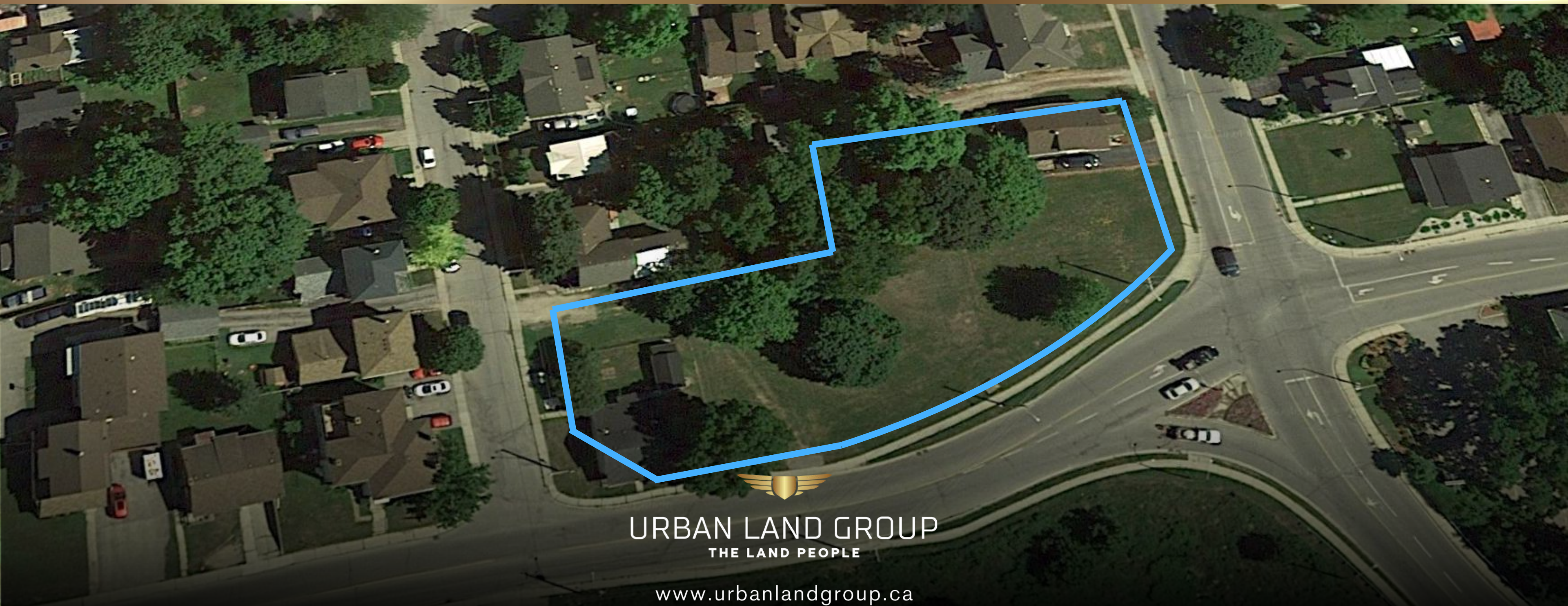


Multi-Family Residential Development Land
MAIN ST., WOODSTOCK, ON



URBAN LAND GROUP
THE LAND PEOPLE

www.urbanlandgroup.ca

Confidentiality

The information provided in this document is intended solely for your consideration in connection with a potential investment in the Project. It may be replaced by more up-to-date information. The Managers have no obligation, except as required by law, to update the information due to new information, future events, or any other reason.

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Our Land *Experts*



Sunny Gawri

Founder | REALTOR®

Land Specialist/Consultant

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416 648 4004



Karanveer Singh

Co-Founder | REALTOR®

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437 870 1714



Proposed Development



Unit Mix & Type:

- 2 BR Unit 1 = 5 Units
- 2 BR Unit 2 B.F. = 5 Units
- 2 BR Unit 3 = 10 Units
- 2 BR Unit 4 = 5 Units
- 2 BR Unit 5 = 10 Units
- 1 BR Unit 6 = 5 Units
- 2 BR Unit 7 = 5 Units
- 1 BR Unit 8 = 5 Units

