

COHEN ONE Proforma

Rosemary District, downtown Sarasota

A six unit, 3 level Townhome Condominium Project

9/23/25

Preliminary Pro Forma

TOTAL SALES VOLUME	\$16,160,480.00
- Construction Costs @ \$400/Sq. Ft.	\$7,376,800.00
- Sales Commissions @ 5%	808,024.00
- Sellers Closing Costs	50,000.00
- Slush Fund for unforeseen expenses	300,000.00
- Management Fee	100,000.00
- Construction Loan Interest	200,000.00
- Project Acquisition Costs	2,899,000.00

PROJECTED PROFIT POTENTIAL **\$ 4,426,656.00**

- **Total Sales Volume Based on 17,192 Sq. Ft.@ \$940/Sq.Ft .**

These are projections based on Current Market Values and Construction Costs that have been estimated and or/bid out to reputable, Experienced Contractors doing business in the Sarasota Marketplace. Market Conditions can vary from year to year.

Frank Lambert, Broker Associate

Premier Sotheby's International Realty