

Post Office Pro-forma - Four Storey Office

Site Area in Square Feet

21868

0.502 acres

Revenue	GFA	Annual Rate/sf	Annual Income	Capitalization at 8%
Office GFA	24,230	25	605750	7571875
Retail GFA	16120	45	725400	9067500
Community GFA	10180	2	20360	254500
Atrium Program	5,500	2	11000	137500
Total Revenue				\$17,031,375

Project Costs	Area	\$ per sf	
New Construction	33190	180	5974200
Renovation Costs	22840	120	2740800
Total Building Cost	56030		\$8,715,000
Design and Engineering Fees		5.00%	\$435,750
Sales and Marketing		1.00%	\$87,150
Finance Fees, Legals, Insurance, Const. Interest		1.00%	\$87,150
Demolition & Property Taxes		0.50%	\$43,575
Land Development Charges		2.00%	\$174,300
Project Management & OH		1.00%	\$87,150
Contingency		2.00%	\$174,300
Total Soft Costs		12.50%	
Total Costs			\$12,545,175

Total Residual for Land Purchase and Profit

\$4,486,200

Assume Development Profit % of revenue

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\$1,703,138

Budget for Land Purchase

\$2,783,063

Remediation Costs

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Land Cost per acre

\$5,543,949



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Port Credit Post Office
Adaptive Reuse Development Proposal
Lakeshore Road East at Stavebank Road, Mississauga, Ontario

Pro Forma 4 Storey

September 15, 2009