TOTAL = 50 Units

Budget

515 Main Street 515 Main Street, Woodstock, Ontario TOTAL Construction Budget - CMHC Select				
Line Item	Budget	% of Total	Per Unit	PSF
LAND VALUE	\$3,000,000	16.0%	\$60,000	\$59
Project Staff	\$449,955	2.4%	\$8,999	\$9
Hourly Labour	\$120,190	0.6%	\$2,404	\$2
Construction Equipment	\$142,915	0.8%	\$2,858	\$3
Project Overhead	\$184,830	1.0%	\$3,697	\$4
Temporary Power	\$49,995	0.3%	\$1,000	\$1
Insurance	\$15,150	0.1%	\$303	\$0
Weather Expense	\$27,270	0.1%	\$545	\$1
Out of Town Expense	\$10,100	0.1%	\$202	\$0
Final Clean Up	\$50,500	0.3%	\$1,010	\$1
Division 2	\$901,930	4.8%	\$18,039	\$18
Concrete & Formwork	\$1,028,180	5.5%	\$20,564	\$20
Division 4	\$642,865	3.4%	\$12,857	\$13
Metals	\$129,785	0.7%	\$2,596	\$3
Carpentry	\$191,900	1.0%	\$3,838	\$4
Thermal & Moisture Protection	\$415,110	2.2%	\$8,302	\$8
Doors & Windows	\$739,320	3.9%	\$14,786	\$15
Finishes	\$1,712,960	9.1%	\$34,259	\$34
Specialties	\$112,110	0.6%	\$2,242	\$2
Equipment	\$239,875	1.3%	\$4,798	\$5
Furnishings	\$0	0.0%	\$0	\$0
Special Construction	\$0	0.0%	\$0	\$0
Elevators	\$565,095	3.0%	\$11,302	\$11
Mechanical	\$2,407,840	12.8%	\$48,157	\$48
Electrical	\$1,042,825	5.6%	\$20,857	\$21
CM FEE ON Subtrade	\$391,325	2.1%	\$7,826	\$0
Division 1	\$320,000	1.7%	\$6,400	\$6
Division 2 to 10	\$0	0.0%	\$0	\$0
Division 11	\$8,000	0.0%	\$160	\$0
Division 12	\$15,000	0.1%	\$300	\$0
Division 13 to 15	\$250,000	1.3%	\$5,000	\$6
Energy Efficiency Optimizations	\$0	0.0%	\$0	\$0
Construction Management Fee	4.7% of Hard Costs \$600,000	3.2%	\$12,000	\$12
TOTAL HARD COSTS	\$12,765,025	67.9%	\$255,300	\$253
Land Transfer Tax and Closing Costs	\$49,320	0.3%	\$986	\$1
Development Charge	\$284,594	1.5%	\$5,692	\$6
Building Permit Fees	\$36,646	0.2%	\$733	\$1
Parkland Dedication	\$70,000	0.4%	\$1,400	\$1
General Legal Fees	\$50,000	0.3%	\$1,000	\$1
Marketing and Advertising	\$112,500	0.6%	\$2,250	\$2
Appraisal	\$8,000	0.0%	\$160	\$0
Project Monitor	\$25,000	0.1%	\$500	\$0
Development Management Fee	4.0% of Hard Costs \$510,601	2.7%	\$10,212	\$10
TOTAL SOFT COSTS	\$1,146,660	6.1%	\$22,933	\$23
Total Contingency	5.0% of Hard Costs \$638,251	3.4%	\$12,765	\$13
Interest Reserve	\$1,030,000	5.5%	\$20,600	\$20
HST	\$0	0.0%	\$0	\$0
Financing Fees	1.2% of Loan Amount \$209,330	1.1%	\$4,187	\$4
TOTAL COSTS	\$18,789,266	100.0%	\$375,785	\$372

