

Project			
Product	Multifamily		
Land area	3.5 Acres	150.282 Sqft	13.962 m ²
Area total Units Construction	92.055 Sqft	8.552 m ²	
Club House	3.748 Sqft	348 m ²	
Total Project Construction	95.803 Sqft	8.900 m ²	
Stages	1 Stages		
Gross Sales	\$ 30.112.875,00		
Commission	\$ 1.806.772,50		
Net Sellout Value	\$ 28.306.102,50		
Development	Brix Prime Development LLC		
Construction	-		

Location	
Address	1323/1301 AQUI ESTA DR
City	Punta Gorda
State	Florida
Country	USA
Mayor	
Governor	

Population	Punta Gorda
Population	Florida

General Sales Description					
Summary Units		0 un			
Sales Chart					
				Cash Sales:	12,00%
				Bank Finance:	88,00%
				Cash Payment:	12,00%
				Turn Key Payment:	0,00%
				Payment Bank Finance:	88,00%
Type of units to be sold					
Models	Ac Lote	sqft	Unit	Average value	Gross Sales
Sales	1.805	51		590.449	Total 30.112.875
A1 (Stan	-	1.551	24	488.408	11.721.780
A2 (Entr	-	1.505	5	488.995	2.444.975
B (Premi	-	2.102	3	672.640	2.017.920
C1 (Pren	-	2.050	6	676.500	4.059.000
C2 (Prem	-	2.028	6	669.240	4.015.440
D (Premi	-	1.977	3	672.180	2.016.540
E (Premi	-	1.969	1	669.460	669.460
F (Premi	-	2.760	2	1.021.200	2.042.400
PENTHC	-	3.126	1	1.125.360	1.125.360
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
Tipo	-	-	-	-	-



Timeline			
duration			
Land Analysis	November-25		
Closing Date	December-25	0 cumm	
Preconstruction	April-26	4 month	4 cumm
Construction	August-27	16 month	20 cumm
Total Timing	October-27	22 month	42 cumm
Start of Sales	September-27		
Total Timing	October-27		

Membership			
Investors	Participation	Invest	Profit
	100%	-	1.586.035

Financial Information			
Estimated Forecast	Total Value	% over GS	Per Unit
(+) Incomes	30.112.875	100%	590.449
Direct Revenue	1.806.773	6,00%	35.427
Bank Finance	26.499.330	88,00%	519.595
(+/-) Comission - 6,00%	1.806.773	6,00%	35.427
(+) Other Incomes	-	0,00%	-
(-) Tax Expense	-	0,00%	-
(-) Land	2.537.500	8,43%	49.755
Land Payment	2.500.000	8,30%	49.020
Other Expenses	37.500	0,12%	735
(-) Soft Costs	6.629.176	22,01%	129.984
Architect and Consultants	1.150.688	3,82%	22.563
Approvals + Impact Fee	100.000	0,33%	1.961
Development Management	3.011.288	10,00%	59.045
Legal	259.300	0,86%	5.084
Marketing	-	0,00%	-
Sales Fee	2.107.901	7,00%	41.331
Equity Financing	-	0,00%	-
(-) Hard Costs	18.973.200	63,01%	372.024
Housing	18.411.000	61,14%	361.000
Site Works + Club House	562.200	1,87%	11.024
Landscape + Irrigation + Others	-	0,00%	-
Construction Management	-	0,00%	-
(-) Other Expenses	-	0,00%	-
Property Taxes	-	0,00%	-
Insurance and Bonds	-	0,00%	-
Contingence and Others	-	0,00%	-
(-) Financing	386.964	1,29%	7.588
Financial expenses	386.964	1,29%	7.588

Loan	Total Value	% over GS	Per Unit
(+) Loan entry	18.973.200	63%	372.024
Bank Loans	18.973.200	63,01%	372.024
Partners	-	0,00%	-
(-) Payment of loans	-	0%	-
Bank Loans	-	0,00%	-
Partners	-	0,00%	-

Financial Summary Net	
Gross Sales	30.112.875
Total Costs and Expenses	28.526.840
NET Profit US\$	1.586.035
Result %	5,27%
Result PV 12% per year	15.299.740
Investments	
Maximum Exposure	25.513.302,75
Month of Maximum Exposure	August-27
Cashflow Turning Point	February-28
Index	
IRR	0,00%
Results	5,27%
Multiple	1,06
Rentability Margim	5,56%
ROI	#DIV/0!
Index per Unit	
Investment per Unit	559.349,81
Results per Unit	31.098,72

* per US\$.000,00

Revenue and Operational Costs

