

Proforma Development & Return Review

Permit Approved for 8 Townhomes

6535 NW 6th Ave, Miami, FL 33150

Unit Count	Unit Type	Sales \$P/Unit	P&L Review
8	Townhomes For Sale	\$ 700,000	\$ 5,600,000
Total Monthly Potential Gross Income			\$ 5,600,000

Development & Sales Costs

Commissions	5%	\$ 280,000
Sales & Marketing Costs	2%	\$ 112,000
Soft Costs, Permit & Impact Fees & Construction Management		\$ 125,000
Financing Costs at 50% LTCost at 8%		\$ 127,800
Land Acquisition Costs		\$ 695,000
Construction Costs		\$ 2,500,000

Proforma NOI	\$ 1,760,200
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Return on Cost	46%
Return on Land	253%

Note: All information is subject to errors, omissions, change and withdrawal without notice as well as being estimates. No information presented is based upon any contractors quotes for service. Buyers should perform their own due diligence and obtain their own estimates and market rents.