

Capital Budget Summary	
Gross Capital Budget	
APPRAISALS/STUDIES	\$ -
LAND ACQUISITION AND SERVICING	\$ -
MUNICIPAL FEES	\$ -
UTILITY FEES	\$ -
DESIGN CONSULTANTS	\$ -
OTHER CONSULTANTS	\$ -
MISCELLANEOUS SOFT COST	\$ -
BORROWING COSTS	\$ -
CONSTRUCTION	\$ -
BUILDING START-UP/COMMISSIONING	\$ -
CONTINGENCIES	\$ -
Total Capital Budget	\$ -
Equity	
Land Equity	\$ -
Equity held with BC Housing	\$ -
Add equity breakdown as necessary	\$ -
Total Equity	\$ -
Financing Required	\$ -
Hard Construction Cost per sqft (Based on GBA)	\$ -
Hard cost per unit	\$ -

FINANCING		
Mortgage Amount	-	-
Net Operating Income	-	-
Amortization	35	50
Interest Rate	4.50%	4.50%
Mortgage Payment Annual	-	-
DCR	-	-

SOCIETY/DEVELOPER:		Site Area:	
PROJECT ADDRESS:		Floor Space Area:	
BCB FILE NO.:		Gross Buildable Area:	
BCB PROJ REF NO.			

BCH Cost Code	Budget Description	Current Draw Amount	Costs to Date	Budget	Remaining Budget	Notes & Assumptions
12100	APPRAISALS/STUDIES					
12105	Appraisal				\$ -	
12110	Market Rent Appraisal				\$ -	
12115	GST Appraisal				\$ -	
12120	Market/Feas Study				\$ -	
12125	Need & Demand Assessment				\$ -	
12130	Traffic Study				\$ -	
	Total Appraisals/Studies	\$ -	\$ -	\$ -	\$ -	
12150	LAND ACQUISITION AND SERVICING					
12155	Land Value				\$ -	
12160	Offsite Service Costs				\$ -	
12165	Environmental Remediation				\$ -	
12170	Property Transfer Tax				\$ -	
12171	PTT - Purchase				\$ -	
12172	PTT - Lease				\$ -	
12175	Demolition				\$ -	
12180	Mortgage Buy-out				\$ -	
	Total Land Acquisition and Servicing	\$ -	\$ -	\$ -	\$ -	
12200	MUNICIPAL FEES					
12201	Municipal Fees				\$ -	
12205	Building Permit				\$ -	
12210	Development Cost Charges				\$ -	
12215	Regional Dev'ment Cost				\$ -	
12220	OCP/Rezoning Appl.				\$ -	
12225	Subdivision Appl.				\$ -	
12230	Mun. Connection Fee				\$ -	
12235	Building Grade				\$ -	
12240	Development Permit				\$ -	
	Total Municipal Fees	\$ -	\$ -	\$ -	\$ -	
12250	UTILITY FEES					
12252	Gas Connection Fees				\$ -	
12255	Hydro Connection Fees				\$ -	
12260	Cable Connection Fees				\$ -	
12265	Telephone Connection Fees				\$ -	
	Total Utility Fees	\$ -	\$ -	\$ -	\$ -	
12350	DESIGN CONSULTANTS					
12355	Architect Contract				\$ -	
12356	Arch. Cont. Sub-Consu				\$ -	
12357	Arch. Cont. Fees				\$ -	
12358	Arch. Cont. Disb.				\$ -	
12360	Structural				\$ -	
12365	Electrical				\$ -	
12370	Mechanical				\$ -	
12375	Landscape				\$ -	
12380	Building Envelope				\$ -	
12385	Code Consultant				\$ -	
12390	Civil Consultant				\$ -	
12395	Certified Professional				\$ -	
12400	Security Consultant				\$ -	
12405	Acoustic				\$ -	

SOCIETY/DEVELOPER:		Site Area:				
PROJECT ADDRESS:		Floor Space Area:				
BCB FILE NO.:		Gross Buildable Area:				
12410	Kitchen Consultant					\$ -
12415	Interior Designer					\$ -
12420	LEED Consultant					\$ -
12430	Model Maker					\$ -
12445	Misc Design Consultant Costs					\$ -
	Total Design Consultants	\$ -	\$ -	\$ -		\$ -
12450	OTHER CONSULTANTS					\$ -
12455	Development Consultant					\$ -
12456	Dev. Consult. Fees					\$ -
12457	Development Consult. Disbursements					\$ -
12458	Dev. Consult. Extraordinary Travel					\$ -
12460	Geotechnical					\$ -
12465	Surveyor					\$ -
12470	Topographical Surveyor					\$ -
12475	Cost Consultant					\$ -
12480	Environmental Consultant					\$ -
12485	Hazardous Materials Consultant					\$ -
12490	Arborist					\$ -
12500	Service Delivery Consultant					\$ -
12505	Fire Safety Plan					\$ -
12510	Maintenance & Renewal Plan					\$ -
12515	BC Housing Inspector					\$ -
12516	BCH Inspector Fees					\$ -
12517	BCH Inspector Disbursements					\$ -
12520	Direct Delivery					\$ -
12525	Community Consultant					\$ -
12545	Miscellaneous Consultants					\$ -
	Total Other Consultants	\$ -	\$ -	\$ -		\$ -
12550	MISCELLANEOUS SOFT COST					\$ -
12555	Property Taxes pre IAD					\$ -
12560	Utilities pre IAD					\$ -
12565	Course of Const. Insurance					\$ -
12570	Professional E&O Insurance					\$ -
12580	Developer/Society Legal Fees					\$ -
12585	BC Housing Legal Fees					\$ -
12590	BCH Program Sign					\$ -
12595	BCH Recoverable Costs					\$ -
12600	Maintenance Costs					\$ -
12605	Title Fees					\$ -
12610	Security pre-construction					\$ -
12615	GST - Self Supply					\$ -
12616	GST - No rebate					\$ -
12620	GST - Non Self Supply					\$ -
12625	Tenant Relocation Costs					\$ -
	Total Miscellaneous Soft Cost	\$ -	\$ -	\$ -		\$ -
12650	BORROWING COSTS					\$ -
12655	Interest pre IAD					\$ -
12660	Loan Admin Fee					\$ -
12665	Mortgage Insurance Fee					\$ -
12670	Loan Fee					\$ -
	Total Borrowing Costs	\$ -	\$ -	\$ -		\$ -
12700	CONSTRUCTION					\$ -
12705	Construction Contract 1					\$ -
12706	Construction Manager					\$ -
12707	Project Manager					\$ -
12708	Construction Manager Disbursements					\$ -
12709	Support/Service Delivery					\$ -
12710	Construction Costs					\$ -
12715	Documentation Cost					\$ -
12720	Construction Contract 2					\$ -
12730	Construction Contract 3					\$ -

