



Financial Analysis

Edmonton, Alberta - 93 Unit Apartment Development (Hard Costs Only)

May 15, 2026

Summary

SUMMARY

This development is located in Edmonton. It is a development of 93 Units. The total square footage of this development is 115,158 sq. ft. On average, 1-Bedroom units are 635.53 sq. ft., 2-Bedroom units are 938.35 sq. ft., and 3-Bedroom Units are 1,301.61 sq. ft.

For this project, the cost to develop, build, market and sell, including all associated legal and professional fees is \$36,696,359.00.

UNIT MIX

The unit mix for the 93 units totaling 78,059.41 sq. ft. are as follows:

- 1-Bed: 46 (26 Type 1A, 8 Type 1B, 4 Type 1C, 8 Type 1D)
- 2-Bed: 34 (6 Type 2A, 6 Type 2B, 16 Type 2C, 6 Type 2D)
- 3-Bed: 13 (7 Type 3A, 3 Type 3B, 3 Type 3C)

COST BREAKDOWN

- Hard Costs: \$36,696,359

Parkade: \$7,540,584

Residential: \$23,676,616

Community Space: \$1,903,006

Leasable Space: \$1,680,743

Site Development: \$1,895,410

- Construction cost per sq. ft: \$318.66
- Total project cost per sq. ft.: N/A
- Total Costs: \$36,696,359

ASSUMPTIONS

- Pro Forma is a culmination of the Redevelopment Class C Estimate (8/16/2024).
- Excluded from total costs are soft costs and certain mechanical and electrical features.
- Land and associated costs and interest/finance charges are also excluded from the estimate.
- A design and pricing contingency of 5% has been included in the estimate.
- An escalation contingency of 3.1% has been included in the estimate.
- A construction contingency has been excluded from the estimate.
- Not included are Financial Incentives of grants, co-investments and land contributions.

Summary Financial Analysis

Revenue	Units	ft² (NFA)	CA\$/ft²	Ave Value	Total (CA\$)
Sales revenue	93	78,059.41	0.00	0.00	0.00
Gross sales revenue					0.00
Costs					0.00
Net sales revenue					0.00

Site Purchase	of price	Total (CA\$)
Site purchase price		0.00
Land tax	0.00%	0.00
Other purchase costs	0.00%	0.00
Total purchase costs		0.00

Hard costs	ft² (GFA)	CA\$/ft²	Total (CA\$)
Preliminary costs			0.00
Main hard costs	194,395.00	188.77	36,696,359.00
Contingency			0.00
Total hard costs			36,696,359.00

Soft costs	% hard costs	% revenue	Total (CA\$)
Total soft costs	0.00%	0.00%	0.00

Total costs excl finance	36,696,359.00
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Finance Costs	% Cost (inc. fin...	% Cost	% revenue	Total (CA\$)
Total finance	0.00%	0.00%	0.00%	0.00
Total finance costs				0.00

Total costs inc. finance	36,696,359.00
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	Unleveraged ...	Leveraged IRR	RoE	Yield/Cost	Yield/Rev.	
Profit	N/A	N/A	-100.00%	-100.00%	0.00%	-36,696,359.00

Revenue Breakdown

Summary	Quantity	Ave Value	CA\$/ft²	ft² (NFA)	Total (CA\$)
Unit Mix	93	N/A	N/A	78,059.41	0.00
Gross sales revenue				78,059.41	0.00
Costs					0.00
Net sales revenue					0.00

Unit Mix	ft²/Unit	CA\$/Unit	CA\$/ft²	ft² (NFA)	Total (CA\$)
Suite - 1A (×26)	624.30			16,231.80	
Suite - 1B (×8)	624.30			4,994.40	
Suite - 1C (×4)	624.30			2,497.20	
Suite - 1D (×8)	688.89			5,511.12	
Suite - 2A (×6)	1,001.04			6,006.24	
Suite - 2B (×6)	904.16			5,424.96	
Suite - 2C (×16)	904.16			14,466.56	
Suite - 2D (×6)	1,001.04			6,006.24	
Suite - 3A (×7)	1,291.67			9,041.69	
Suite - 3B (×3)	1,313.20			3,939.60	
Suite - 3C (×3)	1,313.20			3,939.60	
Gross value			N/A	78,059.41	0.00
Costs		0.00%			0.00
Net value					0.00

