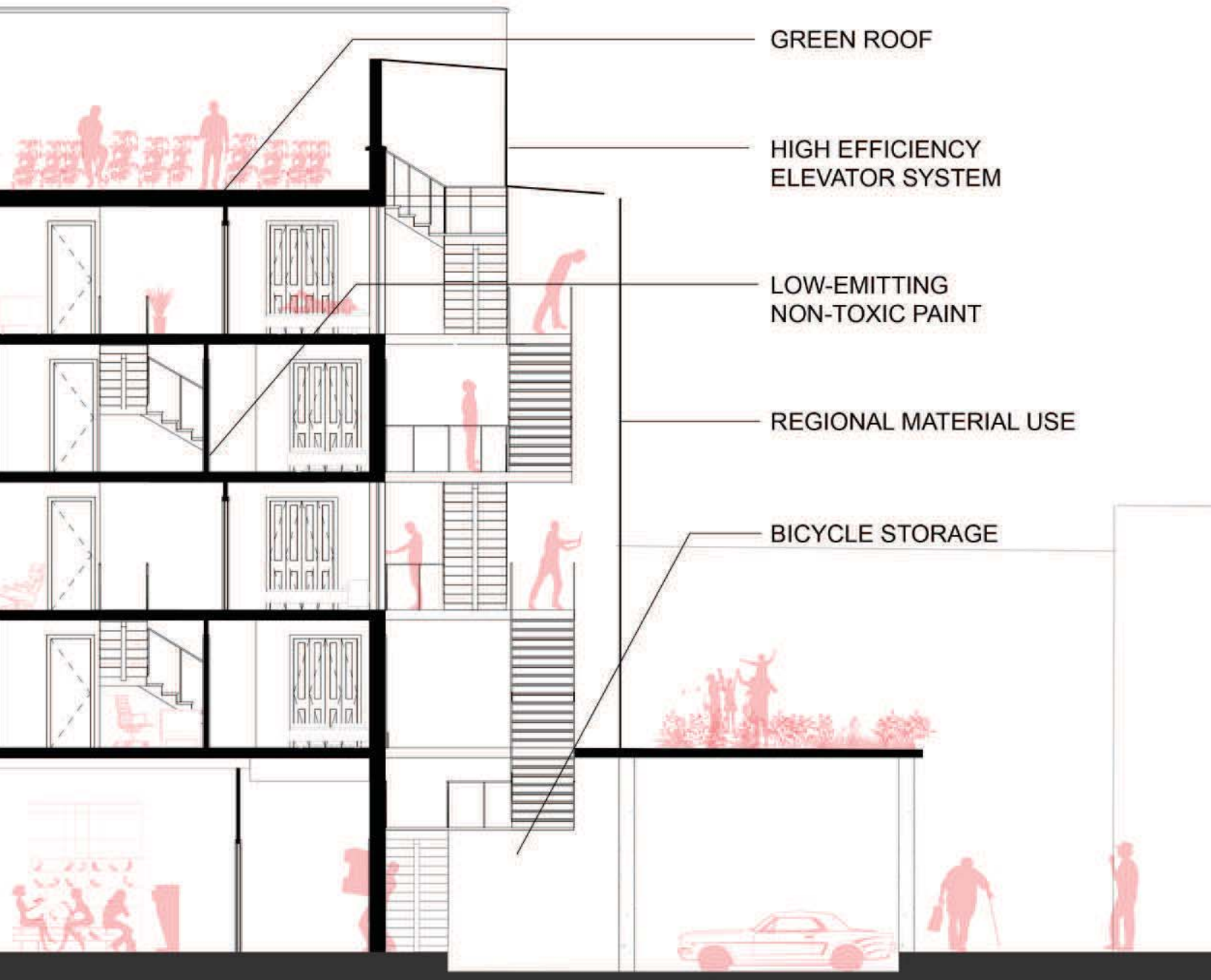
HEALTHY

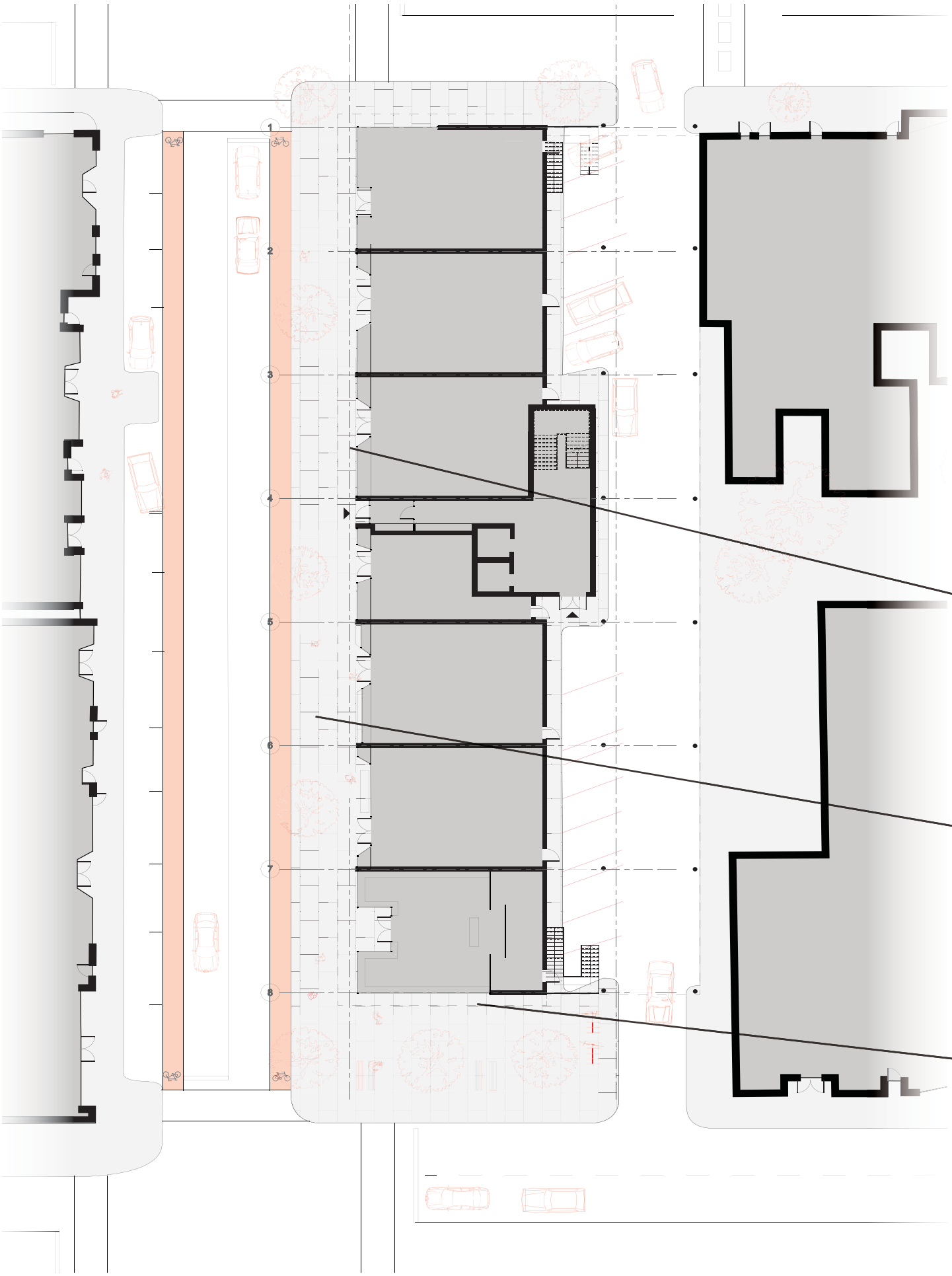
For you and the environment. 254DALHAUS creates the perfect platform for sustainable living in the city, keeping you and the planet happy. 245DALHAUS helps make the right choice easy.

