

7607, 7621, 7635 YUKON ST.

Preliminary Project Forecast 开发前期预算表				
Development Data and Project Revenue				
Total Development Area 开发用地面积		44X112.67	3	14872.44
FSR 容积率				2
Gross Area 总共建筑面积				29744.88
Efficiency 使用效率				90%
Saleable Area 可卖面积				26770.392
Projected Price per square foot 预估可销售价值 每尺				\$1,250
Gross Revenue 总盈余				\$33,462,990
Commissison 地产经纪销售费用		3%		\$1,003,890
Net Revenue 在扣除硬成本软成本之前的净盈余		\$1,212.50	PSF	\$32,459,100
Development Costs 开发成本				
Land Costs 土地成本				
Land Price 土地价值		\$519.42		\$15,450,000
Property Transfer Tax 土地交易税				\$307,000
Closing Cost 土地买卖其余费用				\$10,000
Total Land Cost 土地费用总成本		\$530.07	PSF	\$15,767,000
Hard Costs 硬成本				
Construction Cost 施工费用		\$280	PSF	\$8,328,566
Contignency Cost 临时成本		3%		249,857
Total Hard Cost 总硬成本		\$288		8,578,423
Soft Costs 软成本				
	% of Hard Costs			
City Permit Fee 政府许可费用	1.00%			\$85,784
DCL 政府社区建造费用		PSF	\$13	\$386,683.44
CAC 政府容积率增加费用		Depends on increase in FSR		\$350,000
Connectino Fees 管线连接费用				\$60,000
City Engineering Fees 政府工程师费用				\$65,000
Architects 建筑师费用	3%			\$257,353
Consultants 所有工程师费用	2%			\$171,568
Project Management Fee 项目经理费用	1%			\$85,784
Appraisal Fee 评估师费用				\$20,000
Legal & Survey & Strata Fee 律师测量师费用	1%			\$85,784
Insurance 保险费用	0.76%			\$65,196
Property Tax 地税		\$100,000	per ye	\$300,000
HPO & New Home Warranty 新屋2-5-10 保险				\$120,000
Administration Expenses 行政开支				\$100,000
Post Consturction 保修花费				\$130,000
Marketing Expensive 行销费用				\$250,000

Sales Centre Costs 展销中心总花费				\$200,000
Contingency 临时成本				\$100,000
Total Soft Cost 总软成本		\$95.25		\$2,833,153
Total Development Cost 总开发成本				\$27,178,577
Finance Cost 融资费用	4.50%	65%		\$794,973
Total Cost after Finance 融资后开发成本	Equity	\$9,790,743		\$27,973,550
Profit 净收益				\$5,280,524
Profit after Finance 融资后净收益				\$4,485,550
Return on Project Cost 在与银行融资前的获利				19%
Return on Equity 融资后获利				46%

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