

Post Office Pro-forma- Three Storey Office

Site Area in Square Feet218680.502 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
Total Revenue					\$14,709,500

Project Costs	Area	\$ per sf		
New Construction	25760	180		4636800
Renovation Costs	22840	120		2740800
Total Building Cost	48600			\$7,377,600
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%		
Total Costs				\$11,114,376

Total Residual for Land Purchase and Profit

Assume Development Profit % of revenue10

Budget for Land Purchase

Remediation Costs?

\$3,595,124

\$1,470,950

\$2,124,174

Land Cost per acre\$4,231,422



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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