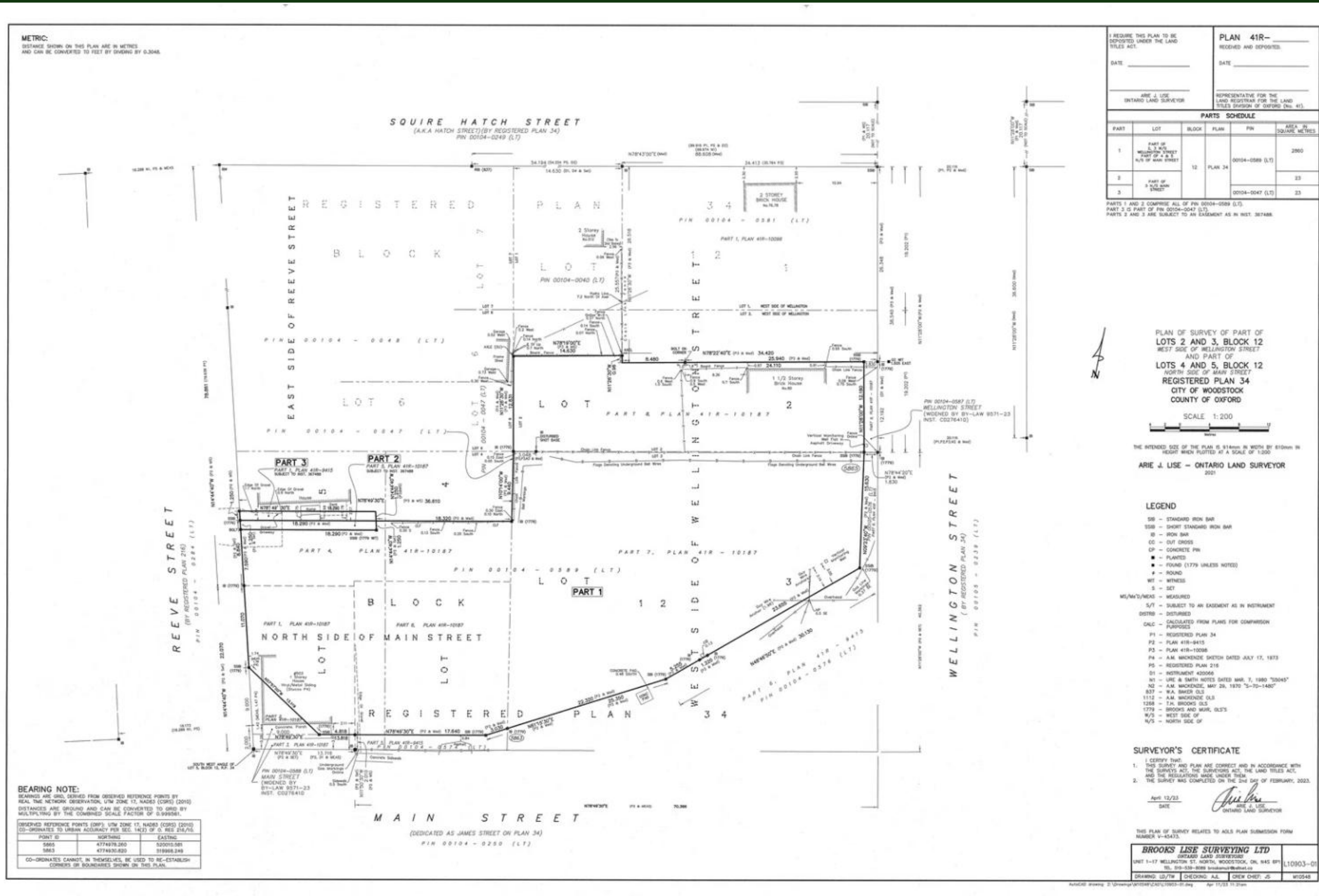
Proforma

515 Main Street 515 Main Street, Woodstock, Ontario CMHC Select Proforma (100 points under EE)						
	# Units	Size (SF)	Average Rent	Average Rent PSF	Monthly	Annual
Market Rental Units:						
One Bedroom Unit 8 - 593.20 SF	5	593	\$1,542	\$2.60	\$7,712	\$92,539
One Bedroom Unit 6 - 685.87 SF	5	686	\$1,715	\$2.50	\$8,573	\$102,881
Two Bedroom Unit 5 - 768.76 SF	10	769	\$1,845	\$2.40	\$18,450	\$221,403
Two Bedroom Unit 3 - 826.02 SF	10	826	\$1,982	\$2.40	\$19,824	\$237,894
Two Bedroom Unit 7 - 864.23 SF	5	864	\$2,074	\$2.40	\$10,371	\$124,449
Two Bedroom Unit B.F - 955.84 SF	5	956	\$2,294	\$2.40	\$11,470	\$137,641
Two Bedroom Unit 4 - 1063 SF	5	1,063	\$2,551	\$2.40	\$12,756	\$153,072
Two Bedroom Unit 1 - 1085 SF	5	1,085	\$2,604	\$2.40	\$13,020	\$156,240
TOTAL	50	42,184			\$102,177	\$1,226,118
AVERAGE		844	\$2,044	\$2.42		
Add:				Per Stalls	Monthly	
Parking Income		50	Surface Parking Stalls	\$75	\$3,750	\$45,000
Locker Revenue		0	Lockers	\$50	\$0	\$0
Bike Storage		0	Bike Stalls	\$10	\$0	\$0
Total Ancillary Income						\$45,000
Gross Potential Revenue						\$1,271,118
Less: Vacancy		1.0%	of Gross Potential Revenue			\$12,711
<i>CMHC - Woodstock, ON 2022 Vacancy</i>		1.0%				
<i>CMHC - Woodstock, ON 4 Year Average Vacancy</i>		1.2%	<i>CMHC 4 Year Average (2019 - 2022)</i>			
Effective Gross Revenue						\$1,258,407
Less: Operating Expenses				% of EGR	Per Unit	Annual
Property Taxes		Estimated		8.9%	\$2,250	\$112,500
Insurance		Estimated		1.8%	\$450	\$22,500
Utilities		Estimated		2.4%	\$600	\$30,000
Repair and Maintenance		CMHC Benchmark		3.3%	\$830	\$41,500
Replacement Reserve		CMHC Benchmark	5 Appliances + 1 Elevators + A/C	2.2%	\$562	\$28,100
Salaries		CMHC Benchmark	\$555 per door per year	2.2%	\$555	\$27,750
Management Fees		CMHC Benchmark	4.25% of EGR	4.3%	\$1,070	\$53,482
Advertising & Miscellaneous		CMHC Benchmark	1.00% of EGR	1.0%	\$252	\$12,584
Total Operating Expenses				26.1% of EGR	\$6,568	\$328,416
Net Operating Income						\$929,991
	LTC	LTV	Loan Amount	Interest Rate	Amortization	
CMHC Insured First Mortgage	93.0%	89%	\$17,474,017	4.30%	50	\$845,495
CMHC Fees and Premiums			\$498,437	4.30%	50	\$24,117
Cash Flow After Debt Service						\$60,378
Debt Service Coverage						1.10

Source of *Funds*

Sources and Uses					
Sources	Amount	%	Uses	Amount	%
First Mortgage	\$17,444,183	93%	Land	\$3,000,000	16%
Borrower Equity	\$1,345,083	7%	Hard Costs	\$12,765,025	68%
			Soft Costs	\$1,146,660	6%
			Contingency	\$638,251	3%
			Interest Reserve	\$1,030,000	5%
			GST	\$0	0%
			Financing Fee	\$209,330	1%
Total	\$18,789,266	100%	Total	\$18,789,266	100%

Survey Plan



METRIC:
DISTANCE SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

ARE J. LISE
ONTARIO LAND SURVEYOR

PLAN 418-_____
RECEIVED AND DEPOSITED.

DATE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ONTARIO (ENG. #1).

PARTS SCHEDULE

PART	LOT	BLOCK	PLAN	PIN	AREA IN SQUARE METRES
1	PART OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	12	PLAN 34	00104-0048 (LT)	2800
2	PART OF LOT 2			00104-0049 (LT)	23
3	PART OF LOT 3			00104-0047 (LT)	23

PARTS 1 AND 2 COMPRISE ALL OF PIN 00104-0048 (LT).
PART 3 IS PART OF PIN 00104-0049 (LT).
PARTS 2 AND 3 ARE SUBJECT TO AN EASEMENT AS IN INST. 387488.