Hard Costs

Preliminary costs	Total (CA\$)
Total	0.00

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Parkade	ft² (GFA)	CA\$/ft²	Total (CA\$)
Clearing and grubbing		0.60	17,442.00
Perimeter Strip Fdns. - 1700x300...		5.29	152,723.00
Internal Strip Fdns. - 1700x300mm		1.19	34,261.00
Exterior Pad Footings - 3600x360...		7.52	217,301.00
Interior Pad Footings - 3600x3600...		7.79	225,057.00
Elevator and Stair Pad Footings		3.65	105,447.00
Precast sump pits (large)		0.35	10,000.00
Bulk excavation and backfill and c...		12.17	351,371.00
Allowance for dewatering - local p...		0.87	25,000.00
Slab on Grade - 125mm Thick		10.77	311,186.00
Trenches, including cover		0.60	17,275.00
Square Columns Below Grade - 3...		1.79	51,641.00
Beams Below Grade - 2000x450mm		5.44	157,219.00
Beams Below Grade - 2000x550mm		6.99	201,864.00
Suspended Concrete Slab (below ...		12.18	351,747.00
Suspended Concrete Transfer Sla...		18.62	537,910.00
Concrete shear wall supporting sla...		7.64	220,614.00
Elevator divider beams		0.06	1,800.00
Grout elevator divider beam pockets		0.01	150.00
Precast concrete stairs - per flight ...		0.78	22,500.00
Concrete Exterior Basement Wall ...		22.92	662,077.00
Sectional overhead door to reside...		1.04	30,000.00
Allowance for glazed partition / sid...		0.43	12,288.00
Rough carpentry - below grade		0.70	20,125.00
Allow for sealing and caulking		1.11	32,200.00
Hollow metal interior doors - Single		0.41	11,820.00
Hollow metal interior doors - Double		0.69	20,000.00
Automatic door operator, single leaf		0.10	3,000.00
Linoleum sheet flooring (type LN1)		0.06	1,809.00
Concrete sealer		0.11	3,090.00
Traffic topping		4.00	115,439.00
Resilient base		0.12	3,601.00
12.7mm (1/2") drywall ceiling system		0.05	1,447.00
Interior paint drywall ceilings		0.02	543.00
Interior paint to soffits		0.93	26,991.00
Porcelain tile to walls (type TL2)		0.12	3,420.00
Interior paint to walls		0.58	16,786.00
Elevator pit ladder		0.05	1,500.00
Steel wall rail		0.24	7,038.00
Steel balustrades		0.27	7,740.00
Misc. metals - below grade		0.49	14,222.00
Corner guards		0.03	750.00

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Interior signage - below grade		0.17	5,000.00
Allowance for Convex Mirrors to P...		0.29	8,500.00
Traction elevator		1.52	44,000.00
Allow for cab finishes		0.87	25,000.00
Plumbing and Drainage-Below Gr...		6.97	201,225.00
Equipment		4.88	140,900.00
Miscellaneous-General Requirem...		0.72	20,700.00
Parking		2.86	82,536.00
Air Handlers and Fans - Parking		6.19	178,658.00
Heating Plant		18.61	537,500.00
Piping-HVAC		5.87	169,597.00
Miscellaneous		2.16	62,300.00
Parking Garage Controls		3.87	111,798.00
Normal Power		1.97	56,760.00
Distribution		2.66	76,689.00
Motor Controls & Wiring		1.39	40,245.00
Miscellaneous		0.13	3,705.00
Lighting		4.66	134,695.00
Common Area Devices		1.94	56,035.00
Fire Alarm System		3.07	88,682.00
Security System		0.74	21,334.00
Communications		0.09	2,560.00
Miscellaneous		0.85	24,441.00
General Requirements		23.24	671,138.00
Insurance & Bonding		0.00	0.00
Fee (Head office overheads, and ...		7.03	203,172.00
Design and Pricing Contingency		12.08	348,778.00
Escalation Contingency to Q2, 2025		7.49	216,242.00
Construction Contingency		0.00	0.00
Total (excl contingency)	28,883.00	261.07	7,540,584.00
Contingency	0.00%		0.00
Total (inc. contingency)		261.07	7,540,584.00

