

Projections & Cost Estimate Summary

Size: 2.24 97,574 sf

	2020 Estimate	2021 Estimated	
Acquisition Price	\$ 487,872.00		
Secretary of State	\$ 308.00		
Title closing fees	\$ 1,000.00		
Report/s	\$ 1,200.00		
Legal Fees	\$ 3,000.00		
Taxes	\$ 25,200.00	\$ 28,300.00	
HOA/POA			
Landscaping	\$ 8,000.00		
Accounting Fees		\$ 1,500.00	
			TOTAL:
	\$ 526,580.00	\$ 29,800.00	\$ 556,380.00

		Low	Medium	High
Gross Revenue/Sale Price	Amount:	\$ 829,382.40	\$ 926,956.80	\$ 1,024,531.20
Closing Cost		\$ 58,056.77	\$ 64,886.98	\$ 71,717.18
Acquisition and Expenses		\$ 556,380.00	\$ 556,380.00	\$ 556,380.00
Gross Profit		\$ 214,945.63	\$ 305,689.82	\$ 396,434.02
Management Fee		\$ 53,736.41	\$ 76,422.46	\$ 99,108.50
Net Profit		\$ 161,209.22	\$ 229,267.37	\$ 297,325.51
Investor ROI	Year 1	29%	41%	53%
	Year 2	14%	21%	27%
	Year 3	10%	14%	18%