PLAN OF SURVEY OF PART OF LOTS 2 AND 3, BLOCK 12 WEST SIDE OF WELLINGTON STREET AND PART OF LOTS 4 AND 5, BLOCK 12 NORTH SIDE OF MAIN STREET REGISTERED PLAN 34 CITY OF WOODSTOCK COUNTY OF OXFORD

SCALE 1:200

THE INTENDED SIZE OF THE PLAN IS 816mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

ARIE J. LISE - ONTARIO LAND SURVEYOR 2021

- LEGEND**
- SB - STANDARD IRON BAR
 - SSB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - CP - CONCRETE PIN
 - - PLANTED
 - - FOUND (1779 UNLESS NOTED)
 - - FOUND
 - WT - WITNESS
 - S - SET
 - ML/MS/MSD - MEASURED
 - S/E - SUBJECT TO AN EASEMENT AS IN INSTRUMENT
 - DISTRO - DISTURBED
 - CALC - CALCULATED FROM PLANS FOR COMPARISON PURPOSES
 - P1 - REGISTERED PLAN 34
 - P2 - PLAN 418-9415
 - P3 - PLAN 418-10098
 - P4 - A.M. WICKENS SKETCH DATED JULY 17, 1873
 - P5 - REGISTERED PLAN 216
 - 01 - INSTRUMENT 400546
 - M1 - LEE & SMITH NOTES DATED MAR. 7, 1880 "35045"
 - N0 - A.M. WICKENS, MAY 28, 1870 "70-1480"
 - 837 - W.A. BAKER OLS.
 - 1112 - A.M. WICKENS OLS.
 - 1268 - T.H. BROOKS OLS.
 - 1779 - BROOKS AND HAVEL OLS'S
 - W/3 - WEST SIDE OF
 - N/3 - NORTH SIDE OF

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF FEBRUARY, 2023.

April 12/23
DATE

Arie J. Lise
ARIE J. LISE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER V-65473.

BROOKS LISE SURVEYING LTD
ONTARIO LAND SURVEYOR
UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK, ON, N4S 5P1, L10903-01
TEL: 519-539-8888 brooks@bls.ca

DRAWING: LD/TW CHECKING: AL CREW CHIEF: JS M10548

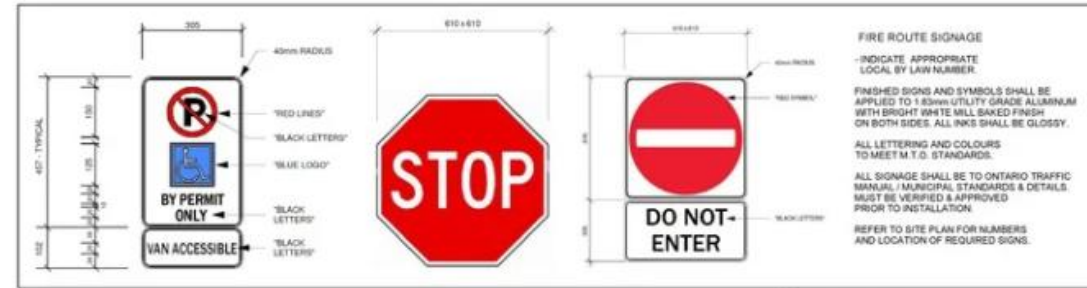
BEARING NOTE:
BEARINGS ARE DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999984.

ADJUSTED REFERENCE POINTS (ADP): UTM ZONE 17, NAD83 (CSRS) (2010). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/76.

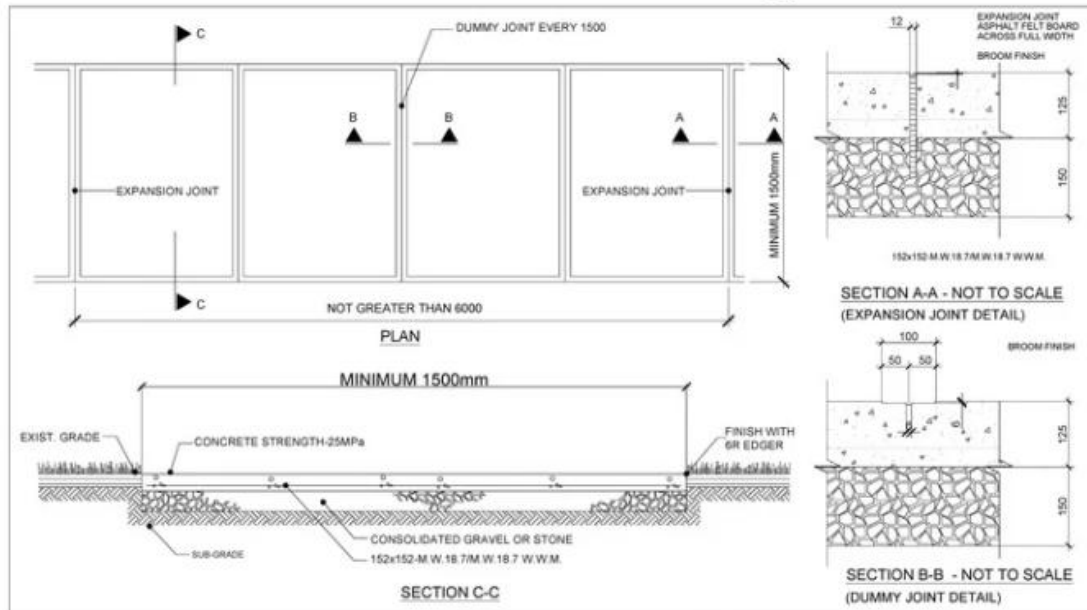
POINT ID	NORTHING	EASTING
5865	4774976.260	520910.581
5863	4774970.800	519868.148

