

Projections		

	2020 Estimate	2021 Estimated	
Acquisition Price	\$ 1,350,000.00		
Company formation	\$ 308.00		
Title closing fees	\$ 1,500.00		
Surveying	\$ 2,000.00		
Reports	\$ 1,500.00		
Legal Fees	\$ 4,000.00		
Landscape	\$ 12,000.00		
Accounting	\$ 1,500.00	\$ 1,500.00	
Tax protesting	\$ 500.00	\$ 500.00	
Taxes		\$ 26,000.00	
Banking expenses	\$ 300.00	\$ 200.00	
	\$ -		TOTAL:
	\$ 1,373,608.00	\$ 28,200.00	\$ 1,401,808.00

		Low	Medium	High
Gross Revenue/Sale Price	Amount:	\$ 2,343,419.10	\$ 2,603,799.00	\$ 2,777,385.60
Closing Costs		\$ 164,039.34	\$ 182,265.93	\$ 194,416.99
Acquisition and Expenses		\$ 1,401,808.00	\$ 1,401,808.00	\$ 1,401,808.00
Gross Profit		\$ 777,571.76	\$ 1,019,725.07	\$ 1,181,160.61
Management Fee	25%	\$ 194,392.94	\$ 254,931.27	\$ 295,290.15
Net Profit		\$ 583,178.82	\$ 764,793.80	\$ 885,870.46
Investor ROI	Year 1	42%	55%	63%
	Year 2	21%	27%	32%
	Year 3	14%	18%	21%