SOCIETY/DEVELOPER:		Site Area:			
PROJECT ADDRESS:		Floor Space Area:			
BCB FILE NO.:		Gross Buildable Area:			
12740	Construction Contract 4				\$ -
12750	Landscaping				\$ -
12755	Unit appliances				\$ -
12760	Common Laundry/kitchen				\$ -
12765	Commercial Kitchen Appliances				\$ -
12770	On-Site Security				\$ -
12775	Building Warranty				\$ -
12780	Independent Testing				\$ -
12795	Miscellaneous Constructions Costs				\$ -
	Total Construction	\$ -	\$ -	\$ -	\$ -
12800	BUILDING START-UP/COMMISSIONING				\$ -
12805	Project Commissioning				\$ -
12810	Vacancy Loss				\$ -
12815	Marketing				\$ -
12820	Common Dining/Furnishings				\$ -
12825	Office Equipment				\$ -
12830	Maintenance Equipment				\$ -
12835	Support Serv Equip/Sup				\$ -
12845	Misc. Building Start-Up Costs				\$ -
	Total Building Start-up/Commissioning	\$ -	\$ -	\$ -	\$ -
12850	CONTINGENCIES				\$ -
12855	Project Contingency				\$ -
12859	Miscellaneous				\$ -
12860	Design Contingency				\$ -
12861	Schedule Contingency				\$ -
12862	Construction Contingency				\$ -
12863	Geographical Risks				\$ -
12864	Soft Cost Risks				\$ -
12865	Escalation Contingency				\$ -
	Total Contingencies	\$ -	\$ -	\$ -	\$ -
	GROSS BUDGET	\$ -	\$ -	\$ -	\$ -
12900	DEDUCTIONS				\$ -
12910	Land Equity				
12921	Equity held with BC Housing				
12922	Developer/Society Cash Equity				
12945	BC Housing Grants				
TBD	Add equity breakdown as necessary				
	Total Deductions	\$ -	\$ -	\$ -	\$ -
	NET CAPITAL BUDGET	\$ -			

Unit Mix										
Distribution	# of Units	Unit Type	Unit Area (sq.ft)	Rent Rate PSF	Proposed Rent	Appraised Market Rent	Household Inc. Req'd (@30%)	Accessible Units (#)	Adaptable Units (#)	Notes & Assumptions
Market Units										
	0%	Studio		-			-			
	0%	1 Bed		-			-			
	0%	2 bed		-			-			
	0%	3 Bed		-			-			
Below Market Units										
	0%	Studio		-			-			
	0%	1 Bed		-			-			
	0%	2 Bed		-			-			
	0%	3 Bed		-			-			
Subtotal	0									
Average Unit Size	0									
Market Unit Distribution	0%									
Below Market Unit Distribution	0%									

Operating Budget						
	Year 1	Year 2	Year 3	Year 4	Year 5	Notes & Assumptions
Revenue						
Gross rent potential ¹	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Revenue (Parking, Storage, etc)	\$ -	\$ -	\$ -	\$ -	\$ -	
Less Vacancy rate @ percentage%	\$ -	\$ -	\$ -	\$ -	\$ -	
Gross Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated Annual Expenses						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	
Snow removal	\$ -	\$ -	\$ -	\$ -	\$ -	
Garbage removal	\$ -	\$ -	\$ -	\$ -	\$ -	
Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	
Service contracts	\$ -	\$ -	\$ -	\$ -	\$ -	
Property Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	
Salaries & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	
Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	
Replacement Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	
General & Administration	\$ -	\$ -	\$ -	\$ -	\$ -	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Cash Flow Income	\$ -	\$ -	\$ -	\$ -	\$ -	
Debt Service ²	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	

¹ Base Year: Rents based on commencing in year 202x, increased by x.x% annual escalation.

² Based on \$X @ X% amortized over 35 years; \$X monthly payment

Schedule	
Milestone	Date (mmm dd, yyyy)
Schematic Design Complete	
Design Development	
Construction Documents	
Rezoning Approval	
Development Permit	
Provisional Project Approval	
Building Permit	
Tender Award	
Final Project Approval	
Construction Start Date	
Construction Completion	
Occupancy	
IAD Take out financing (3 months after occupancy)	