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

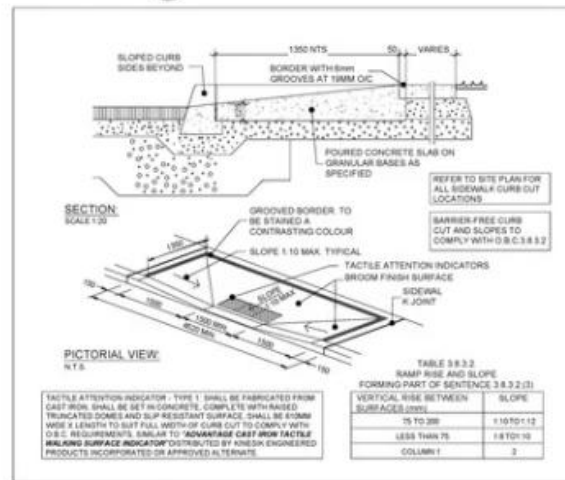
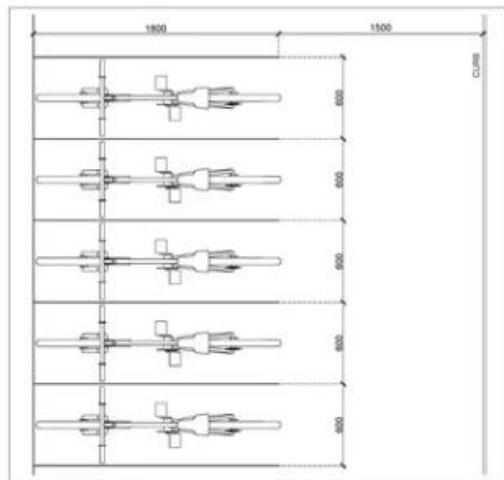
Site Plan Details



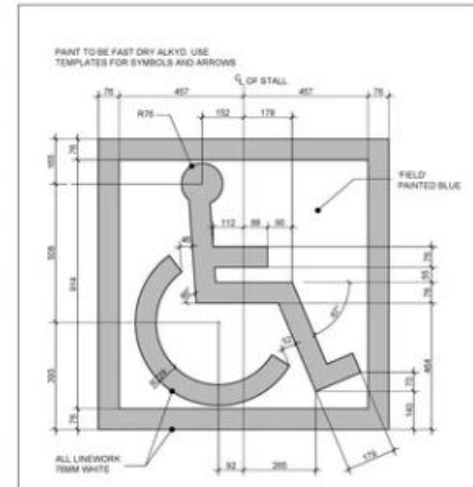
9 EXTERIOR SITE SIGNAGE - ELEVATIONS



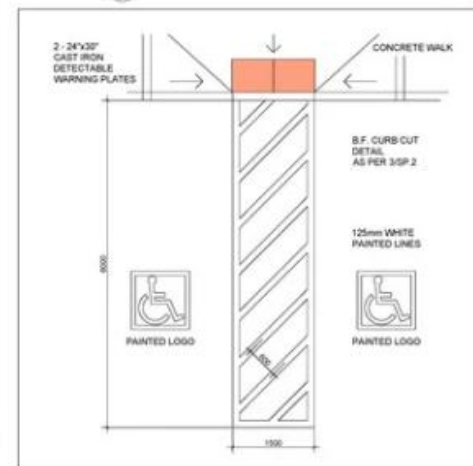
9 CONCRETE SIDEWALK PLAN AND SECTION DETAILS



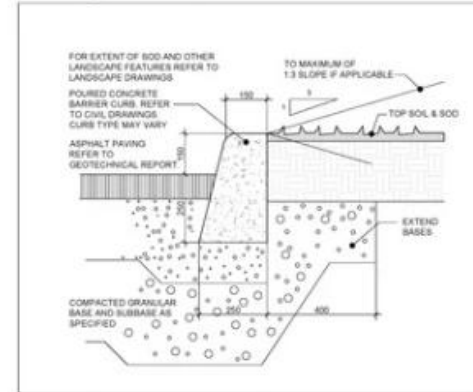
7 SECTION DETAIL & PICTORIAL VIEW TYPICAL BARRIER FREE CONCRETE CURB CUT



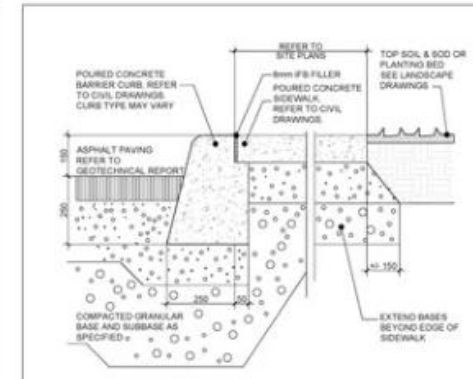
6 BARRIER FREE PAINTED LOGO - PLAN DETAIL



