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PROJECT OVERVIEW EDMONTON



Alberta's capital city

A hub for the province's **government**, **healthcare**, **and education** sectors.

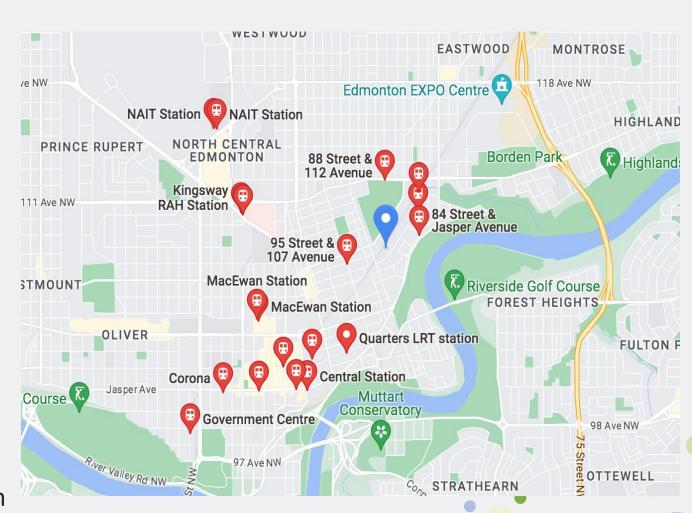
The city's economy is also diversified, with industries such as **energy, manufacturing, and technology** playing significant roles.

With a growing population and a stable job market, there is a **high demand** for rental properties in Edmonton, which can translate into **steady** rental income for property investors.

Edmonton's relatively **affordable** home prices compared to other Canadian cities like Vancouver or Toronto make it an attractive market for Edmonton real estate investors looking for good returns on investment.

PROJECT OVERVIEW LOCATION HIGHLIGHT

- Located in central Edmonton within the Boyle Street Neighborhood and is located within the Stadium Station Area Redevelopment Plan (ARP)
- Commonwealth LRT Station to the north and northwest
- Canadian Linen and Uniform to the west, across the LRT rail line
- Residential apartment buildings and International Brotherhood of Electrical Workers ('IBEW') 1007 office to the east, across 84 Street,
- Westmount Light Fixtures and residential apartments under construction to the south



PROJECT OVERVIEW PROPERTY HIGHLIGHT

8490 106A Avenue Northwest

Add scores to your site

Boyle Street, Edmonton, T5H 0S3











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Nearby Apartments

More about 8490 106A Avenue Northwest &



Very Walkable

Most errands can be accomplished on foot.



Good Transit

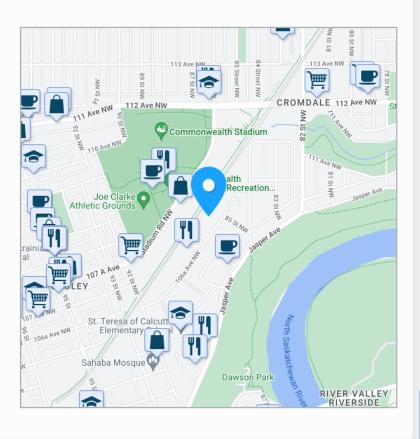
Many nearby public transportation options.



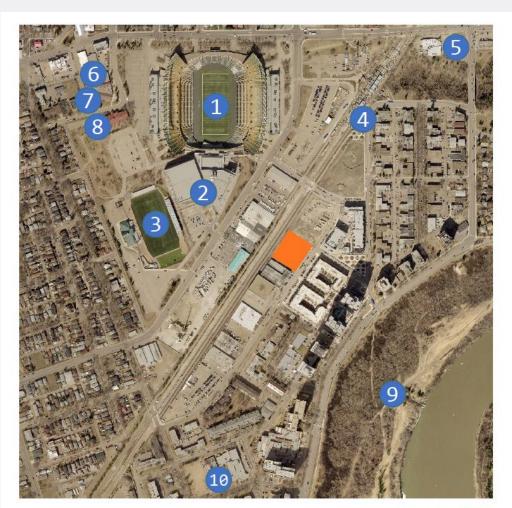
Biker's Paradise

Daily errands can be accomplished on a bike.

