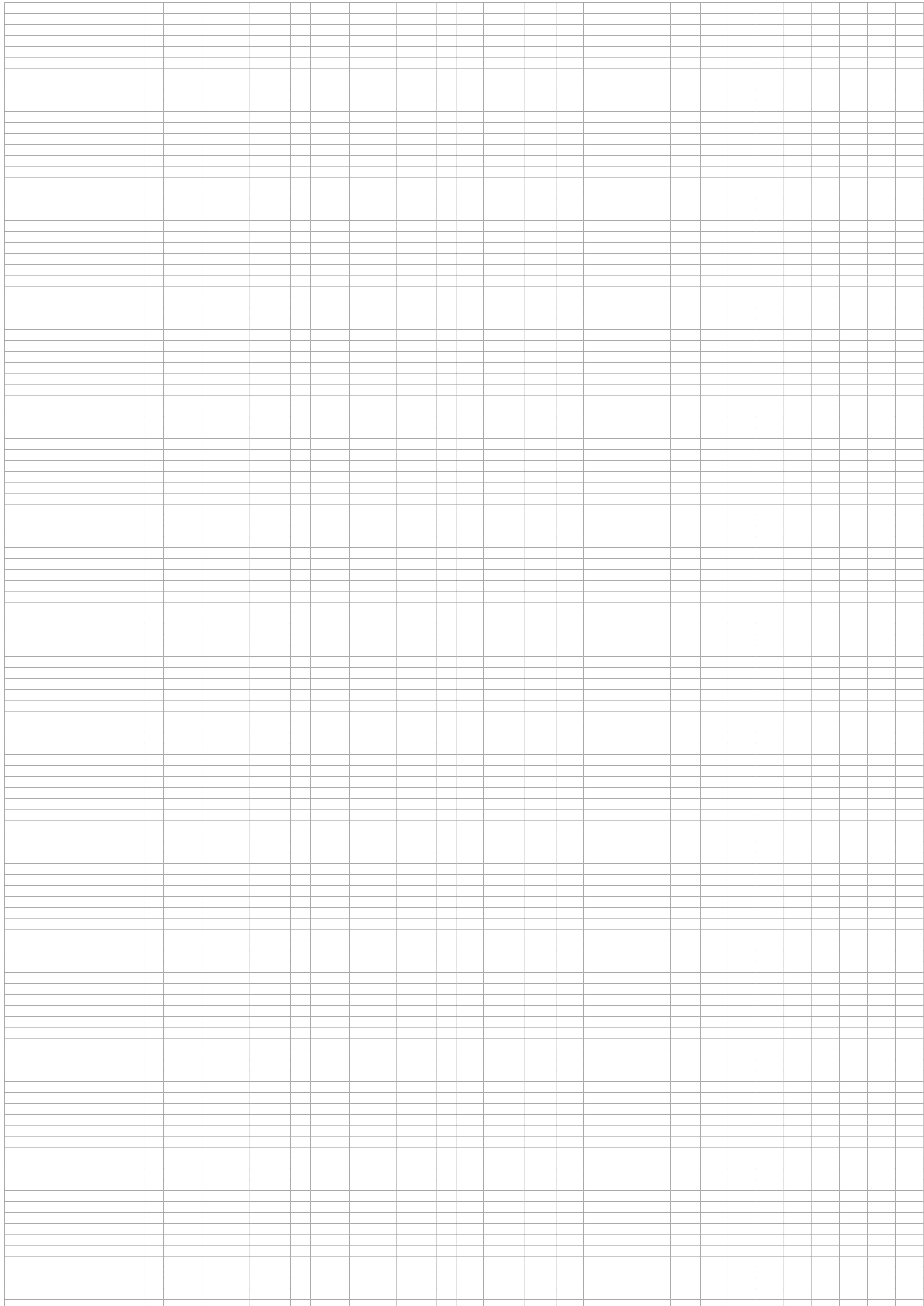