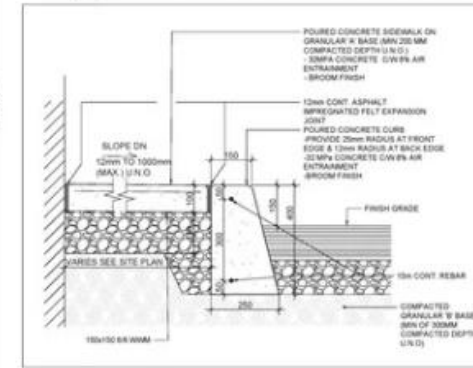
8 PLAN DETAIL-PAINTED BARR. FREE ACCESS AISLE



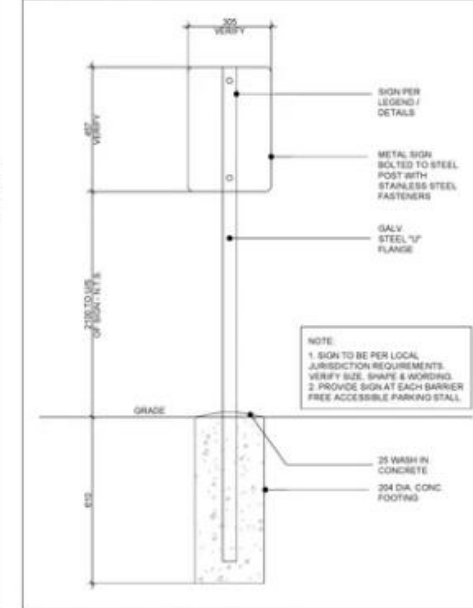
4 SECTION DETAIL - TYP. CONC. CURB AT SODDING



3 SECTION DETAIL - TYP. CONC. CURB AT SIDEWALK



2 SIDEWALK BETWEEN CONCRETE CURB & BUILDING SECTION DETAIL



1 TYPICAL SIGNAGE - SECTION DETAIL

NG ARCHITECTURE INC.
 11 CARDINAL PLACE, STONEY CREEK ON, L4E 1C3
 416-709-9999 FAX 416-709-7087

NO.	ISSUED	DATE
1		
2		
3		
4		
5		
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8		
9		
10		

REVISIONS

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NG ARCHITECTURE INC.
 11 CARDINAL PLACE, STONEY CREEK ON, L4E 1C3
 416-709-9999 FAX 416-709-7087

ONTARIO ASSOCIATION OF ARCHITECTS
 2023-09-15
 REG. NO. 10000
 REGULAR RESIDENCE LICENSE (REV)

PROJECT:
 MAIN AND WELLINGTON RESIDENTIAL BUILDING

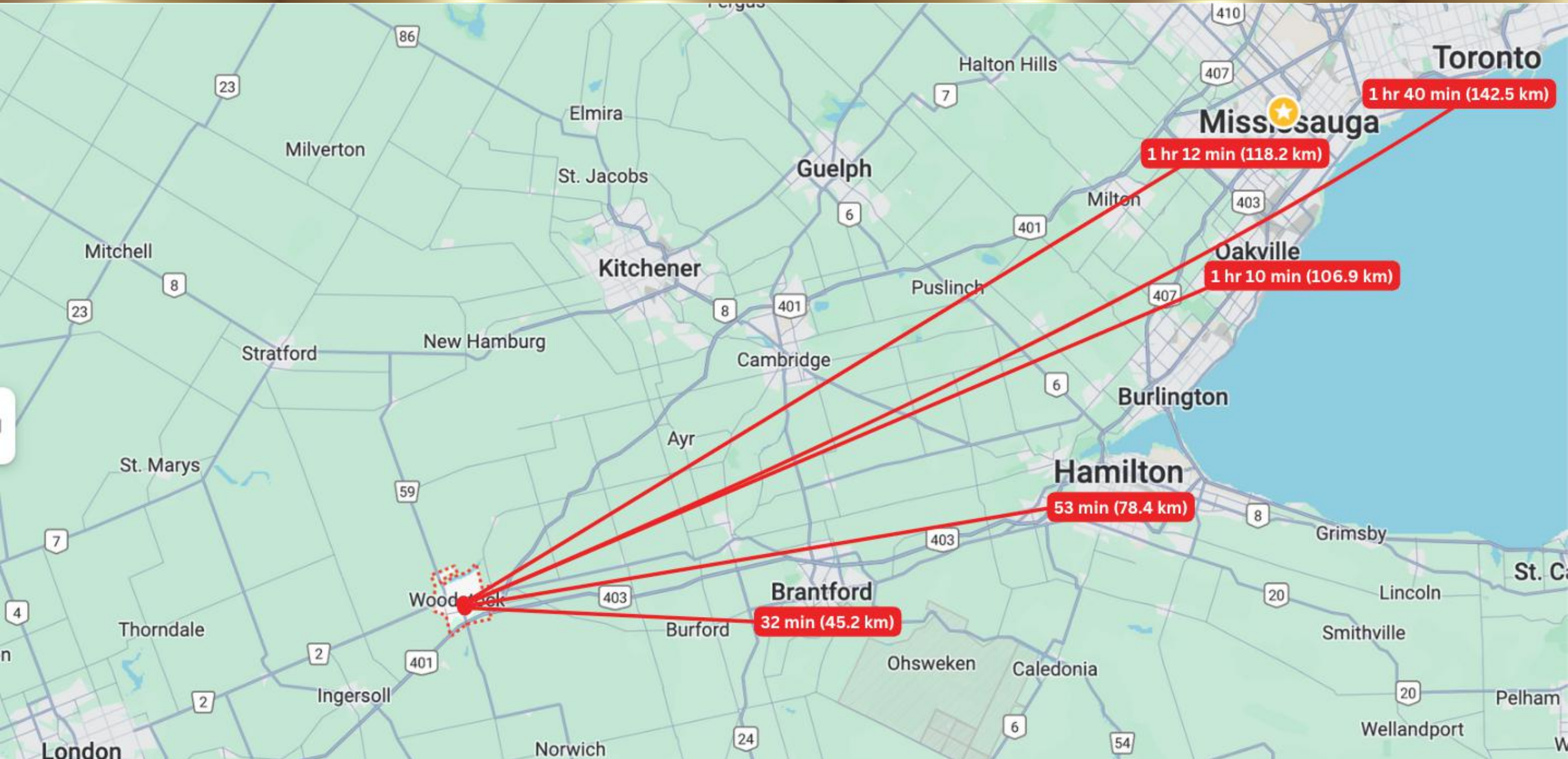
ADDRESS:
 515 MAIN STREET
 WOODSTOCK, ONTARIO