About your score



PROJECT OVERVIEW PROPERTY HIGHLIGHT



DEVELOPMENT SITE



Commonwealth Stadium

The open-air, multipurpose stadium has a seating capacity of 56,302, making it the largest open-air stadium in Canada. Primarily used for Canadian football, it also hosts athletics, soccer, rugby union and concerts.



Commonwealth Community **Recreation Centre** & Edmonton Elks' Field House

Area: 220,000 SF

Program: Aquatic Centre, field house, double gymnasium, fitness centre, yoga studios, indoor track, child care centre, multipurpose community rooms, administrative and support spaces.



Clarke Stadium

A multipurpose facility originally built in 1938. Presently, it is the home of the Edmonton Huskies and the Edmonton Wildcats of the Canadian Junior Football League, and FC Edmonton of the Canadian Premier League.



Dr. Gladys Edith Muttart Park

An urban greenspace Named after Dr. Gladys Edith Muttart, who worked tirelessly for the Canadian Diabetes Association and other charitable organizations. She was a strong supporter of First Nations rights and communities



ROYAL CANADIAN LEGION NORWOOD Branch #178

Serving Edmonton and area veterans and their families since 1946, the Norwood Legion has a vibrant community that actively participates in forming our community services.



Santa Maria Goretti Centre

Italian community centre provides full service catering experiences for wedding receptions, social celebrations, corporate meetings, Christmas parties, Baptisms, Communions, Confirmations and other special events.



Santa Maria Goretti Catholic Church

Established in 1958 by first-generation Italian immigrants, Santa Maria Goretti Italian Parish is a 1600 family, city-wide Roman Catholic Parish in Edmonton.



Italian-Canadian Seniors Association

The recreational centre serves from event rentals and catering to museum tours and senior drop-ins.



Located on the north bank of the River, east of Jasper Avenue, between 84 Street and 92 Street. Features include a path designed to accommodate visually impaired visitors, multi-use trails, picnic sites and a boat launch.



St. Teresa of Calcutta Catholic Elementary School Programs include Year-Round

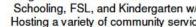
Schooling, FSL, and Kindergarten w/ Full-Day Programming. Hosting a variety of community services and organizations.











. PROJECT DETAILS









Location: 8490-106A Avenue NW, Edmonton, AB Zoning: DC1 (Direct Development Control Provision) Site Area: ±5,708.795 m² (61,448.9 ft²) 2 high-rise Residential Towers