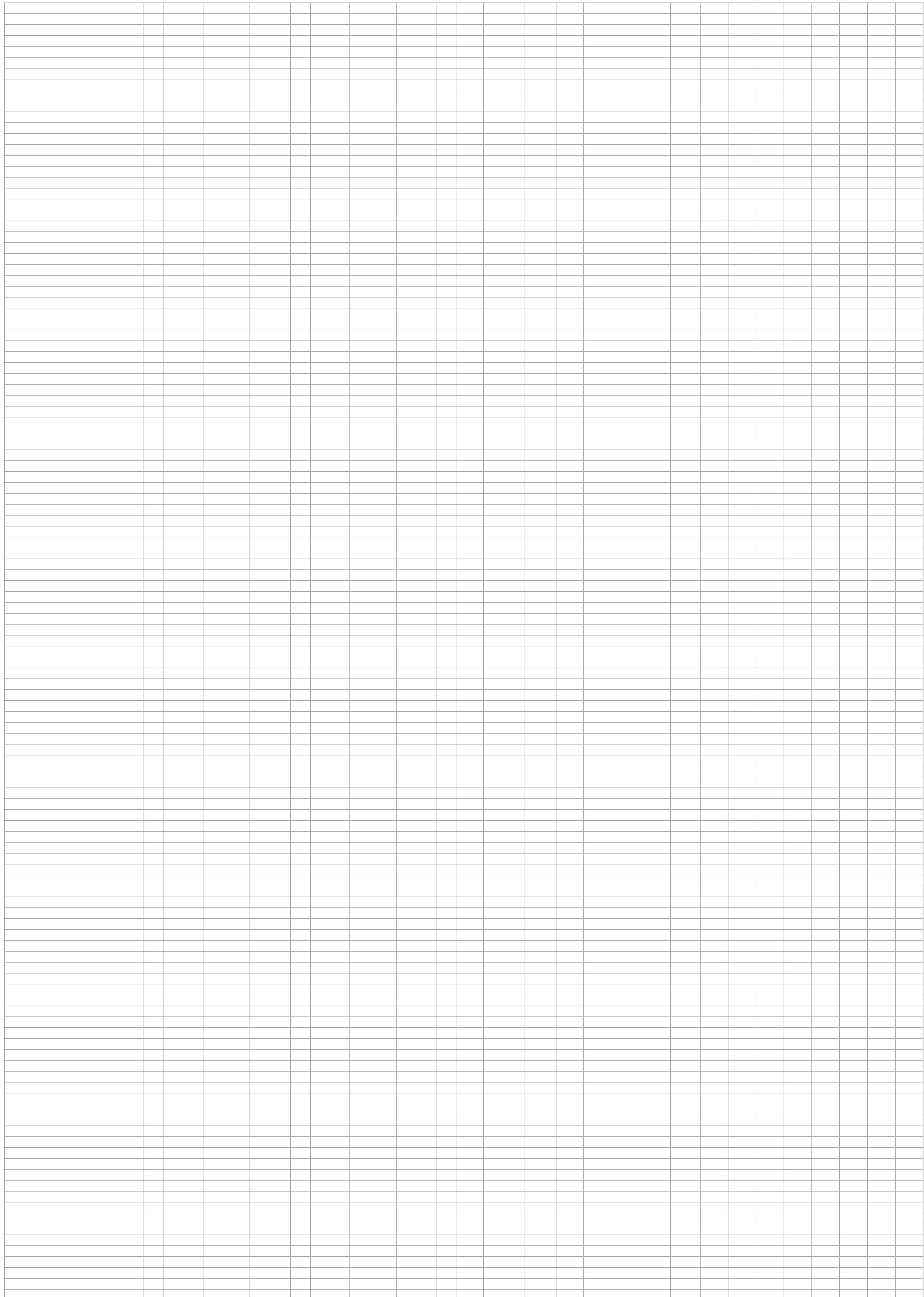
