



PRIVEAST

1375 DAYTONA RD
Miami Beach
Single Family House

Expenses	Sales		B.R.	Living Surface Sq. ft	Garden Balcony	Selling Price	Current Rent	Projected Rent	
	Floor	Designation							
Purchase	700 000								
Attorney and Law	450								
Settlement Statement	7 350								
Investment fees 5%	35 000								
Closing Statement	742 800							5000/UM	
Remodeling cost	228 500								
Inspection, Survey, elevation	1 500								
Holding cost (Fpl, Water, Maintenance)	2 000								
Property Tax	15 511								
Asset Management 3% / Year	38 430								
Plan, Architect	12 000								
Insurance	1 500								
Project Manager 5%	11 300								
General Contractor 15%	33 975								
Accountant	750								
Marketing Cost 2%	31 212								
Broker Fees (4%)	62 424								
Sales Tax 1%	15 606								
Total management expenses	228 208								
Total	1 195 508								
Selling price	1 560 600								
Purchasing Cost	742 800								
Total Remodeling & Management Costs	452 706								
Private Equity 3% Cash	46 818								
Gross Profit	318 274								
In %	20.39%								
		1	Total	Liv Area	2 457	0,00	1 560 600	\$ - \$ - \$ 60 000	
				Adj Area	2 601		600	0 €	3,94%

Invest Report Return

Resale Prices Net	1482570
Cash Flow	-969 300
Equity	-67736
Project Management	-11300
Marketing	-31212
Asset Management	-35430

Value Add	364592	23%
Net Selling Price	303827	19%



Vacancy 5%	0	3 000
Expenses	0	5 000
P.T. 1.8%		20 700
Manag. Fees	-	3 600
net rent	-	30 700

