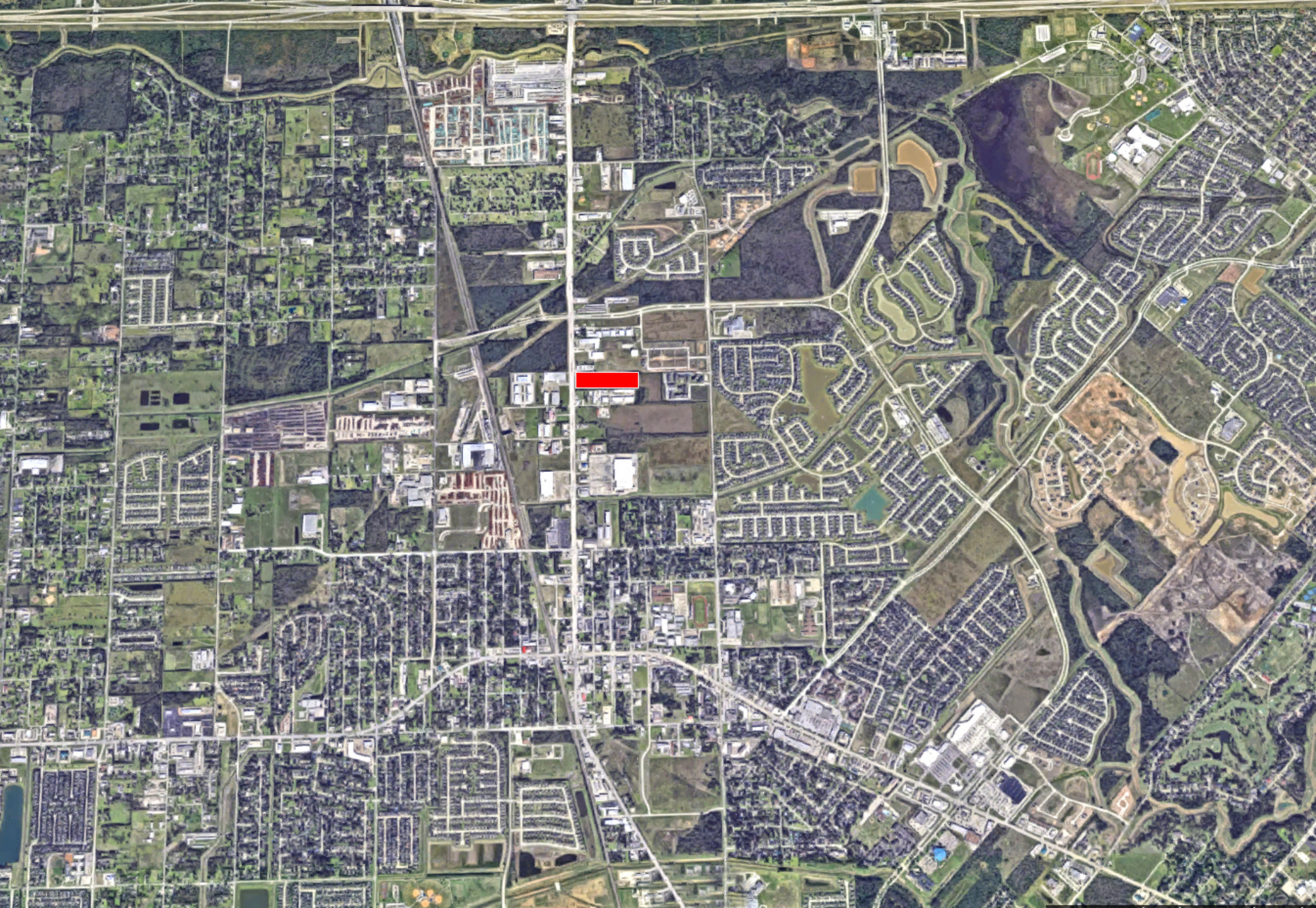




**COMMERCIAL REAL ESTATE
DEVELOPMENT & INVESTMENT**

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Projections & Cost Estimate Summary				
Size: 9.5409 ac	415,601			
	2018 Estimate	2019 Estimated		
Acquisition Price	\$ 600,000.00			
Secretary of State	\$ 308.00			
Title closing fees	\$ 2,000.00			
Survey	\$ 1,500.00			
Reports	\$ 1,200.00			
Legal Fees	\$ 4,500.00			
Taxes	\$ 450.00	\$ 5,500.00		
Landscaping	\$ 500.00	\$ 1,500.00		
Marketing		\$ 2,000.00		
	\$ -		TOTAL:	
	\$ 610,458.00	\$ 9,000.00	\$ 619,458.00	
		Low	Medium	High
Gross Revenue/Sale Price	Amount:	\$ 1,142,902.75	\$ 1,350,703.25	\$ 1,558,503.75
Closing Cost / Broker 7%		\$ 80,003.19	\$ 94,549.23	\$ 109,095.26
Acquisition and Expenses		\$ 619,458.00	\$ 619,458.00	\$ 619,458.00
Gross Profit		\$ 443,441.56	\$ 636,696.02	\$ 829,950.49
Management Fee	25%	\$ 110,860.39	\$ 159,174.01	\$ 207,487.62
Net Profit		\$ 332,581.17	\$ 477,522.02	\$ 622,462.87
Investor ROI	Year 1	54%	77%	100%
	Year 2	27%	39%	50%
	Year 3	18%	26%	33%