SHEET NAME:
 SITE PLAN DETAILS

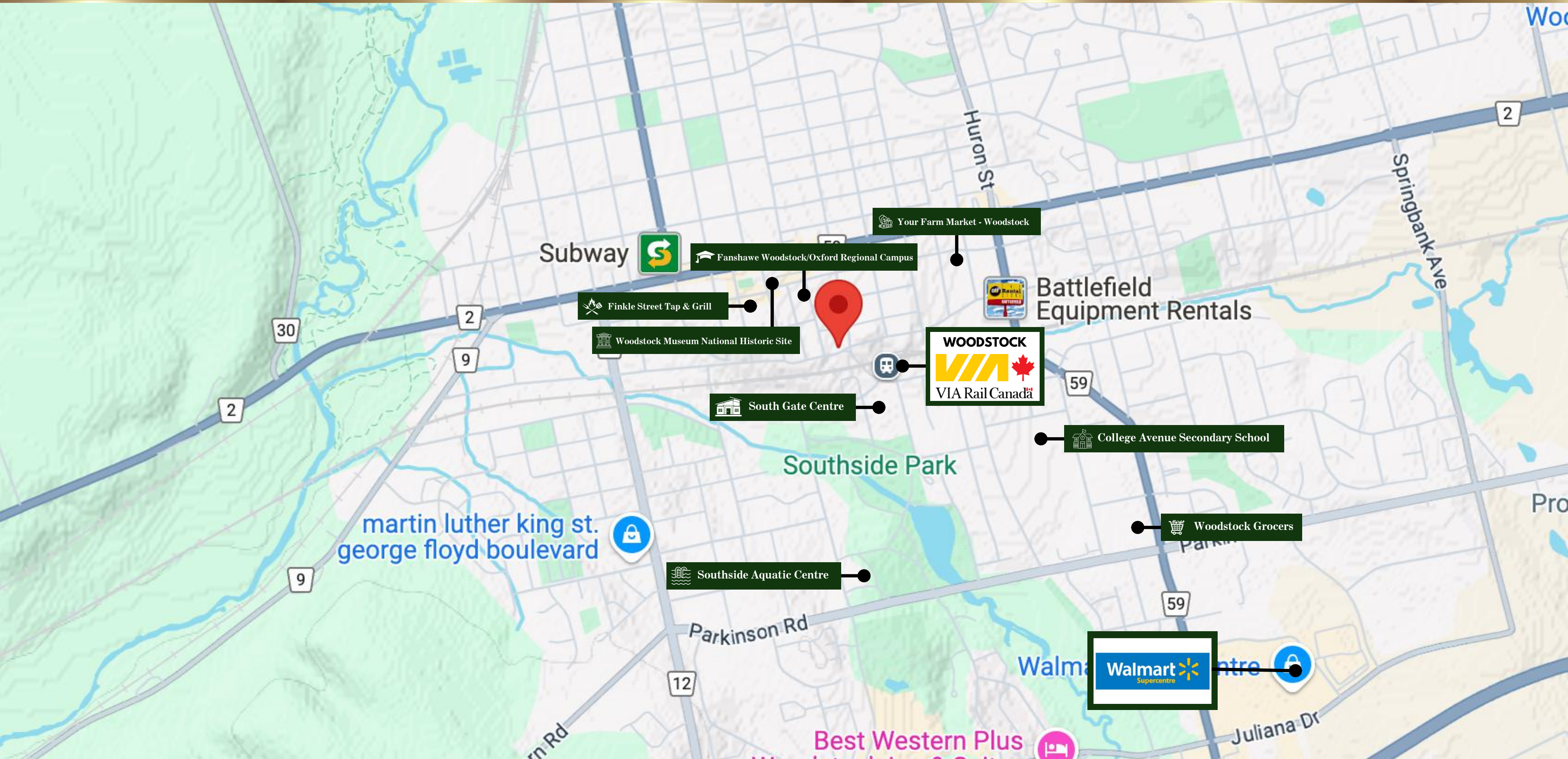
APPROVED BY: NG
DRAWING BY: NG, BS, LJ
PLST DATE: September 15, 2023
FILE NAME: SP1.1_Site Plan Details
PROJECT NO.: 18009
SCALE: 1:200
Drawing Series: SITE PLAN APPROVAL

