6 Structures	STRUCTURE / Finance Phase Group	Structure 1 / FP Group 1						Structure 2 / FP Group 2	Structure 3 / FP Group 3			Structure 4 / FP Group 4			Structure 5 / FP Group 5					Structure 6 / FP Group 6	
20 Phases	**PHASE**	**Retail 1**	**Residential**	**Res 3**	**Res 4**	**Land 1**	**Land 2**	**Res 2**	**Land 3**	**Retail 2**	**Retail 4**	**Land 4**	**Retail 3**	**Retail 5**	**Office 1**	**Office 2**	**Office 3**	**Office 4**	**Office 5**	**Office 6**	**Office 7**
-	**Developer Phase No.**	3	4	6	7	8	9	5	10	12	14	11	13	15	16	17	18	19	20	21	22
-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Data File Summary — **6 Structure, 20 Phase Project with 5 Equity and 5 Debt Sources plus Mortgages**

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Project Pro Formas - Detailed		**3: Retail 1**	**4: Residential**	**6: Res 3**	**7: Res 4**	**8: Land 1**	**9: Land 2**	**5: Res 2**	**10: Land 3**	**12: Retail 2**	**14: Retail 4**	**11: Land 4**	**13: Retail 3**	**15: Retail 5**	**16: Office 1**	**17: Office 2**	**18: Office 3**	**19: Office 4**	**20: Office 5**	**21: Office 6**	**22: Office 7**
Capitalized Areas	**Totals**																				
Tenant Rent Flow	21,406,500	1,761,300	0	0	0	0	0	0	0	1,761,300	1,761,300	0	1,761,300	1,761,300	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Percentage Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rent Additions/Costs	-720,000	-360,000	0	0	0	0	0	0	0	-360,000	0	0	0	0	0	0	0	0	0	0	0
Operated Asset Income/Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operated Asset Rev/Expense	0	0	0	0	0	0	0	0	0	0	0										
Subtotal: Net Operating Income	**20,686,500**	**1,401,300**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,401,300**	**1,761,300**	**0**	**1,761,300**	**1,761,300**	**1,800,000**	**1,800,000**	**1,800,000**	**1,800,000**	**1,800,000**	**1,800,000**	**1,800,000**
Capitalized Rent	182,250,000	15,450,000	0	0	0	0	0	0	0	15,450,000	15,450,000	0	15,450,000	15,450,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Cap. Rent Additions & Costs	-6,000,000	-3,000,000	0	0	0	0	0	0	0	-3,000,000	0	0	0	0	0	0	0	0	0	0	0
Subtotal: Cap Sales Revenue	**176,250,000**	**12,450,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12,450,000**	**15,450,000**	**0**	**15,450,000**	**15,450,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**	**15,000,000**
Leasing Commission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TI Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TI Cost % of Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TI Area Rate	-20,000,000	-1,200,000	0	0	0	0	0	0	0	-1,200,000	-1,200,000	0	-1,200,000	-1,200,000	-2,000,000	-2,000,000	-2,000,000	-2,000,000	-2,000,000	-2,000,000	-2,000,000
Rent Free Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Void Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Not Exported (Sec 106)	0	-	-	-	-	-	-	-	-	-	-										
Not Exported (Sec 278)	0	-	-	-	-	-	-	-	-	-	-										
Market Rent (Erv)	*14,537,167*	*1,227,433*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1,227,433*	*1,227,433*	*0*	*1,227,433*	*1,227,433*	*1,200,000*	*1,200,000*	*1,200,000*	*1,200,000*	*1,200,000*	*1,200,000*	*1,200,000*
Rent History	-	*24,012,618*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*24,012,618*	*24,012,618*	*0*	*24,012,618*	*24,012,618*	*22,800,000*	*22,800,000*	*22,800,000*	*22,800,000*	*22,800,000*	*22,800,000*	*22,800,000*
Unit Areas	**Totals**																				
Sales Deposits	2,000,000	0	2,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unit Sales	114,000,000	0	18,000,000	20,000,000	20,000,000	9,000,000	9,000,000	20,000,000	9,000,000	0	0	9,000,000	0	0	0	0	0	0	0	0	0
Subtotal: Unit Sales	**116,000,000**	**0**	**20,000,000**	**20,000,000**	**20,000,000**	**9,000,000**	**9,000,000**	**20,000,000**	**9,000,000**	**0**	**0**	**9,000,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Sales Additions/Costs	-250,000	0	-250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Unsold unit Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commission on Completion	-800,000	0	-200,000	-200,000	-200,000	0	0	-200,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Commission on Sale	-800,000	0	-200,000	-200,000	-200,000	0	0	-200,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Land & Acquisition	**Totals**																				
Residualized Price	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fixed Land Price	-22,600,000	-50,000	-1,500,000	-1,500,000	-1,500,000	-2,000,000	-2,000,000	-1,500,000	-2,000,000	-50,000	-500,000	-2,000,000	-500,000	-500,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000
Land Transfer Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agent Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Acquisition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fixed DCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Survey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Land & Acquisition	**-22,600,000**	**-50,000**	**-1,500,000**	**-1,500,000**	**-1,500,000**	**-2,000,000**	**-2,000,000**	**-1,500,000**	**-2,000,000**	**-50,000**	**-500,000**	**-2,000,000**	**-500,000**	**-500,000**	**-1,000,000**	**-1,000,000**	**-1,000,000**	**-1,000,000**	**-1,000,000**	**-1,000,000**	**-1,000,000**
Construction	**Totals**																				