SUSTAINA


WATER EFFICIENT LANDSCAPING
HIGH PERFORMANCE WINDOW WALL AND GLAZING SYSTEM
WATER CONSERVING FIXTURES
ENERGY STAR APPLIANCES
NATURAL DAYLIGHTING IN ALL UNITS
GREEN STREET DEVELOPMENT

ABLE FEATURES





URBAN PLAN

254DALHAUS promotes a healthy and sustainable lifestyle. People who live in denser neighbourhoods tend to be more active their fellow suburban citizens, and enjoy health and social benefits because of it.

WIDER SIDEWALKS

Residents will enjoy a larger, safer sidewalk enriched with trees that provide shelter for as well as biodiversity. Permeable pavers allows water to flow into the earth, controlling storm runoff.

BIKE LANES

Living sustainably is easy when the infrastructure is in place. With new designated bike lanes and secure storage lockers, the means for a sustainable lifestyle are there.

COMMUNITY COURTYARD

A courtyard provides a space that the entire community can enjoy, whatever the season.


OPPO

home is:

ORTUNITY

Dalhousie Street is full of high-quality, independant stores, and 245DALHAUS is no exception. Seven retail spaces will be added to the street, along one of Ottawa's most premium shopping streets. 245DALHAUS is the ideal location for your small business.


Glace & Sorbets
desserts


boutiques


teas
1133
110063
$15
1127
110134
$18.5

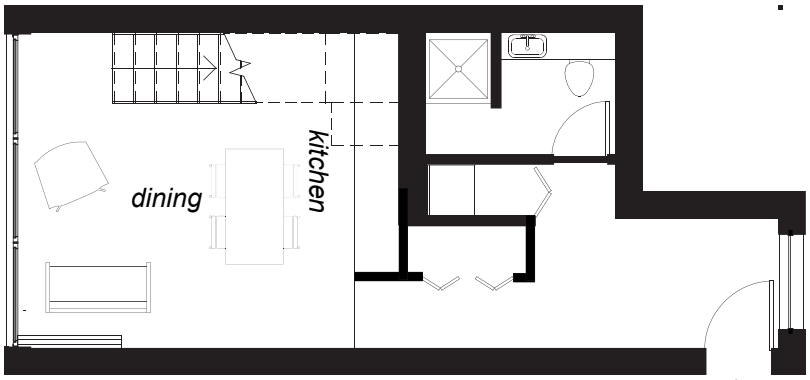

nightlife
HEART AND CROWN
STOUTS ALES
HEART AND CROWN

Home is ...

245 DALHAUS

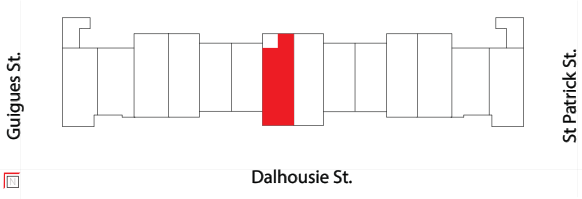
ONE BEDROOM MAISONETTE

UPPER LEVEL



MAIN LEVEL

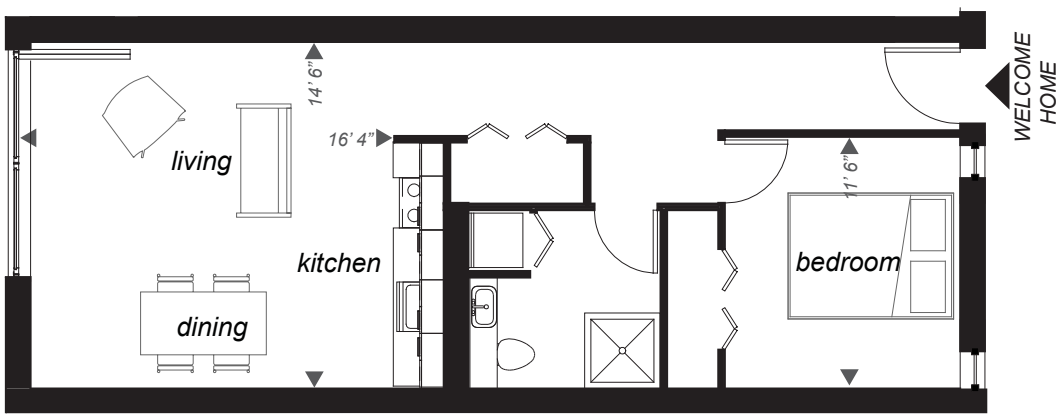
WELCOME
HOME

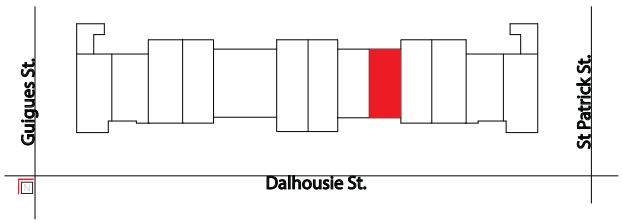


Home is ...