Total unit available: 600

Parking space available: 337 Stalls

Bicycle parking available: 526

Bikes

available: 490

Individual storage lockers





Edmonton Muttart Project



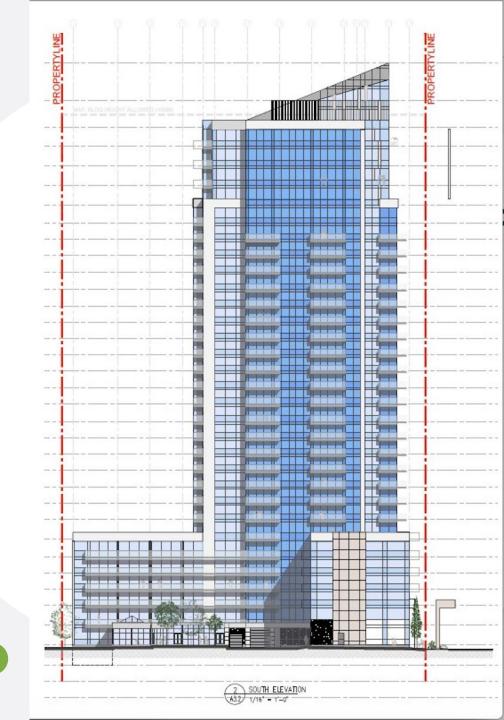


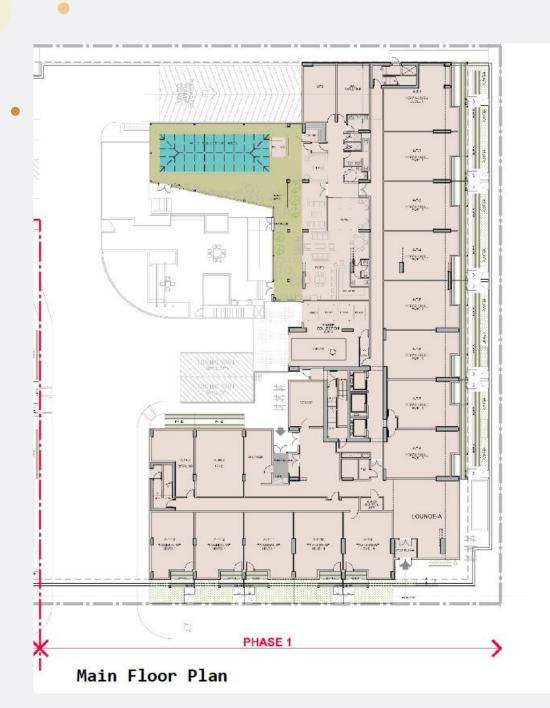
PROJECT DETAILS PHASE 1

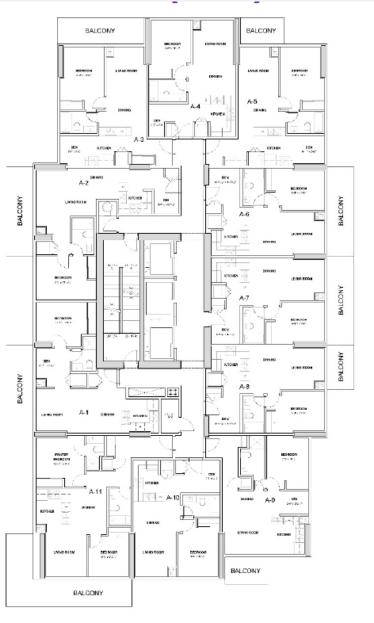
Site Area: ±3,890.220 m²

GFA: 265,510 ft Unit available: 366

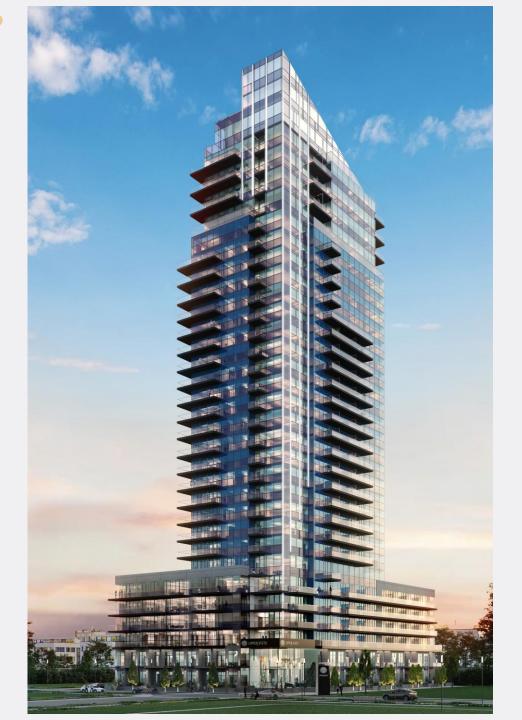
Storeys: 30







Typical Tower Floor Plan (Phase 1)