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Residential	ft² (GFA)	CA\$/ft²	Total (CA\$)
Steel framing (all-in) - columns		0.65	65,975.00
Elevator divider beams		0.05	5,400.00
Grout elevator divider beam pockets		0.00	450.00
Condo Wood Floor Framing - Typi...		17.73	1,810,258.00
2.0E Laminated Veneer Lumber (L...		0.49	50,234.00
Floor framing - 38x140mm (2"x6")		0.08	7,870.00
200mm (8") block (type 7)		2.22	226,429.00
E/O for infilling blockwork with con...		0.43	43,544.00
Precast concrete stairs - per flight ...		0.59	60,000.00
Elevator divider beams		0.02	1,800.00
Grout elevator divider beam pockets		0.00	150.00
Wood Roof Framing - Flat Roof As...		2.31	235,695.00
2.0E Laminated Veneer Lumber (L...		0.11	11,288.00
Structural wood wall framing - 38x...		0.56	57,402.00
Structural wood wall framing - 38x...		1.10	112,195.00
Structural wood wall framing - 38x...		0.69	70,192.00
Floor framing - 38x140mm (2"x6")		0.03	3,129.00
200mm (8") block (type 7)		0.86	88,007.00
Brick Veneer Exterior Wall - Stud ...		3.01	306,930.00
Brick Veneer Exterior Wall - Block/...		0.42	42,395.00
Fiber Cement Siding Exterior Wall ...		6.46	659,308.00
Metal Siding Exterior Wall - Stud B...		0.11	11,678.00
Metal Siding Exterior Wall - Block/...		1.69	172,254.00
Exterior glazed curtain wall (Storef...		0.07	6,800.00
Aluminum windows, double-glaze...		0.49	50,150.00
Vinyl windows, double-glazed (suit...		2.01	205,005.00
E.O. operable window		0.16	16,050.00
Hollow metal exterior doors - Single		0.06	5,910.00
Exterior glazed aluminum door, sin...		0.06	6,000.00
Exterior glazed swing door, single ...		1.05	106,800.00
Exterior glazed aluminum door, do...		0.18	18,000.00
2 ply SBS Roof Assembly		8.13	830,096.00
Metal coping		0.15	15,000.00
Allowance for roof accessories		0.24	25,000.00
Vertical metal picket railing to balc...		2.16	220,400.00
Wood slat screen to balcony and p...		2.15	219,462.00
Main Floor Patio Slab on Grade a...		0.00	0.00
L2+ Balcony Wood Floor Assembly		0.99	100,973.00
L2 Balcony and Terrace Concrete ...		0.13	12,949.00
Steel column supports to balcony		0.63	64,293.00
Allowance for miscellaneous steel ...		0.07	7,316.00
Brick Veneer Parapet Assembly		0.12	12,636.00