245 DALHAUS

ONE BEDROOM

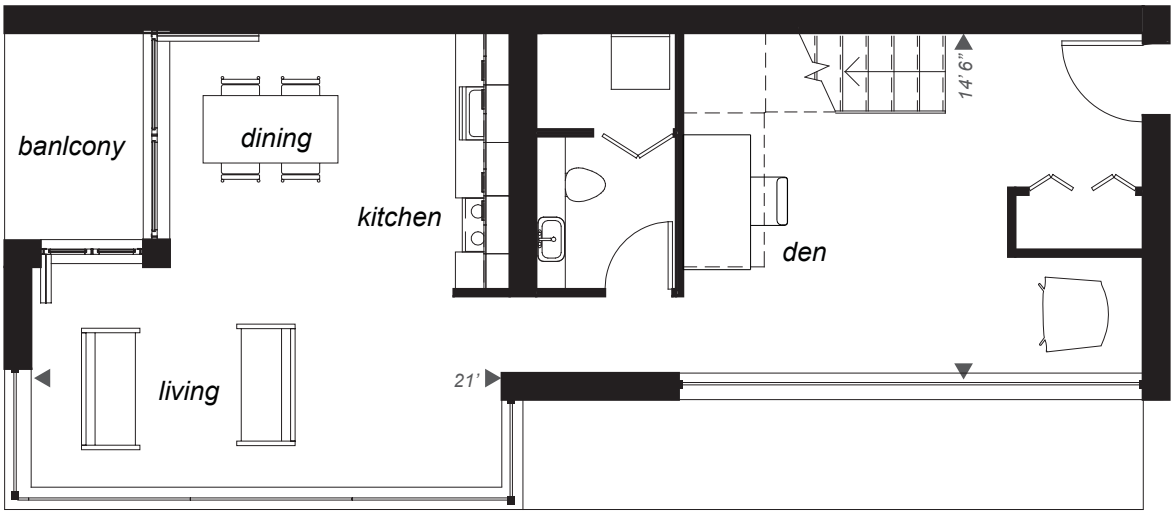

14' 6"
16' 4"
11' 6"
living
kitchen
dining
bedroom
WELCOME HOME

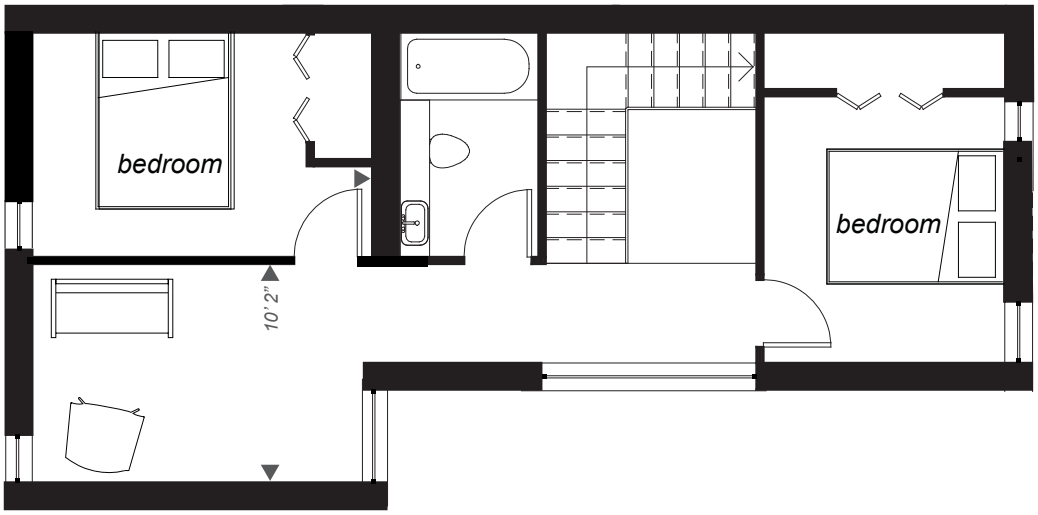

Guigues St.
St Patrick St.
Dalhousie St.

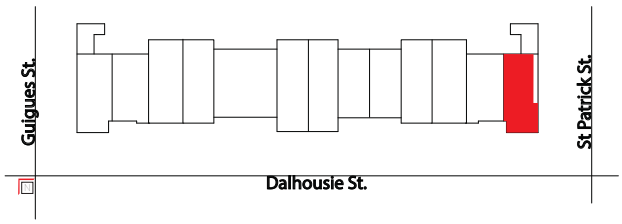
Home is ...

