02 — Land

Site acquisition

The land line covers purchase price plus the pre-construction studies required before permitting: topography, soils, and environmental impact.

	Concept	Cost	$/m² sellable
1	Land cost	$800,000	—
	Demolition	$0	—
	Topography	$1,000	—
	Soil study	$7,000	—
	Environmental impact study	$15,000	—
	Total land cost	**$823,000**	**$135.14**

03 — Construction

Hard costs

Construction at cost, including contractor fees, is priced at $1,800 per m² across the full 6,090 m² of sellable area.

	Concept	Area	$/m²	Total
2	Construction at cost, incl. fees	6,090 m²	$1,800	$10,962,000

04 — Soft costs

Fees, financing, and go-to-market

Design, legal, financing, infrastructure, and sales costs — most calculated as a percentage of hard cost or of projected sales.

	Concept	Basis	Total	$/m²
3	Plans, incl. approval	—	$150,000	$24.63
4	Technical inspection	0.2%	$48,000	$7.88
5	Interim interest (80% LTV)	8% / 12 mo.	$0	$0.00
6	Interim commission	0.35%	$0	$0.00
7	Legal expenses	0.5% of hard cost	$54,810	$9.00
8	Bank inspection	$550/mo.	$0	$0.00
9	Registration & improvements	1%	$109,620	$18.00
10	Contingencies & guarantees	5%	$548,100	$90.00
11	Administrative expenses	5%	$548,100	$90.00
12	Infrastructure	—	$1,500,000	$246.31
13	Advertising	Updated marketing budget	$300,000	$49.26
14	Sales tax	4.5% of apt. sales	$1,027,687.50	$168.75
15	Sales commission	2% of apt. sales	$456,750	$75.00
	Total soft costs		**$4,743,067.50**	**$778.83**

TOTAL

All-In Development Cost

Land, hard costs, and soft costs — total project cost.

TOTAL PROJECT COST

$16,528,067.50

ALL-IN COST PER M²

$2,713.97

05 — Projected Sales & Profitability

Projected Sales & Profitability

Based on anticipated sales price and total development cost.

Sales at $3,750/m² × 6,090 m²	Correct net profit	Return on total cost
$22,837,500	**$6,309,432.50**	**~38.2%**

Net profits: $6.31 million per building | **Total Phase 1 profits: $12,620,000**