



**COMMERCIAL REAL ESTATE
DEVELOPMENT & INVESTMENT**

www.gamalenterprises.com

Projections & Cost Estimate Summary

| | 2020 Estimate | 2021 Estimate | |
|--------------------|---------------|---------------|---------------|
| Acquisition Price | \$ 467,000.00 | | |
| Secretary of State | \$ 308.10 | | |
| Title closing fees | \$ 1,500.00 | | |
| Survey | \$ 475.00 | | |
| Report/s | \$ 2,000.00 | | |
| Inspections | | | |
| Legal Fees | \$ 4,000.00 | | |
| Taxes | \$ 11,585.00 | | |
| HOA/POA | | | |
| Landscaping | | | |
| Appraisal | | | |
| Accounting Fees | | \$ 1,800.00 | |
| Marketing | | | |
| | | TOTAL: | |
| | \$ 486,868.10 | \$ 1,800.00 | \$ 488,668.10 |

| | | Low | Medium | High |
|--------------------------|------------------|---------------|---------------|---------------|
| Gross Revenue/Sale Price | Amount: | \$ 685,111.68 | \$ 770,750.64 | \$ 856,389.60 |
| Closing Cost | | \$ 51,383.38 | \$ 53,952.54 | \$ 59,947.27 |
| Acquisition and Expenses | | \$ 488,668.10 | \$ 488,668.10 | \$ 488,668.10 |
| Gross Profit | | \$ 145,060.20 | \$ 228,130.00 | \$ 307,774.23 |
| Management Fee | 25%/Gross Profit | \$ 36,265.05 | \$ 57,032.50 | \$ 76,943.56 |
| Net Profit | | \$ 108,795.15 | \$ 171,097.50 | \$ 230,830.67 |
| Investor ROI | Year 1 | 22% | 35% | 47% |
| | Year 2 | 11% | 18% | 24% |
| | Year 3 | 7% | 12% | 16% |

Projections & Cost Estimate Summary

Rental Property

| | 2020 Estimate | |
|--------------------|---------------|--------------------|
| Acquisition Price | \$ 467,000.00 | |
| Secretary of State | \$ 308.00 | |
| Title closing fees | \$ 1,500.00 | |
| Report/s | \$ 2,000.00 | |
| Inspections | \$ - | |
| Taxes | \$ 11,585.00 | |
| Legal Fees | \$ 4,000.00 | |
| | \$ - | TOTAL: |
| | \$ 486,393.00 | \$ - \$ 486,393.00 |

| | | Low | Medium | High |
|------------------------|----------------|--------------|--------------|--------------|
| Gross Annual Revenue | Amount: | \$ 60,000.00 | \$ 72,000.00 | \$ 84,000.00 |
| Management Fee | | \$ 12,000.00 | \$ 14,400.00 | \$ 16,800.00 |
| Net Annual Revenue | | \$ 48,000.00 | \$ 57,600.00 | \$ 67,200.00 |
| Project Annual Return | | 12.34% | 14.80% | 17.27% |
| Investor Annual Return | | 9.87% | 11.84% | 13.82% |



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