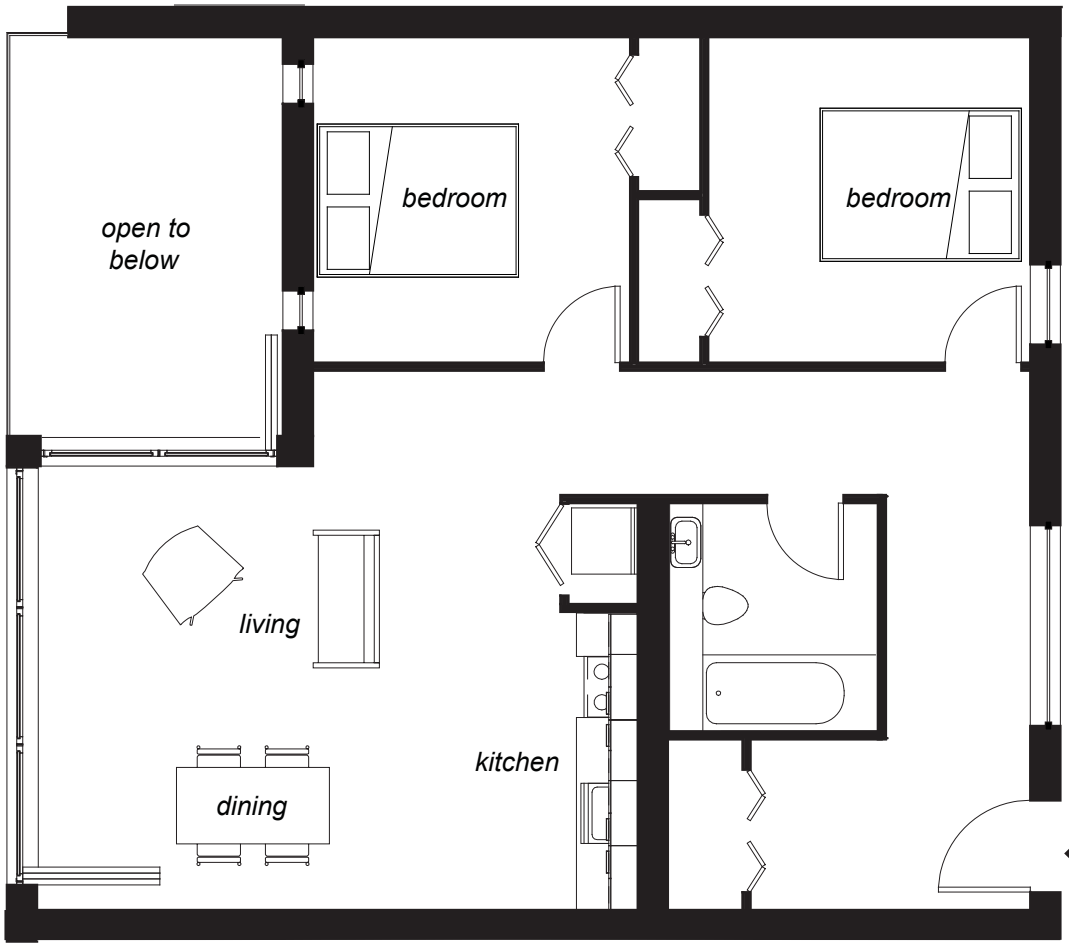
245 DALHAUS

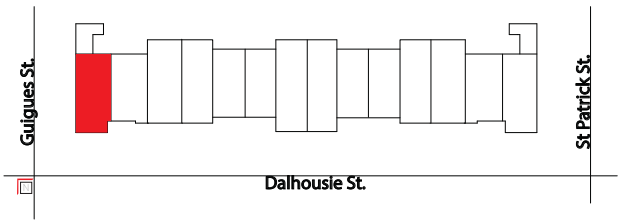
TWO BEDROOM + DEN


banlcony
dining
kitchen
den
living
21'
14' 6"
WELCOME
HOME


bedroom
bedroom
10' 2"


Guigues St.
St Patrick St.
Dalhousie St.


open to
below
bedroom
bedroom
living
dining
kitchen
WELCOME
HOME


Guigues St.
St Patrick St.
Dalhousie St.

TRIPLE BOTTOM LINE

245DALHAUS ensures a socially beneficial, environmentally friendly and profitable addition to Ottawa's ByWard Market.

PEOPLE

1. ***CENTRAL LOCATION***
Located in the ByWard market, 245DAUHAUS is within walking distance to all necessary amenities, such as a fresh food market, grocers, restaurants, museums, and galleries, boutiques, the community centre, and access to public transportation.

2. ***ACTIVE LIFESTYLE***
Regular walking has been proven to strengthen the heart, decrease the risk of heart disease, help to prevent osteoporosis and dementia, increase endurance and muscle strength, and increase energy and overall happiness of residents.

3. ***INCREASED SOCIAL ACTIVITY***
Socialise in the full-height atrium, rooftop garden, and the surrounding sidewalks. The mutual spaces will serve to counteract decreased human interaction that may occur in the busy lives of working professionals.

4. ***PEDESTRIAN-ORIENTED STREET***
Softscaping means that the street can now be enjoyed more from a pedestrian's perspective. Beautifying the street make walking an enjoyable activity. Those who work and live in the suburbs own more cars, span longer distances, and spend more time in their vehicles. They also typically walk significantly less than inhabitants of less sprawling neighborhoods.

5. ***WIDER, SAFER SIDEWALKS***
A safer walking space for pedestrians, due to the decreased chance of collision with other pedestrians or cars on the adjacent street. A greater space maintained between the road and pedestrian ensures an increased level of comfort, which will encourage future use.

6. ***ACCESS TO NATURE***
The immediate luxury of nature within Ottawa's urban core. The courtyard will provide a calming escape from the environment, restoring energy and reducing stress levels. Reconnecting with nature is also linked to increased creativity, and intellectual and cognitive development.

7. ***LOW VOC***
Volatile organic compounds, or VOCs, are hazardous chemicals that can be found in furnishings and construction materials. Greater VOC concentrations may cause headaches, fatigue, and respiratory and eye irritation. Using high quality and low VOC building materials will increase the interior air quality and ensure that these negative results to not arise.

8. ***FRESH AIR***
Stack effect ventilation increases interior air quality throughout the building. The interior and exterior temperatures and air densities tend to be different in the summer. When the interior air is warmer than the outside, it will rise to the top of the full-height atrium, to be replaced by the cooler exterior air.

9. ***FRESH PRODUCE***
Residents growing vegetables in the rooftop garden will experience health benefits from eating home-grown chemical-free food. Also, gardening naturally relieves stress, and acts as an alternative form of physical activity.

