

Property Name the Prime Estates
 Location: SE Ave K and Ave K , Belle Glade, FL
 Type of Property: New Residential Houses
 Size of Property: 190,000. / 95 (Sq. Ft./ Units)
 Market Value: \$49.875 Million Dollars Anticipated
 Purpose of Analysis: Build Cost and Sale Proceeds
 Construction Data: <https://estimatorflorida.com>
 Assessed/Appraised Values:
 Land 10,831,200 22%
 Improvements 25,695,376 52%
 F. F. & E. Property 13,348,424 27%
 Total 49,875,000 100%

ESTIMATE

For New Houses

EQUITY LAND Market Price
Plus Acquisition Costs
Plus Sales / Investor Contribute
Less Mortgages and/or Equity
Equals Initial Investment

Capital Structure

10,831,200

Land: 18.83 Acre Lot **Ninty-five(95) New Houses and the Infrastructure on 17 Acres**
New Residential Houses Average Size: 2,000 Sq.Ft. **Zip Code 33430**

Amenities and Garden Style **2 Story houses with Garages/ Unit Base Asking Price: \$525,000.**
Price Per Acre=\$575,209.

NEW LOAN 1st

Balance	Periodic Pmt	Pmts/Yr	Interest	Period	Term
		12			
		12			

2nd

Adjusted Basis as of **1-Oct-25** \$10,831,200

1st 18 months 25% House. PRESALES: \$12,468,750.

Build Cost per \$125./SQ FT

ALL FIGURES ARE TOTALS or **\$250,000./Unit**

COMMENTS / FOOTNOTES

1	NEW HOUSE SALES INCOME	95 Single Family Homes	49,875,000	\$525,000. Sale price Single Family Houses
2	Less: Escrow & Half Condo Broker Commission	(5.5% of PRI)	2,743,125	Escrow Fees and Half Res. Sales Commissions
3	EFFECTIVE INCOME		47,131,875	After Allocations
4	HOA - Annual Income	.005% plus City Serv Stabilized	220,000	HOA Management and Maintenance (?)
5	GROSS PROFIT INCOME		47,351,875	Cover all Development cost and Co
ESTIMATED DEVELOPMENT EXPENSES:				
6	Real Estate Taxes		710	Percent of the Adjusted Basis Value
7	Personal Property Taxes			Individual Rate
8	Property Insurance	0%	22,350	Building and Site
9	On Site Management	0%	107,410	General Construction Services
10	Construction Services	3%	1,183,797	General Construction Services
11	Soft Cost	0%	58,945	Personnel, Equipment, Admin. & Logistics
12	Taxes/Worker's Compensation	0%	4,735	Safety Insurance
13	Soft Cost Contingency	0%	18,941	Personnel, Equipment, Admin. & Logistics
14	Utilities:	0%	16,524	Elect. Water Trash
15	Amenities and a Club House Cente	3%	1,183,797	(Swimming Pool, Tennis,Basketball, Pickleball cour
16	Developer	3%	1,183,797	General Oversight, Owner and/or Developer
17	Land Site Preparation Cost	4%	1,894,075	Infrastructure for Lots Systems and a Street
18	Architects and Engineers	2%	947,038	Designs Buildings, Landscape and Systems
19	Certified Public Account and Legal	0%	108,832	Legal Services, Contracts and Bookkeeping
20	Licenses/Permits	0%	23,676	City and County
21	Advertising/Marketing	2%	710,278	worldwide media
22	Hard Cost	30%	14,205,563	Buildings, Materials, Landscape, and Systems
23	Miscellaneous Contract Services:	1%	236,759	Soil, Foundations and Common Areas
24	Hard Cost Contingency	8%	3,551,391	Buildings: Landscape, and Systems
25	Consultant Developer	1%	236,759	Consultant
26				
27				
28				
29	TOTAL DEVELOPMENT EXPENS		25,695,376	Site Buildout 95 New Houses
30	NETCASH FLOW INCOME EBITD.		21,656,499	Cash before Distributions
31	Less: Annual Debt Service			\$2.5M Lender Loan
32	Less: Participation Payments (Investor Contributions)			Investors,Partners
33	Less: Sales Commissions Balance	1%	473,519	Home Buyer's Broker Coldwell Banker Realty
34	Less: Funded Reserves HOA	1%	220,000	HOA- Management and Maintenance
35	CASH FLOW BEFORE TAXES		\$20,962,981	Earnings befor Taxes

COLDWELL BANKER COMMERCIAL REALTY www.cbcworldwide.com

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. Contact: 843-422-1591

Prepared for: Property Buyers and Real Estate Developers

Prepared by: Claude Diles, Jr. Broker Associate BK3242458