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Metal Panel Parapet Assembly	0.35	35,818.00
Fiber Cement Siding Parapet Asse...	1.90	194,022.00
Wood Framed Canopy Assembly	0.66	66,972.00
Canopy fascia - fiber cement sidin...	0.30	30,900.00
200mm (8") block (type 7)	0.07	6,976.00
38 x 140mm wood studs @ 400m...	0.27	27,379.00
38 x 140mm wood studs @ 400m...	0.98	100,269.00
38 x 89mm wood studs @ 400mm...	7.33	748,597.00
38 x 89mm wood studs @ 400mm...	0.07	6,701.00
38 x 89mm double wood studs @ ...	3.76	383,789.00
89 x 140mm staggered wood stud ...	5.48	559,597.00
64mm USG c-h studs spaced 610...	0.03	3,461.00
89 x 140mm wood stud walls on ei...	0.31	31,781.00
38 x 89mm wood studs @ 600mm...	0.40	40,450.00
E.O. for moisture resistant drywall...	0.28	28,589.00
Allowance for glazed partition / sid...	0.13	12,920.00
Rough carpentry - above grade	1.39	142,282.00
Allow for sealing and caulking	1.11	113,826.00
Hollow metal interior doors - Single	0.44	45,310.00
Solid core interior wood doors - Si...	2.12	216,200.00
Hollow core interior suite wood do...	3.09	315,600.00
Bedroom closet door with two leafs	0.85	87,150.00
Automatic door operator, single leaf	0.24	24,000.00
Porcelain tile to floors (type TL1)	0.29	29,902.00
Non-slip sheet vinyl flooring (type ...	0.10	9,962.00
Vinyl tile planks (type VP1)	5.38	548,845.00
Linoleum sheet flooring (type LN1)	0.02	1,618.00
Carpet flooring	0.44	44,673.00
Concrete sealer	0.03	3,539.00
Resilient base	0.23	23,400.00
Acoustic tile ceiling assembly (tile ...	0.50	51,171.00
12.7mm (1/2") drywall ceiling system	2.95	301,487.00
12.7mm (1/2") abuse / impact resi...	0.05	5,604.00
Interior paint drywall ceilings	1.13	114,926.00
Porcelain tile to walls (type TL2)	0.18	18,360.00
Interior paint to walls	1.04	106,062.00
Non-PVC wall covering (type WC1...	0.35	36,000.00
Allowance for feature wall finishes	0.24	25,000.00
Steel wall rail	0.26	26,715.00
Steel balustrades	0.28	28,380.00
Misc. metals - above grade	0.70	71,138.00
Manufactured plastic-laminate-cla...	3.63	370,575.00
Build costManufactured plastic-la...	2.08	212,800.00

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Manufactured plastic-laminate-cla...	0.21	21,446.00
Vanity countertop - solid surface	0.83	84,800.00
Vanity support	0.21	21,200.00
Residential shelving	1.56	158,785.00
Closet rod and shelf	0.33	34,020.00
Interior signage - above grade	0.15	15,000.00
Interior signage (suite numbers)	0.05	4,650.00
Mail boxes	0.02	2,000.00
Washroom accessories to suites	0.14	13,992.00
Mirrors to walls	0.16	16,430.00
Blinds	0.00	0.00
Seating	0.00	0.00
Residential furniture	0.00	0.00
Multiple seating	0.00	0.00
Traction elevator	1.72	176,000.00
Allow for cab finishes	0.98	100,000.00
Piping	10.61	1,083,550.00
Common Area Fixtures	0.42	42,385.00
Suite Fixtures	4.84	493,675.00
Miscellaneous-General Requirem...	0.95	97,200.00
Building	4.29	438,175.00
Air Handlers and Fans - Building	2.53	258,690.00
Piping-HVAC	4.46	455,044.00
Common Area terminal devices - ...	0.48	49,300.00
Residential Suite terminal devices	5.01	511,350.00
Ductwork and Air Distribution	4.42	450,900.00
Miscellaneous	1.18	120,100.00
Controls	3.75	383,196.00
Distribution	0.71	72,384.00
Distribution - Suite	4.36	444,704.00
Motor Controls & Wiring	1.18	120,110.00
Miscellaneous	0.03	3,188.00
Lighting	2.43	248,228.00
Common Area Devices	0.78	79,880.00
Suites Devices	5.72	584,239.00
Fire Alarm System	1.97	200,912.00
Security System	0.42	42,767.00
Communications	1.43	146,245.00
Enterphone System	0.28	28,459.00
Lightning Protection	0.42	42,543.00
Miscellaneous	8.75	893,559.00
General Requirements	20.64	2,107,300.00
Insurance & Bonding	0.00	0.00

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Fee (Head office overheads, and ...		6.25	637,937.00
Design and Pricing Contingency		10.73	1,095,126.00
Escalation Contingency to Q2, 2025		6.65	678,978.00
Construction Contingency		0.00	0.00
Total (excl contingency)	102,101.00	231.89	23,676,616.00
Contingency	0.00%		0.00
Total (inc. contingency)		231.89	23,676,616.00