10. ***CONVENIENT TRANSIT***
Secure bike storage at grade gives residents peace of mind knowing that their vehicle is secure. OC Transpo buses stop next to the site, providing an efficient connection to downtown and beyond.

PLANET

1. ***LOWER CAR USE***
Motorised vehicles have a negative impact on the environment. Reducing car use in the urban core ensures minimal environmental impact by reducing fuel consumption, noise levels and improving air and water quality.

2. ***NATURAL LIGHTING AND VENTILATION***
The spacious atrium provides an airy and well-lit environment, providing natural lighting and ventilation within the dwellings. Less energy is used for forced-air circulation and artificial lights.

3. ***DURABLE, LOCAL MATERIALS***
Materials were chosen based on longevity and their ability to weather gracefully, resulting in less waste to landfills, such as solid hardwood, concrete, and recycled metal cladding on the building's facade. Wherever possible, materials are sourced locally to reduce transport emissions.

4. ***STACK EFFECT ATRIUM***
By way of a solar chimney, the convection of air in the atrium is heated by solar energy which improves the natural stack ventilation within the building. More specifically, it absorbs electromagnetic radiation from the outside during the day, and the inside air heats and rises. The suction that occurs at the bottom of the chimney naturally cools and ventilates the building in the summer. In winter the vents are closed and the air remains inside the atrium as pre-warmed air for the units. Stack effect reduces the building's demand for heating and cooling, saving energy and fuel.

5. ***RAIN COLLECTION***
The roof top garden and cistern are responsible for collecting water for the building's grey water system and irrigation of green spaces. As a result, the building reduces its demand on water from the municipal water supply. Reusing water will reduce wastewater sent to the sewers.

6. ***RECYCLING***
Easy access to recycling will encourage residents to go green, as every floor has a recycling chute. Since recycling saves about 17 times less energy than producing the same products from new materials, it is an important environmental responsibility.

7. ***RESPONSIBLE PLANTING***
The rooftop garden allows residents to grow organic vegetables. Gardeners can avoid using pesticides and chemical fertilizers, and ultimately have a positive impact on the environment. All plants on the site are native, organic and locally sourced, controlling invasive species and promoting bio-diversity in the city.

8. ***BIKE LANES***
New bicycle lanes have been created, which promotes non-automobile travel within and around the residence complex. Sufficient bicycle parking, lockers, and public showers for store workers are also provided, in order to persuade community members to ditch the car.

9. ***GREEN ROOF***
The green roof will positively impact the environment by reducing the storm water runoff, decreasing stress on sewer systems. It will reduce heat-island effect by using energy from the sun. Green roofs also act to control smog, which helps to reduce the effect of greenhouse gas emissions.

10. ***GEOTHERMAL***
The building taps into geothermal resources and uses geothermal energy. The heat pumps will use the underground temperatures to cool and heat the buildings, inexpensively and efficiently.

PROFIT

1. ***INDEPENDENT RETAIL STORES***
Stores situated on the street level of 245DAUHAUS will generate revenue to go to the developer, and will cover the costs of luxury finishes and packages that the residents may purchase.

2. ***DURABLE MATERIALS***
Quaity materials are installed correctly, maximizing their lifespan. Initial costs will be greater, but money will be saved in the long run as they are less likely to need premature repair.

3. ***PASSIVE SOLAR ENERGY***
Reduces the amount of money otherwise spent on heating and cooling. This efficient, clean process uses a readily available and natural resource, acting to harness rather than destroy nature.

4. ***INCREASED BUSINESS***
The stores at street level will enjoy an increase business and overall profit due to the enlarged sidewalk. The increased level of comfort will bring more pedestrians into the immediate area surrounding the building. As a result, more people will visit the shops aligning the sidewalk.

5. ***REDUCED WATER COSTS***
Water collection and efficient water-efficient appliances and fixtures saves money spent on water consumption. Grey water systems reduce water and waste water demands by up to 35%. Water efficient appliances and fixtures will ensure that residents consume less water and consequently spend less money. For instance, by replacing a 10 litre per minute showerhead with a 6 litre per minute model, about $46 a year can be saved.

