

APPENDIX "C"
Comparison of Costs for Existing and Proposed TAC Premises

**Existing Annual Costs of 141 Bathurst Street Market Rent Lease
(Current Location)**

| | |
|------------------------------------|---------------------|
| Gross Floor Area | 3,653 sq. ft. |
| Basic Rent | \$102,284 |
| Additional Costs | \$4,500 Utilities |
| Existing Total Annual Costs | \$106,784.00 |

**Projected Annual Costs of 30 Grand Trunk Crescent Below-Market Rent Lease
(Proposed Location)**

| | |
|-------------------------------------|--|
| Gross Floor Area | 5,127 sq. ft. |
| Basic Rent | \$2.00 per annum |
| Additional Rent | \$28,300 Property Taxes |
| Additional Costs | \$12,000 Parking & Janitorial |
| TAC Funded Leasehold Improvements | \$30,000.00 per annum (5 year amortization) *** |
| Projected Total Annual Costs | \$70,300.00 |

Note : *** *Projected Annual Capital Costs of 30 Grand Trunk Crescent BMR Lease*

Capital Costs of 30 Grand Trunk

| | |
|---|---------------------|
| Fit-up costs funded by the Precinct Agreement through the City of Toronto | \$200,000.00 |
| TAC funded Leasehold Improvements (5 yrs.) | \$150,000.00 |
| Projected Total Capital Costs | \$350,000.00 |