



Olive Devaud Pro-forma									
PROJECT OVERVIEW									2020-10-12
Independent Living, 35 units									
Assisted Living, 55 units									
Commercial, 2 units									
Commercial Kitchen and Amenities									
ADDRESS									
7105 Kemano Street Powell River									
PROJECT INFORMATION									
Site Area									
FSR									
Total Gross Area									
Efficiency Ratio									
Independent Living									
Assisted Living									
Commercial including Learning Centre and Beauty Shop									
Commercial Kitchen and Amenities									
Residential Leasable Area									
Independent Living									
Assisted Living									
Commercial Leasable Area									
Learning Centre									
Beauty Shop									
Beauty Shop Unit									
Commercial Non-Leasable Area									
Commercial Kitchen and Amenities									
Parking Stalls									
Surface Parking									
RENTAL INCOME PER ANNUM									\$ 24,425,633
Assisted Living (Lease)									
95% Occupancy									
\$4,500 per month									
Independent Living (Lease)									
95% Occupancy									
\$2,600 per month									
Commercial Kitchen and Amenities									
Learning Centre (Lease)									
Beauty Shop (Lease)									
GRAND TOTAL									\$ 24,425,633
DEVELOPMENT BUDGET									\$ 5,133,647
Land									
Property Purchasing									
Property Tax for 2020 (estimated)									
Property Tax (Construction Period)									
Land Carry Cost (5%)									
Soft Cost									\$ 201,500
Municipal									
Development cost charges									
DP BP Permit Fees									
Consultants									\$ 201,500
Architectural									
Structural Engineering									
Mechanical Engineering									
Electrical Engineering									
Landscaping Engineering									
Geotechnical Engineering									
Code Consultant									
Survey Costs (Topo, Strata, Dev't, Titles)									
Envelope Consultant									
Environmental Engineering									
Insurance									\$ -
Construction Insurance									
Construction									\$ 2,890,065
Construction Cost									
Construction Management Cost									
Finance									\$ -
Interest on Construction Loan + Fee									
Lease Marketing									\$ 144,503
Lease Marketing									
Project Contingency									\$ 154,578
Soft Cost Contingency									
Hard Cost Contingency									
Project Management Fee									\$ 350,000
PROFITABILITY ANALYSIS - BASED ON RENTAL INCOME PER ANNUM									
Construction Mortgage									
Mortgage									
Equity									
Net Value									\$ 24,425,633
Total Cost									\$ 5,133,647
Profit on Project									\$ 19,291,986
Return on Cost									376%
Rental Properties Market Value									\$ 24,425,633
Rental Income Per Annum									\$ 3,883,501

Disclaimer: This is currently not an offering for sale. Any such offering can only be made by way of Disclosure Statement. E.B.O.E. The developer reserves the right to modify the materials and specifications to maintain the high standard of this development.