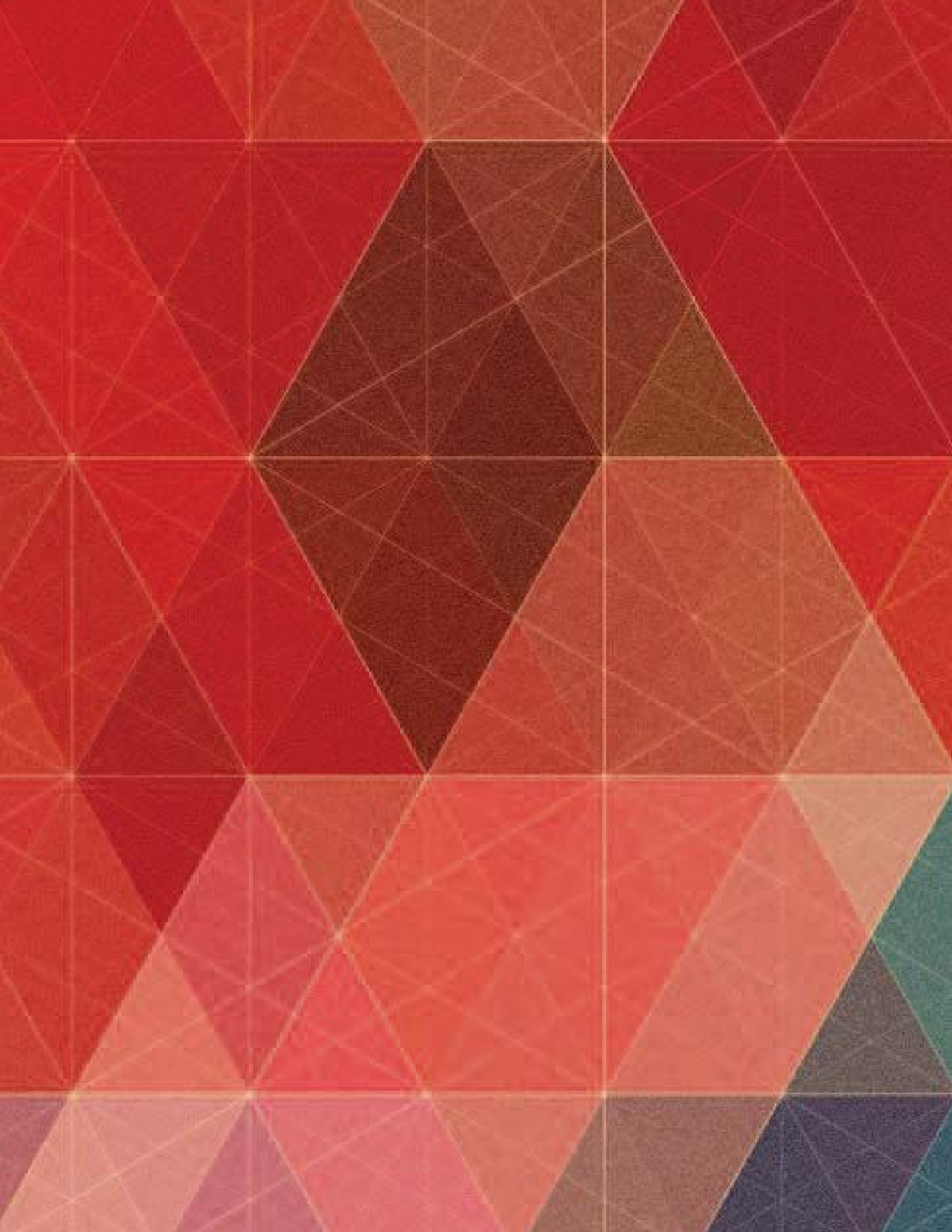
6. ***REDUCED HEATING COSTS***
The use of geothermal energy will save money for the developer and residents in the long run. Although the initial installation can be costly, it is more cost efficient over a significant period of time. 245DAUHAUS was designed and constructed to last overtime, and will make use of the eventual geothermal energy cost benefits.

7. ***OPTIONAL UPGRADES***
Residents can choose between different luxury packages that feature upgraded appliances and finishes. The building will initially spend money on these features, but the developer will gain an eventual profit once residents purchase the packages.

8. ***STORAGE LOCKER LEASE***
Many residents may require extra storage space, and can rent out storage lockers at a monthly fee. The developer will earn an additional profit as a result.

9. ***SALE OF PARKING SPACES***
Similar to the provided storage lockers, parking will be provided to residents at a monthly fee. The developer will collect this money and profits will be put towards the maintenance of the building.

10. ***HRV TECHNOLOGY***
Heat recovery ventilation, or HRV, increases climate control within the building and brings fresh air inside. Energy to ventilate the building will be significantly reduced, and heating and cooling costs will be reduced as a result.



home is:

SILVER LEED CERTIFIED

SUSTAINABLE SITE:
12/26 POINTS

WATER EFFICIENCY:
3/10 POINTS

ENERGY & ATMOSPHERE:
17/35 POINTS

REGIONAL PRIORITY:
2/4 POINTS

MATERIALS & RESOURCES:
9/14 POINTS

INDOOR ENVIRONMENTAL QUALITY:
9/15 POINTS

SUSTAINABLE SITE: *12/26 POINTS*

Prereq 1 Construction Activity Pollution Prevention: Required

Measures taken to control erosion, sedimentation, and airborne dust generation on this site. On site monitoring inspectors will ensure that this objective is met.

Credit 2 Development Density and Community Connectivity: 3

The building is in one of Ottawa's more densely developed areas, with quick access to various services within the community. Widening the sidewalks has created a more walkable area surrounding 245DAUHAUS. The reduced car use ensures lower levels of pollution within the urban core.

Credit 4.1 Alternative Transportation, Public Transportation Access: 3

Access to OC Transpo buses, travelling North and South along Dalhousie St.

Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms: 1

Bicycle parking location included at specific points around the perimeter of the building to encourage healthier modes of transportation.

Credit 4.4 Alternative Transportation, Parking Capacity: 2

Preferred parking will be designated for fuel-efficient vehicles, and will take up 5% of the vehicle parking space.

Credit 5.1 Reduced Site Disturbance, Protect or Restore Habitat: 1

The existing building on the site is reused, and less than one percent of the remainder of the site will be developed.

Credit 7.2 Heat Island Effect, Roof: 1

The structure contains an eco-friendly green roof system and vegetable garden that help to conserve energy and reduce heat-island effect.

Credit 8 Light Pollution Reduction: 1

To reduce the light that escapes, the exterior lights are motion activated, and the wattage is minimal. Also, blackout blinds will be placed on outside facing windows to avoid bird fatalities. Lastly, the majority of the indoor lighting will be on dimmer switches.

WATER EFFICIENCY: *3/10 POINTS*

Credit 3.2 Water Use Reduction: 3/4

Water saver low-flow lavatory faucets and showerheads, high-efficiency dishwashers, high-efficiency laundry washers, and high-efficiency toilets will be used.

ENERGY & ATMOSPHERE: *17/35 POINTS*

Prereq 1 Fundamental Commissioning of Building Energy Systems: Required

The building's systems will be tested on their capacity to perform in accordance with the initial design intent. The comfort of the occupant, low operating costs, and enhanced structural performance of the building with be ensured.

Prereq 2 Minimum Energy Performance: Required

The building will abide by all the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4, and 10.4) of ASHRAE/IESNA Standard 90.1-2004 (without amendments).

Prereq 3 Fundamental Refrigerant Management: Required

The building will not use CFC-based refrigerants in the HVAC&R systems. In the Bethany Hope Centre, specialists wll ensure a CFC phase-out conversion. Also, refrigerants that that have minimal global warming and ozone depletion capabilities have been chosen.

