

12 Unit Permit ready construction

Land Permit construction (Sale Price) \$ 2,800,000.00

SqFT \$ 244.69

8	1x1	1500.00	12000.00	Total Cost	\$ 2,800,000.00	Per/Unit	\$ 233,333.33
1	2x1	1700.00	1700.00	Finished Appriased Value	\$ 3,100,000.00	Per/Unit	\$ 258,333.33
3	2x2	1700.00	5100.00				

Gross	\$ 18,800.00	\$ 225,600.00	\$ 225,600.00
Operating	\$ (4,037.33)	\$ (48,448.00)	\$ 177,152.00 6.33% Sold as Cap rate
NET	\$ 14,762.67	\$ 177,152.00	\$ - #DIV/0! Cash flow Rate
House Internet for tenants	\$ 1,000.00		
Insurance	\$ 7,000.00		
tax	\$ 10,000.00		
maintenance	\$ 5,000.00		
landscaping	\$ 1,400.00		
vacancy (3%)	\$ 6,768.00		
Utilities	\$ 6,000.00		
management (5%)	\$ 11,280.00		
total op cost	\$ 48,448.00		