SP1.1

Location Map



Area Amenities



Subway



Fanshawe Woodstock/Oxford Regional Campus

Your Farm Market - Woodstock

Finkle Street Tap & Grill



Battlefield Equipment Rentals

Woodstock Museum National Historic Site



South Gate Centre

College Avenue Secondary School

martin luther king st.
george floyd boulevard



Southside Aquatic Centre

Woodstock Grocers

Parkinson Rd



12

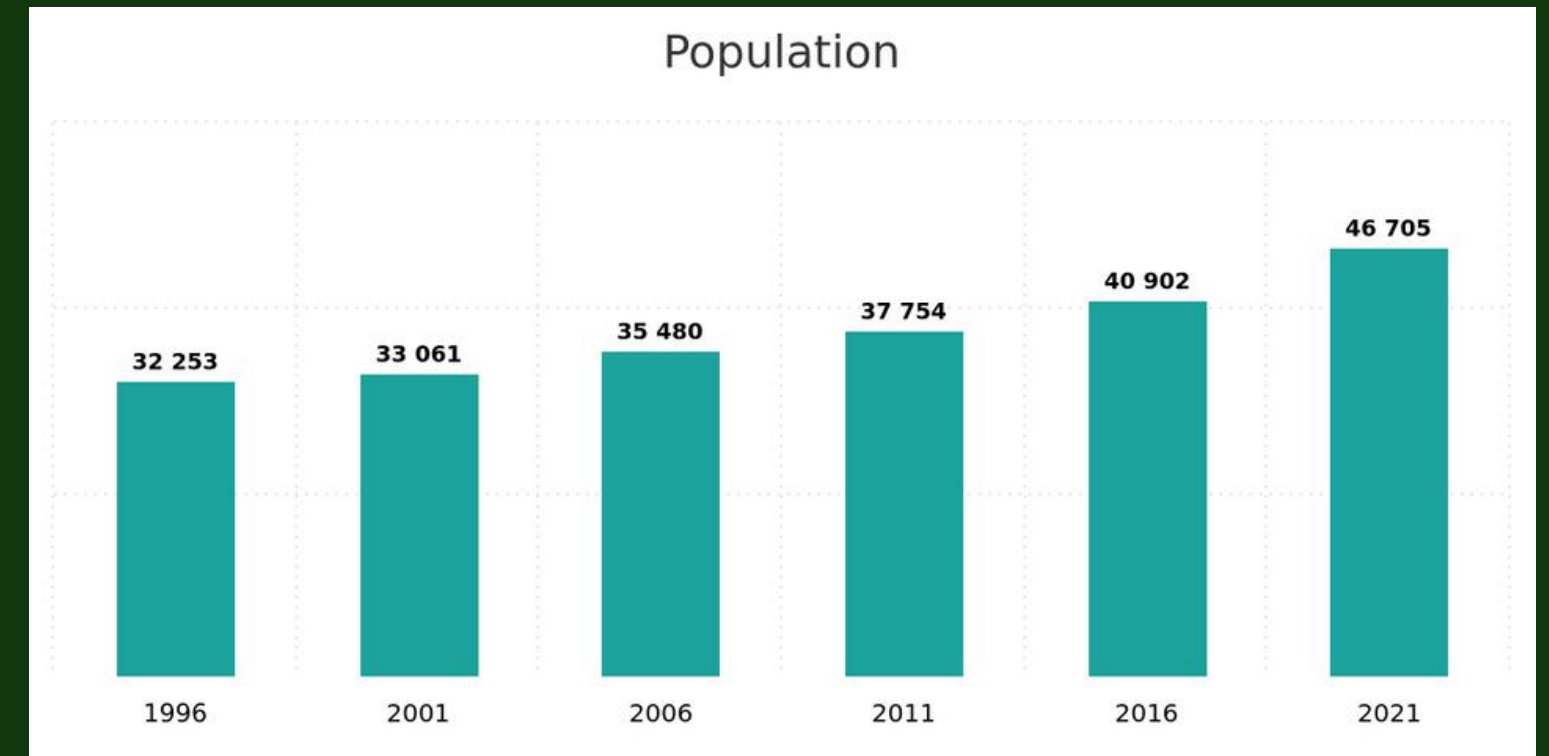
Best Western Plus

Juliana Dr

Area Overview - Woodstock, ON



- Woodstock's position along Highway 401, one of the primary transportation arteries in Ontario, provides efficient connectivity to major markets in both the US and Canada. This location is optimal for industries that rely on logistics and transport.
- The City of Woodstock is pro-business, offering incentives, grants, and programs designed to attract and support industrial growth. This includes development charge reductions and tax increment grants.
- Over the years, Woodstock has seen consistent economic growth, driven by its manufacturing sector. Big-name companies, such as Toyota, have established significant operations in the area, elevating its industrial profile.
- Woodstock's industrial sector isn't tied to a single industry, which diversifies economic risks. From automotive to agri-business to technology, the breadth of industries provides stability.
- As metropolitan areas become saturated and more expensive, businesses are looking to regions like Woodstock as potential expansion or relocation sites, further driving demand in the industrial sector.



Source: <https://townfolio.co/on/woodstock/demographics>



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