Construction	-143,444,444	-7,200,000	-12,111,111	-11,111,111	-11,111,111	-1,500,000	-1,500,000	-11,111,111	-1,500,000	-7,200,000	-7,200,000	-1,500,000	-7,200,000	-7,200,000	-8,000,000	-8,000,000	-8,000,000	-8,000,000	-8,000,000	-8,000,000	-8,000,000
Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Road/Site Works	-150,000	-75,000	0	0	0	0	0	0	0	-75,000	0	0	0	0	0	0	0	0	0	0	0
Other Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Municipal Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Statutory/Municipal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	-720,000	-360,000	0	0	0	0	0	0	0	-360,000	0	0	0	0	0	0	0	0	0	0	0
Infrastructure Costs	-690,909	-7,273	-21,818	-50,909	-50,909	-58,182	-29,091	-50,909	-29,091	-7,273	-65,455	-29,091	-36,364	-36,364	-14,545	-43,636	-72,727	-14,545	-14,545	-43,636	-14,545
as % of Total Infrastructure Cost	100.0%	1.1%	3.2%	7.4%	7.4%	8.4%	4.2%	7.4%	4.2%	1.1%	9.5%	4.2%	5.3%	5.3%	2.1%	6.3%	10.5%	2.1%	2.1%	6.3%	2.1%
% Share for each Phase:																					
% Total Site Area	100.0%	1.1%	3.2%	7.4%	7.4%	8.4%	4.2%	7.4%	4.2%	1.1%	9.5%	4.2%	5.3%	5.3%	2.1%	6.3%	10.5%	2.1%	2.1%	6.3%	2.1%
% Total GBA	100.0%	4.4%	4.0%	4.0%	4.0%	9.1%	9.1%	4.0%	9.1%	4.4%	4.4%	9.1%	4.4%	4.4%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%	3.6%
% Total NRA	100.0%	4.4%	3.7%	3.7%	3.7%	9.3%	9.3%	3.7%	9.3%	4.4%	4.4%	9.3%	4.4%	4.4%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%
% Total Cost (excl. Int & Fees)	100.0%	5.3%	7.3%	6.8%	6.8%	1.9%	1.8%	6.8%	1.8%	5.3%	4.7%	1.8%	4.7%	4.7%	5.7%	5.8%	5.8%	5.7%	5.7%	5.8%	5.7%
% Total Build Units	100.0%	0.2%	16.3%	16.3%	16.3%	8.2%	8.2%	16.3%	8.2%	0.2%	0.2%	8.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
% Total Revenue	100.0%	4.4%	6.3%	6.4%	6.4%	2.9%	2.9%	6.4%	2.9%	4.4%	5.5%	2.9%	5.5%	5.5%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%	5.4%
Construction Breakdown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Construction	**-145,005,346**	**-7,642,273**	**-12,132,929**	**-11,162,020**	**-11,162,020**	**-1,558,181**	**-1,529,091**	**-11,162,020**	**-1,529,091**	**-7,642,273**	**-7,265,454**	**-1,529,091**	**-7,236,363**	**-7,236,363**	**-8,014,545**	**-8,043,636**	**-8,072,727**	**-8,014,545**	**-8,014,545**	**-8,043,636**	**-8,014,545**

Professional Fees	Totals																				
Architect	-720,000	-360,000	0	0	0	0	0	0	0	-360,000	0	0	0	0	0	0	0	0	0	0	0
Quantity Surveyor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Structural Engineer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mech./Elec.Engineer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Manager	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Manager	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professionals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Professional Fees	**-720,000**	**-360,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-360,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Marketing, Leasing & Disposal	Totals																				
Marketing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leasing Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leasing Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sales Agent Fee	-747,000	-373,500	0	0	0	0	0	0	0	-373,500	0	0	0	0	0	0	0	0	0	0	0
Sales Legal Fee	-249,000	-124,500	0	0	0	0	0	0	0	-124,500	0	0	0	0	0	0	0	0	0	0	0
Commission on Completion	-800,000	0	-200,000	-200,000	-200,000	0	0	-200,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Commission on Sale	-800,000	0	-200,000	-200,000	-200,000	0	0	-200,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Unsold Unit Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Purchaser's Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing, Leasing & Disposal	**-2,596,000**	**-498,000**	**-400,000**	**-400,000**	**-400,000**	**0**	**0**	**-400,000**	**0**	**-498,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Additional Data	Totals																				
Additional Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fixed Ground Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	-720,000	-360,000	0	0	0	0	0	0	0	-360,000	0	0	0	0	0	0	0	0	0	0	0
Developers Contingency	-576,000	-288,000	0	0	0	0	0	0	0	-288,000	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Additional Data	**-1,296,000**	**-648,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-648,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Other	Totals																				
Geared Ground Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fixed Ground Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Rent Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Rent Agent Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developer's Profit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GST Payment (manual entry)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GST Receipt (manual entry)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GST Paid	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GST Recovered	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Custom/rarely used	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CRA Cash Endowment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disposal Proceeds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provisional Vacancy Loss	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advisory Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selling & Letting Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0