PHASE 1

PROJECT DETAILS PHASE 2

Site Area: ±±1,818.575 m²

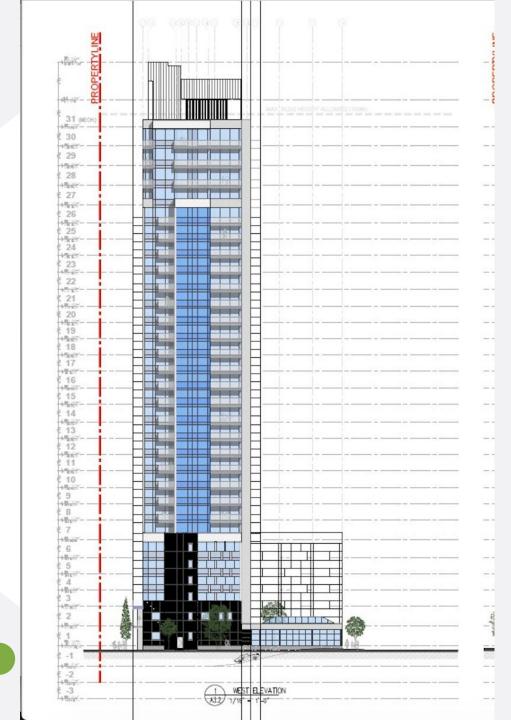
GFA:

160,928 ft

Unit available: 234

Storeys:

22



PHASE 2





EDMONTON MUTTART PROJECT 8940-106A AVE NW

Site Statistics							
	Phase 1	Phase 2	Total				
Lot Area			1.41 acres				
Gross Floor Area (Sq.Ft)	284,820	169,935	454,755				
Net Saleable Area Sq.Ft	225,069	133,884	358,953				
# of Unit							
1B - Open	6	1	7				
1B	42	38	80				
1B+D	199	136	335				
2B	93	51	144				
2B+D	5	5	10				
3B	8	1	9				
Townhome	13	2	15				
Total	366	234	600				
Average Size of Unit	615	572					

Basic Assumptions								
Summary								
Land Cost	\$8,000,000	\$7,000,000	\$15,000,000					
Hard Cost (per Sq.ft)	\$369	\$328						
Unit Price (per Square Foot Average)	\$650	\$700						
Average Sales Price per Unit								
1B - Open	\$226,850	\$332,500						
1B	\$344,500	\$346,500						
1B+D	\$360,750	\$364,000						
2B	\$442,000	\$497,000						
2B+D	\$617,500	\$595,000						
3B	\$627,250	\$720,300						
Townhome	\$728,000	\$836,500						

Project Profit Summary

		Phase 1		Phase 2		Total	
Total R	Revenue	\$	156,524,850	\$	100,513,800	\$	257,038,650
Project	Cost						
\mathbf{A}	Land Cost	\$	8,060,000	\$	7,020,000	\$	15,080,000
В	Hard Cost	\$	105,094,057	\$	55,755,854	\$	160,849,910
C	Soft Cost						
	C1 Building Permit / Municipal Charge	\$	961,938	\$	621,510	\$	1,583,448
	C2 Consulting/Professional Fees	\$	3,867,415	\$	2,547,010	\$	6,414,425
	C3 Legal & Administration Fees	\$	1,770,500	\$	1,189,500	\$	2,960,000
	C4 Alberta New Home Warranty	\$	394,325	\$	254,225	\$	648,550
	C5 Sales and Marketing Fees	\$	8,874,743	\$	5,584,190	\$	14,458,933
	C6 Financing Costs	\$	12,117,928	\$	5,731,562	\$	17,849,490
	C7 Contingencies on Soft Cost	\$	1,399,342	\$	796,400	\$	2,195,742
D	GST	\$	-	\$	-	\$	-
Total C	Cost	\$	142,540,247	\$	79,500,251	\$	222,040,498
Profit		\$	13,984,603	\$	21,013,549	\$	34,998,152