Credit 1 Optimize Energy Performance: 10/19

Optimize energy performance through passive and active systems, such as day lighting and passive solar heating, and solar panels. Adjustable louvres will be placed on all south-facing glass walls to filter sunlight at peak hours. Low energy appliances and fixtures, and a grey water system are also put in place. Rainwater is collected in the garden to supply non-potable water, and recycled grey water is then is filtered to the water closets. The building taps into geothermal resources and uses geothermal energy. The heat pumps will use the underground temperatures to efficiently cool and heat the buildings.

Credit 2 On-Site Renewable Energy: 4/7

Building energy costs will be offset by an increase in on-site renewable energy, specifically through solar panels.

Credit 5 Measurement & Verification: 2/3

A Measurement and Verification plan has been devised, devices have been installed based on the plan, and steps are being made towards the established goals.

Credit 6 Green Power: 1/2

The electricity consumption will be offset by 35% with the previous renewable energy credits.

INNOVATION IN DESIGN: *0/6 POINTS*

REGIONAL PRIORITY: *2/4 POINTS*

Credit 2 Regional Priority Credit: 2/3

According to Ontario's regional priority credits, the building will gain credits for Heat Island Effect: Roof (SSc7.2) and Development Density and Community Connectivity, Option 3 (SSc2)

MATERIALS & RESOURCES: *9/14 POINTS*

Prereq 1 Storage & Collection of Recyclables: Required

Based on a gross floor area of 33,058 ft², a 175 ft² space to store recycling is provided within the complex. Also, there is an advanced recycling system in the building, which includes recycling at every floor.

Credit 1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof: 3/3

The walls, floors, and roof of the existing Bethany Hope Centre on site will remain intact. The building will serve to house the used book library.

Credit 2.1 Construction Waste Management: 1

The materials were chosen based on longevity and their ability to weather gracefully, resulting in less waste to landfills. Landfill diversion will also occur through the enforcement of recycling. Construction products will be determined based on whether it will be shipped with minimal packaging. Also, the majority of the building will be constructed of recyclable materials, notably the outer metal cladding.

Credit 4.2 Recycled Content: 1

Use of materials that contain recycled content, such as asphalt, drainage products/pipes, metal cladding, ceiling tiles, floor, wall, and roof insulation, and coverings, such as carpets.

Credit 5.2 Regional Materials: 2/2

The building consists of a mixture of steel frame and concrete construction. Also, the façade is made of metal cladding, and the solid hardwood finishes are seen throughout the interior spaces. Shaw Lumber, a local producer from the Ottawa Valley, will provide flooring, baseboards, and mouldings.

Credit 7 Certified Wood: 1

Shaw Lumber is FSC certified, and is committed to minimizing its footprint through sustainable practices.

Credit 8 Durable Building: 1

The building will have a skin that has a continuous air-barrier system and is mould resistant. This will be accomplished through effective drainage systems and durable materials that are tolerant of moisture.

INDOOR ENVIRONMENTAL QUALITY: *9/15 POINTS*

Prereq 1 Minimum Indoor Air Quality Performance: Required

The ventilation rate is appropriate based on the floor area, complying with ASHRAE 62.1-2004, due to the spacious atrium, heat recovery ventilation, and the solar chimney that help to provide natural ventilation inside the apartment units.

Prereq 2 Environmental Tobacco Smoke (ETS) Control: Required

Establish a non-smoking policy in and around the building, including outdoor balcony spaces, and entrances, and ensure that there is proper signage.

Credit 1 Outdoor Air Delivery Monitoring: 1

A permanent carbon dioxide monitoring system will be installed. It will offer feedback on space ventilation. This reading will be based on the occupancy (residential building), in accordance with ASHRAE.

Credit 2 Increased Ventilation: 1

The occupied spaces of building will exceed the 30% outside air requirements that are set by ASHRAE 62.1-2004, as a result of the large shared atrium that increases natural ventilation inside the apartments, and the solar chimney also helps to provide natural ventilation. . The result will be a lessening of health issues within the residence.

Credit 4.1 Low-Emitting Materials: Adhesives and Sealants: 1

The building will only use adhesives and sealants that abide by VOC limits. It will provide suitable low-VOC adhesives and sealants prior to construction and ensure that they are being used on site.

Credit 4.2 Low-Emitting Materials: Paints and Coating: 1

Similar to the previous credit, the building will only use paints and coating that abide by VOC limits. Suitable low-VOC paints and coatings should be provided prior to construction and ensure that they are being used on site.

Credit 4.3 Low-Emitting Materials: Flooring Systems: 1

Carpets will be made of natural, low-emitting and recycled materials. Carpets have been certified by the Canadian Carpet Institute under the Carpet Testing Program.

Credit 4.4 Low-Emitting Materials: Composite Wood and Agrifibre Products: 1

No composite wood products within the building contain urea-formaldehyde resin.

Credit 6.1 Controllability of Systems: Perimeter Spaces: 1

Provide controlled lighting and operable windows every 200 ft², around the perimeter wall of the building.

Credit 7.1 Thermal Comfort: Compliance: 1

There is a commitment to ensuring comfortable levels of humidity, air speed, and air and radiant temperature. This will be done through a carefully designed HVAC system based on ASHRAE-55 requirements.

Credit 8.2 Daylight and Views: 1

Expansive glazing, especially in more public interior spaces, will capture high-quality light to create a healthier atmosphere for occupants. As previously mentioned, adjustable louvres will be placed on south-facing walls to filter sunlight at peak hours.

