

## Post Office Pro-forma- Three Storey Office

Site Area in Square Feet

21868

0.502 acres

Revenue	GFA	Annual Rate/sf	Annual Income	Capitalization at 8%
Office GFA	16,800	25	420000	5250000
Retail GFA	16120	45	725400	9067500
Community GFA	10180	2	20360	254500
Atrium Program	5,500	2	11000	137500
<b>Total Revenue</b>				<b>\$14,709,500</b>

Project Costs	Area	\$ per sf	
New Construction	25760	180	4636800
Renovation Costs	22840	120	2740800
<b>Total Building Cost</b>	<b>48600</b>		<b>\$7,377,600</b>
Design and Engineering Fees		6.00%	\$442,656
Sales and Marketing		1.00%	\$73,776
Finance Fees, Legals, Insurance, Const. Interest		1.00%	\$73,776
Demolition & Property Taxes		0.50%	\$36,888
Land Development Charges		2.00%	\$147,552
Project Management & OH		1.00%	\$73,776
Contingency		2.00%	\$147,552
Total Soft Costs		13.50%	
<b>Total Costs</b>			<b>\$11,114,376</b>

### Total Residual for Land Purchase and Profit

Assume Development Profit % of revenue

10

\$3,595,124  
\$1,470,950  
\$2,124,174

### Budget for Land Purchase

Remediation Costs

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Land Cost per acre

\$4,231,422

**MSAi**

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## Port Credit Post Office

### Adaptive Reuse Development Proposal

Lakeshore Road East at Stavebank Road, Mississauga, Ontario

**Pro Forma 3 Storey**  
September 15, 2009