

Seven Hills Mixed Use Development

Capex

1	DEVELOPMENT COST	Structured Basement Parking	Commercial Office Park	Retail Centre	Hotel (Upscale)	TOTAL
1.1	Land Value (Excluded)	\$-	\$-	\$-	\$-	\$-
1.2	Estimated Improvement Cost	\$29,963,000	\$14,940,000	\$29,245,000	\$66,578,000	\$140,726,000
1.3	General Costs	\$3,602,000	\$1,453,000	\$3,556,000	\$3,987,000	\$12,598,000
1.4	Capitalised Interest	\$2,304,000	\$729,000	\$1,707,000	\$2,596,000	\$7,336,000
	ESTIMATED IMPROVEMENT COST (Excluding VAT)	\$35,869,000	\$17,122,000	\$34,508,000	\$73,161,000	\$160,660,000
	Capital Costs: (Excluding VAT)	\$35,869,000	\$17,122,000	\$34,508,000	\$73,161,000	\$160,660,000
2	DEVELOPMENT COST WITH BASEMENT PARKING BAYS ALLOCATED PROPORTIONATELY					
	No. of Parking bays per area		106	627	136	869
	Cost of Parking per area		\$4,375,000	\$25,880,000	\$5,614,000	
	Capital Cost with Parking allocated proportionately (Excluding VAT)		\$21,497,000	\$60,388,000	\$78,775,088	\$160,660,000