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FACULTY OF ENGINEERING AND COMPUTER SCIENCEDepartment of Building, Civil and Environmental Engineering

BLDG-6561: BUILDING ECONOMICS 1

**PROJECT PROPOSAL**

**VARIABLE INVESTMENT IN COMMERCIAL SECTOR**

Prepared for

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Submitted by

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**INTRODUCTION**

The main objective of this project is to get maximum benefit for a variable investment acquired from a financial institution for different alternatives for a commercial setup. In this project, we considered different alternatives for an analysis period of 20 year and the alternative with maximum benefit at the end of this period will be the most preferred one. The selection of most preferred alternative is done by complete economic analysis and calculations. We will consider five alternatives for economic analysis study in two different locations in Montreal, Quebec Canada. One in the Urban area Such as Montreal downtown and other in suburban such as greater Montreal area.

**MOTIVATION**

The motivation behind the selection commercial project as an investment opportunity is because of Investment in Commercial construction rose in Montreal during the three-month period that ended on Sept. 30 2017 to $1.35 billion, according to seasonally-adjusted numbers released by Statistics Canada, means a 12.9-per-cent increase from the equivalent period in 2016 and a 9.8-per-cent increase from the previous quarter as well as cooperate giants like Facebook choose Montreal as an option for their AI lab also motivates us as an investor because these will surely attract other giants and small startups. Moreover, the Quebec budget also includes $30 million for economic development projects, which will be funded through an agreement with the Quebec government.

**PROBLEM STATEMENT**

We will consider different alternatives for a variable investment acquired from a financial institution at standard interest rate to get maximum profit (i.e. variable cost minus variable revenue) in an analysis period of 20 yrs

**PERSPECTIVE**

We are taking owner(investor) perspective in this project.

**ALTERNATIVES**

Basically, as an investor we will consider different alternative to accomplish our goal to get maximum benefit.

1. Construction in urban location that is Montreal downtown (900 Blvd. De Maisonneuve H3A 0A8)

(a)Construction of multipurpose commercial building

(b)Construction for only office space

(C)High rise

(d)Low rise

(e)Parking

(f)Without parking

(g) Multi level parking

1. Buying an existing commercial building in downtown area of Montreal (1245, Sherbrook west H3G 1G3)
2. Construction for only office space
3. Renovation
4. For office space
5. Multipurpose commercial building
6. Construction in suburban location in greater Montreal ((4924, boulevard Saint-Charles, Pierrefonds-Roxboro – H9H 3E5 (Montréal))

a) Construction of multipurpose commercial building

(b)Construction for only office space

(C)High rise

(d)Low rise

(e)Parking

(f)Without parking

(g) Multi level parking

1. Buying an existing commercial building in suburban location in greater Montreal (14375 Blvd. De Pierrefonds, H9H 1Z2)
2. Construction for only office space

(b) Renovation

(c) For office space

(d)Multipurpose commercial building

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