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Community Space	ft² (GFA)	CA\$/ft²	Total (CA\$)
Square Columns Above Grade - 3...		5.11	32,967.00
Beams Above Grade - 2000x400mm		8.76	56,549.00
Suspended Concrete Transfer Flo...		37.08	239,416.00
Steel framing (all-in) - columns		3.54	22,838.00
Brick Veneer Exterior Wall - Stud ...		12.36	79,815.00
Brick Veneer Exterior Wall - Block/...		0.81	5,234.00
Aluminum windows, double-glaze...		9.08	58,650.00
Exterior glazed aluminum door, sin...		0.93	6,000.00
38 x 140mm wood studs @ 400m...		2.39	15,403.00
38 x 140mm wood studs @ 400m...		3.26	21,060.00
89 x 140mm staggered wood stud ...		10.55	68,114.00
89 x 140mm wood stud walls on ei...		1.06	6,847.00
E.O. for moisture resistant drywall...		0.15	954.00
Allowance for glazed partition / sid...		1.68	10,848.00
Rough carpentry - above grade		1.39	8,998.00
Allow for sealing and caulking		1.11	7,198.00
Hollow metal interior doors - Single		1.53	9,850.00
Hollow metal interior doors - Double		1.55	10,000.00
Solid core interior wood doors - Si...		6.77	43,700.00
Automatic door operator, single leaf		1.86	12,000.00
Porcelain tile to floors (type TL1)		0.88	5,701.00
Non-slip sheet vinyl flooring (type ...		0.14	873.00
Linoleum sheet flooring (type LN1)		3.20	20,637.00
Carpet flooring		0.60	3,901.00
Resilient base		0.48	3,075.00
Acoustic tile ceiling assembly (tile ...		0.69	4,469.00
12.7mm (1/2") drywall ceiling system		2.62	16,946.00
12.7mm (1/2") abuse / impact resi...		0.25	1,603.00
Interior paint drywall ceilings		1.07	6,889.00
Interior paint to walls		1.54	9,933.00
Non-PVC wall covering (type WC1...		7.71	49,800.00
Allowance for feature wall finishes		1.86	12,000.00
Misc. metals - above grade		0.70	4,499.00
Manufactured plastic-laminate-cla...		1.15	7,425.00
Manufactured plastic-laminate-cla...		0.54	3,501.00
Concierge desk		1.15	7,440.00
Interior signage - above grade		0.39	2,500.00
Paper towel dispenser, wall mounted		0.27	1,750.00
Soap dispenser, wall mounted; ma...		0.10	665.00
Grab bar; straight		0.02	100.00
Grab bar; L-shaped		0.02	160.00
Robe hook, single		0.05	350.00

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Toilet tissue dispenser, surface mo...	0.10	630.00
Mirrors to walls	0.17	1,085.00
Office furniture	0.00	0.00
Seating	0.00	0.00
Multiple seating	0.00	0.00
Equipment	0.77	5,000.00
Piping	11.71	75,605.00
Common Area Fixtures	2.76	17,850.00
Miscellaneous-General Requirem...	0.93	6,000.00
Building	4.73	30,548.00
Air Handlers and Fans - Building	11.88	76,735.00
Piping-HVAC	5.22	33,725.00
Common Area terminal devices - ...	2.06	13,300.00
Ductwork and Air Distribution	10.87	70,210.00
Miscellaneous	2.21	14,300.00
Controls	9.69	62,577.00
Distribution	11.57	74,707.00
Motor Controls & Wiring	0.56	3,600.00
Miscellaneous	0.10	639.00
Lighting	12.95	83,618.00
Common Area Devices	4.36	28,160.00
Fire Alarm System	3.60	23,243.00
Security System	0.95	6,114.00
Communications	2.38	15,380.00
Miscellaneous	2.49	16,081.00
General Requirements	26.23	169,374.00
Insurance & Bonding	0.00	0.00
Fee (Head office overheads, and ...	7.94	51,274.00
Design and Pricing Contingency	13.63	88,020.00
Escalation Contingency to Q2, 2025	8.45	54,573.00
Construction Contingency	0.00	0.00
Total (excl contingency)	6,457.00	1,903,006.00
Contingency	0.00%	0.00
Total (inc. contingency)	294.72	1,903,006.00

