



**SALES REVENUE**

**One Bedrooms**

One Bedroom Units	\$ 1,950,000
	<u>1,950,000</u>

**Two Bedrooms**

Two Bedroom Units	5,480,000
	<u>5,480,000</u>

**Sale Revenue 7,430,000**

**DEVELOPMENT COSTS**

**Investment.**

Land	1,200,000
	<u>1,200,000</u>

**Site Preparation**

Site Clearing	40,000
Site Servicing	30,000
	<u>70,000</u>

**Construction**

Construction costs	3,535,000
Parking	130,000
Landscaping	40,000
	<u>3,705,000</u>

**Prof. Fees**

Arch & Eng Fees	196,000
Geo-scientists	15,000
Mortgage Brokerage Fees	60,000
	<u>271,000</u>

**City Fees**

City Permits & Fees	35,000
Development Cost Charges	200,000
Property Taxes	35,000
	<u>270,000</u>

**Marketing**

Advertising	50,000
Real Estate Fees	100,000
	<u>150,000</u>

**Contingencies**

Contingency Allowance	44,000
	<u>44,000</u>

**Financing Interest Costs**

Land Loan	52,000
Construction Loan	127,375
	<u>179,375</u>

**Total Development Costs 5,889,375**

**DEVELOPMENT PROFIT 1,540,625**

**% of Total Development Costs 26.16%**

**% of Sale Revenue 20.74%**

**Maximum Equity 2,168,750**

**Return on Equity 71.04%**

**Average Profit per Unit 77,031**



**Development Profit Snapshot**  
Arcadia Place  
Condominium Project

March 21, 2008  
Investor Pro  
Development Condominium

<b>SALES REVENUE</b>		<b>\$ 7,430,000</b>
<b>DEVELOPMENT COSTS</b>		
Investment.		1,200,000
Site Preparation		70,000
Construction		3,705,000
Prof. Fees		271,000
City Fees		270,000
Marketing		150,000
Contingencies		44,000
Financing Interest Costs		179,375
<b>Total Development Costs</b>		<b>5,889,375</b>
<b>DEVELOPMENT PROFIT</b>		<b>1,540,625</b>
<b>% of Total Development Costs</b>		<b>26.16%</b>
<b>% of Sale Revenue</b>		<b>20.74%</b>
<b>Maximum Equity</b>		<b>2,168,750</b>
<b>Return on Equity</b>		<b>71.04%</b>
<b>Average Profit per Unit</b>		<b>77,031</b>