



**PRIVEAST**

281 NE 86 ST

West Shores-Florida  
Single Family

Expenses

Purchase	635,000
Mortgage fees 1%	0
Closing Charges, Inspection	5,539
Investment fees 2%	12,700
<b>Total Purchasing Cost</b>	<b>653,239</b>
<b>Total remodeling cost</b>	<b>211,300</b>
City Fees, Inspections, Survey, Elevation Certificate	5,000
Holding Cost (Ppl, Water, Lawnmowing, Maint.)	250
Property Tax	12,959
Asset Management 2% / Year	38,441
Architect	11,000
Project Manager 5%	10,565
General Contractor 15%	31,695
Accountant	750
Marketing cost 2%	25,627
Broker fees (4%)	51,254
Other Closing Cost 1%	12,814
<b>Total management expenses</b>	<b>200,355</b>
<b>Total</b>	<b>1,064,894</b>
Selling Price	1,281,360
Purchasing Cost	653,239
Total remodeling & Management Costs	411,655
Private Equity 2% / cash	25,820
<b>Gross Profit</b>	<b>190,546</b>
<b>In %</b>	<b>14.87%</b>

Sales

Floor

Designation

B.R.

Living Area Adj.

Garden Balcony

Resale Price

Current Rent

Projected Rent

	Garage	1	300						
Ground floor	Pool Area	1	1614		\$ -	\$ -	\$ -	\$ -	\$ -
	Single Family	4BR	3372		\$ 1,281,360	\$ -	\$ -	\$ 72,000	

Lot 11500  
Actual Area 4986  
Landscaping & Driveway 5500

**Invest Report Return**

Resale Prices Net	1217292
Cash Flow	-912,954
Equity	-27390
Project Management	-10565
Marketing	-24346
Asset Management	-36519

Value Add 205489 23%  
Net Selling Price 171241 19%



Vacancy 2%	0	3,600
Expenses	0	3000
P.T 1.8%	-	23,054
Mortg. Fees	-	4,320
net rent	-	38,616
	\$ -	\$ 72,000

Total Lh. Area 4,986 8,00 1,281,360  
All Area 3,372 380