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Leasable Space	ft² (GFA)	CA\$/ft²	Total (CA\$)
Square Columns Above Grade - 3...		6.42	42,397.00
Exterior Beams Above Grade - 20...		0.18	1,165.00
Beams Above Grade - 2000x400mm		15.47	102,119.00
Suspended Concrete Transfer Flo...		68.23	450,385.00
Concrete shear wall supporting sla...		10.33	68,170.00
Steel framing (all-in) - columns		3.46	22,838.00
Precast concrete stairs - per flight ...		1.14	7,500.00
Brick Veneer Exterior Wall - Stud ...		14.65	96,686.00
Brick Veneer Exterior Wall - Block/...		1.27	8,374.00
Metal Siding Exterior Wall - Block/...		4.03	26,594.00
Aluminum windows, double-glaze...		9.79	64,600.00
Hollow metal exterior doors - Single		0.60	3,940.00
Exterior glazed aluminum door, sin...		0.91	6,000.00
38 x 89mm wood studs @ 600mm...		0.35	2,302.00
Rough carpentry - above grade		1.39	9,198.00
Allow for sealing and caulking		1.11	7,359.00
Hollow metal interior doors - Single		0.30	1,970.00
Concrete sealer		1.42	9,366.00
Resilient base		0.12	780.00
Interior paint to walls		0.56	3,674.00
Steel wall rail		0.63	4,163.00
Steel balustrades		0.39	2,580.00
Misc. metals - above grade		0.70	4,599.00
Piping		3.25	21,430.00
Common Area Fixtures		0.12	825.00
Miscellaneous-General Requirem...		0.24	1,600.00
Building		4.23	27,944.00
Air Handlers and Fans - Building		7.57	50,000.00
Piping-HVAC		11.69	77,192.00
Common Area terminal devices - ...		2.42	16,000.00
Ductwork and Air Distribution		2.65	17,460.00
Miscellaneous		1.88	12,400.00
Controls		7.76	51,237.00
Distribution		8.15	53,812.00
Motor Controls & Wiring		1.11	7,356.00
Miscellaneous		0.39	2,556.00
Lighting		5.04	33,294.00
Common Area Devices		0.09	600.00
Fire Alarm System		2.20	14,555.00
Security System		1.59	10,468.00
Communications		0.46	3,020.00
Miscellaneous		1.73	11,418.00

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General Requirements		22.66	149,592.00
Insurance & Bonding		0.00	0.00
Fee (Head office overheads, and ...		6.86	45,286.00
Design and Pricing Contingency		11.78	77,740.00
Escalation Contingency to Q2, 2025		7.30	48,199.00
Construction Contingency		0.00	0.00
Total (excl contingency)	6,601.00	254.62	1,680,743.00
Contingency	0.00%		0.00
Total (inc. contingency)		254.62	1,680,743.00

Edmonton, Alberta - 93 Unit Apartment Development (Hard Costs Only)