SILVER: 53 POINTS

245DALHAUS MEETS LEED SILVER PERFORMANCE STANDARDS

245 DALHAUS

PROFORMA

Project location:
245 Dalhousie, Ottawa

Development for sale:
retail, condos, parking, lockers

Number of rezidential units	44
Number of retail units	12
Number of parking units	58
Number of lockers	44

PROJECT REVENUES

	Number of residential units	Sale/unit	Revenues
Type A	8	$262,000.00	$2,096,000.00
Type B	16	$436,000.00	$6,976,000.00
Type C	10	$473,500.00	$4,735,000.00
Type D	4	$203,500.00	$814,000.00
Type P	6	$871,500.00	$5,229,000.00
Number of retail units			
	12	$165,800.00	$1,989,600.00
Number of parking units			
	58	$35,000.00	$2,030,000.00
Number of lockers			
	44	$2,500.00	$110,000.00
Less Commissions, Fees			$992,500.00
NET PROJECT REVENUE			**$22,987,100.00**

PROJECT COSTS

	Costs
Land Acquisition	$2,400,000.00
Planing, Design, Approvals	$687,409.60
Construction	$14,534,363.76
TOTAL COSTS	$17,882,937.51

NET CASH FLOW BEFORE FINANCING	$5,104,162.49
FINANCING INTEREST	$450,000.00
NET CASH FLOW TO DEVELOPER	$4,654,162.49

PROJECT COSTS	Description
PREDEVELOPMENT FEES	
Title and Land Search	Land Acquisition (area)
Agreement of Purchase & Sales	Commission
	Land Transfer Expenses
	Legal Fees
	Annis O'Sullivan Vollebekk Ltd.
Survey	
Geotechnical Report	*Geoseismic*
Abatement	No hazardous objects on site
Environmental Report	No past industrial activity on site
Contaminated Substance Report	No past industrial activity on site
TOTAL PREDEVELOPMENT COSTS	
PLANNING, DESIGN, APPROVALS	
Site Plan	City of Ottawa
Building Permit	City of Ottawa
Demolition Permit	City of Ottawa
Rezoning Fee	Not required
Committee of Adjustment	Height over 17m, reduced parking
Public Consulatation	City of Ottawa
Heritage Fee	City of Ottawa
Education Fee	City of Ottawa
Professional fees (Architect, Structural, Electrical Engineer,etc.)	Project design
LEED Registration Fee	Fee for LEED certification
TOTAL PLANING,DESIGN,APPROVALS	
SITEWORK AND BUILDING CONSTRUCTION	
Demolition Cost	Demolition and removal
Sitework	Earth to be removed, underground utility lines, roadwork and pavemer
Construction Cost	Estimated construction cost
Construction cost due to Silver LEED	Cost added due to LEED certification
Underground parking cost	Cost for 48 underground parking units
Amenities	Yoga studio
Tarion/ ONHWP Fee	Unit enrolement fee + %13 HST
Off site cost	Potential off site improvements
Management	Architects, engineers, construction manager
Connection fees	Connection to utilities fees
Inspection fees	Inspection for compliance with codes
Property taxes	
Marketing	Small sale centre, brochures and adds
Miscellaneous	Toilets on site, fences, etc.
Legal fees	Legal fees for saling the units
TOTAL SITEWORK AND BUILDING	
TOTAL COSTS	

Multiplier	Cost	HST
$200/ sq.ft. (from Realtor)	$2,400,000.00	
2% of land value	$48,000.00	
1.5% of land value	$36,000.00	
Lawyer $500/hour	$12,500.00	
1% Lender fee (1% of mortgage)	$18,000.00	
Topo Survey (Utility/ Boundaty Locate)	$9,000.00	$1,170.00
Construction Survey (Bldg layout/ foundations)	$7,000.00	$910.00
Foundation type/ ground water level/ 5 bores at 6m	$5,400.00	$702.00
	$2,535,900.00	
Planning fee	$18,386.00	
(PDF will not open for Ottawa) Toronto $15.79/sq.m	$60,633.60	
$100 for 5000sq.ft. + $12/additional 1000sq.ft.	$140.00	
$1,450 + $940/additional varience	$2,390.00	
	$1,100.00	
Initial Conservation Authority Fee	$650.00	
Residential: $1,626/unit Non-Residential: $1.06/sq.ft.	$29,110.00	$3,784.30
	$575,000.00	
5 cents/sq.ft	$2,066.65	
	$689,476.25	
	$30,000.00	
$25,000/day for 21 days	$525,000.00	
$250/sq.ft. From gross floor area (41,333sq.ft.)+3% for LEED	$10,333,250.00	
3% addet to the construction cost	$309,997.50	
$25,000/unit	$1,200,000.00	
60000 for one studio	$60,000.00	
$710/unit valued between $300,000 - $350,000	$71,113.76	
Estimation based on information from other sites	$75,000.00	
9% from planning + construction costs	$1,035,000.00	
$2,700/unit	$151,200.00	
$2,500/unit	$140,000.00	
$30,000/year	$30,000.00	
$75,000/sales centre, $25,000 brochures + adds	$250,000.00	
Estimation based on information from other sites	$50,000.00	
2% of sale price	$397,000.00	
	$14,657,561.26	
	$17,882,937.51	

PROJECT REVENUES

		Description	Multiplier	Revenue
Number of residential units				
Type A	8	Bachelor units	524 sq.ft	$2,096,000.00
Type B	16	1 Bedroom units	872 sq.ft	$6,976,000.00
Type C	10	2 Badroom units	947 sq.ft	$4,735,000.00
Type D	4	2 Bedroom units 2 storey	407 sq.ft	$814,000.00
Type P	6	Penthouse at third floor	1743 sq.ft	$5,229,000.00
TOTAL	44			**$19,850,000.00**

Sale/unit	
Type A	$262,000.00
Type B	$436,000.00
Type C	$473,500.00
Type D	$203,500.00
Type P	$871,500.00

Retail units 12	Sale for $200/sq.ft	829 sq.ft/unit	$1,989,600.00
Parking units 58	48 Underground parking area+10 Above ground	$35,000.00	$2,030,000.00
Lockers 44		$2,500.00	$110,000.00
Less Commissions, Fees			$992,500.00
NET PROJECT REVENUE			$22,987,100.00

FINANCING CAPITAL

Development time

Pre-construction period	4 months
Construction time	10 months
Sales period	6 months

	Description
Equity	Developer's money
Credit	Credit from bank for 1 year
Revenue from seling	Revenue from sales before starting construction
Cost of capital	The interest pay to the bank for credit

TOTAL COSTS OF CAPITAL

Multiplier	
	$2,400,000.00
9% interest	$5,000,000.00
60%	$11,910,000.00
	$450,000.00

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