

## Proforma - Paradise Trails - Squamish, BC

### 82 Serviced Lots & a 10-acre Horse Riding Center

#### Revenue

##### Lot Sales

Lot Size	Quantity	Price/lot	Total
1/2 acre	43	\$ 450,000	\$ 19,350,000
3/4 acre	24	\$ 506,970	\$ 12,167,280
1 acre	8	\$ 563,953	\$ 4,511,627
2 acre	7	\$ 996,900	\$ 6,978,303
Horse Stall	20	\$ 25,000	\$ 500,000
<b>Total Revenue</b>			<b>\$ 43,507,211</b>

#### Expense

##### Land

Land Purchase	\$ 12,000,000
Property Tax	\$ 135,000
<b>Total Land</b>	<b>\$ 12,135,000</b>

##### Servicing

Design	\$ 585,000
DCCs	\$ 842,386
Amenities	\$ 205,000
Public Infrastructure	\$ 1,762,846
Berms	\$ 2,751,555
Road Works	\$ 1,996,700
Water Systems	\$ 2,588,480
Sanitary Sewer	\$ 2,705,000
Storm Sewer	\$ 153,800
Landscaping	\$ 775,000
Utilities	\$ 984,000
Riding Center	\$ 1,500,000
Contingency	\$ 1,488,991
<b>Total Servicing</b>	<b>\$ 18,338,758</b>

##### Sales Costs

Marketing	\$ 512,000
RE Commissions	\$ 913,180
<b>Total Sales Costs</b>	<b>\$ 1,425,180</b>

**Total Expense** \$ **31,898,938**

**Profit** \$ **11,608,272**