Site Development	ft² (GFA)	CA\$/ft²	Total (CA\$)
Clearing and grubbing		0.60	30,407.00
Rough grading		0.93	46,780.00
Parkade Rampway Slab on Grade...		1.58	79,673.00
E.O for parkade ramp forming		0.17	8,427.00
Medium duty asphalt paving (Parki...		2.45	123,600.00
Heavy duty asphalt paving (Loadin...		0.09	4,757.00
Concrete pavement - pedestrian a...		1.55	78,244.00
Heavy duty concrete pavement		0.05	2,720.00
Heavy duty concrete pavement		0.04	2,140.00
E.O for stair forming		0.02	1,006.00
E.O for pedestrian ramp forming		0.13	6,365.00
Concrete curbs		0.69	34,734.00
Painted traffic lines		0.02	1,050.00
Barrier free symbols		0.02	1,000.00
Pavement markings (Pedestrian cr...		0.02	974.00
Vertical metal picket railing to park...		1.13	57,033.00
Metal railing to transformer pad (n...		0.07	3,636.00
Garbage bin enclosure fencing an...		0.39	19,728.00
Pedestrian Ramp and Stairs Retai...		1.12	56,620.00
Bored and augured piles assumes...		0.84	42,400.00
Remove pile tailing off site		0.02	1,000.00
Trim pile tops		0.20	10,000.00
Structural Slab on Grade - 125mm...		0.45	22,758.00
Slab Thickening		0.19	9,625.00
Main Floor Patio Retaining Wall As...		2.67	134,667.00
Exterior signage allowance		0.05	2,500.00
Bollards w/base		0.10	5,000.00
Bike ring		0.09	4,500.00
Bench		0.14	7,200.00
Waste & recycle receptacles		0.04	2,200.00
Allowance for miscellaneous site f...		0.30	15,000.00
Allowance for gazebo, includes fo...		0.79	40,000.00
Planter soil/mulch		0.41	20,705.00
Temporary sodding to Daycare gre...		0.05	2,275.00
Sodding		0.66	33,413.00
Shrubs and perennials		0.18	9,000.00
Trees		0.70	35,100.00
Domestic water services		1.19	59,975.00
Sanitary water services		1.04	52,225.00
Storm water services		3.41	171,800.00
Connections to street main c/w co...		0.00	0.00
Incoming Power		2.25	113,312.00

Edmonton, Alberta - 93 Unit Apartment Development (Hard Costs Only)

Incoming Communications		0.64	32,457.00
Site Lighting & Devices		2.93	147,613.00
General Requirements		3.35	168,698.00
Insurance & Bonding		0.00	0.00
Fee (Head office overheads, and ...		1.01	51,069.00
Design and Pricing Contingency		1.74	87,669.00
Escalation Contingency to Q2, 2025		1.08	54,355.00
Construction Contingency		0.00	0.00
Total (excl contingency)	50,353.00	37.64	1,895,410.00
Contingency	0.00%		0.00
Total (inc. contingency)		37.64	1,895,410.00
Total hard costs	194,395.00	188.77	36,696,359.00

Sensitivity Analysis

Yield on cost sensitivity, amounts in CAD

			Revenue								
			-20%	-15%	-10%	-5%	0%	5%	10%	15%	20%
			0	0	0	0	0	0	0	0	0
Hard costs (avg. per ft ² GFA)	20%	226.5	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%
	15%	217.1	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%
	10%	207.6	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%
	5%	198.2	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%
	0%	188.8	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%
	-5%	179.3	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%
	-10%	169.9	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%
	-15%	160.5	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%
	-20%	151	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%

Profit sensitivity, amounts in CAD

			Revenue								
			-20%	-15%	-10%	-5%	0%	5%	10%	15%	20%
			0	0	0	0	0	0	0	0	0
Hard costs (avg. per ft ² GFA)	20%	226.5	-44M	-44M	-44M	-44M	-44M	-44M	-44M	-44M	-44M
	15%	217.1	-42.2M	-42.2M	-42.2M	-42.2M	-42.2M	-42.2M	-42.2M	-42.2M	-42.2M
	10%	207.6	-40.4M	-40.4M	-40.4M	-40.4M	-40.4M	-40.4M	-40.4M	-40.4M	-40.4M
	5%	198.2	-38.5M	-38.5M	-38.5M	-38.5M	-38.5M	-38.5M	-38.5M	-38.5M	-38.5M
	0%	188.8	-36.7M	-36.7M	-36.7M	-36.7M	-36.7M	-36.7M	-36.7M	-36.7M	-36.7M
	-5%	179.3	-34.9M	-34.9M	-34.9M	-34.9M	-34.9M	-34.9M	-34.9M	-34.9M	-34.9M
	-10%	169.9	-33M	-33M	-33M	-33M	-33M	-33M	-33M	-33M	-33M
	-15%	160.5	-31.2M	-31.2M	-31.2M	-31.2M	-31.2M	-31.2M	-31.2M	-31.2M	-31.2M
	-20%	151	-29.4M	-29.4M	-29.4M	-29.4M	-29.4M	-29.4M	-29.4M	-29.4M	-29.4M