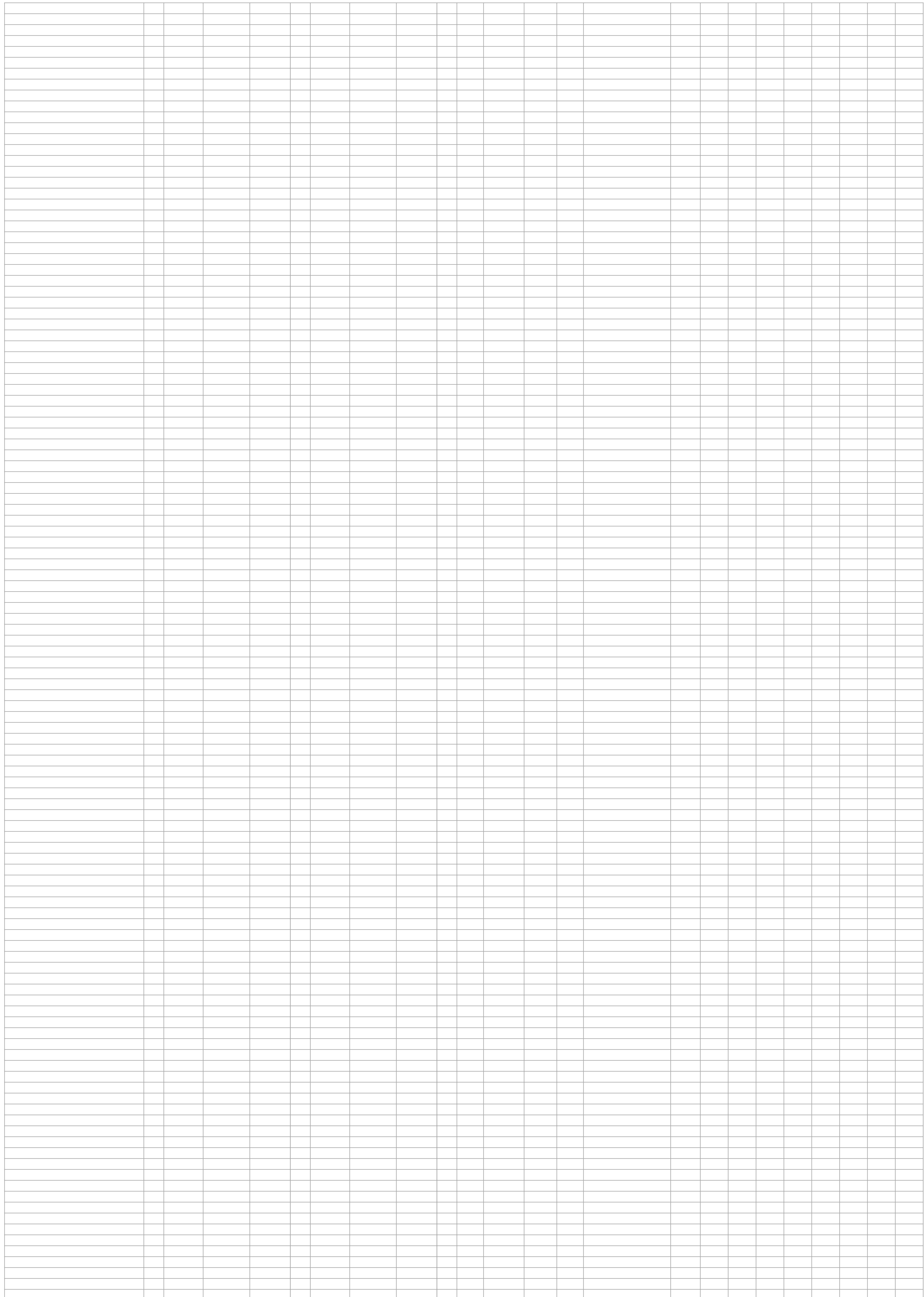
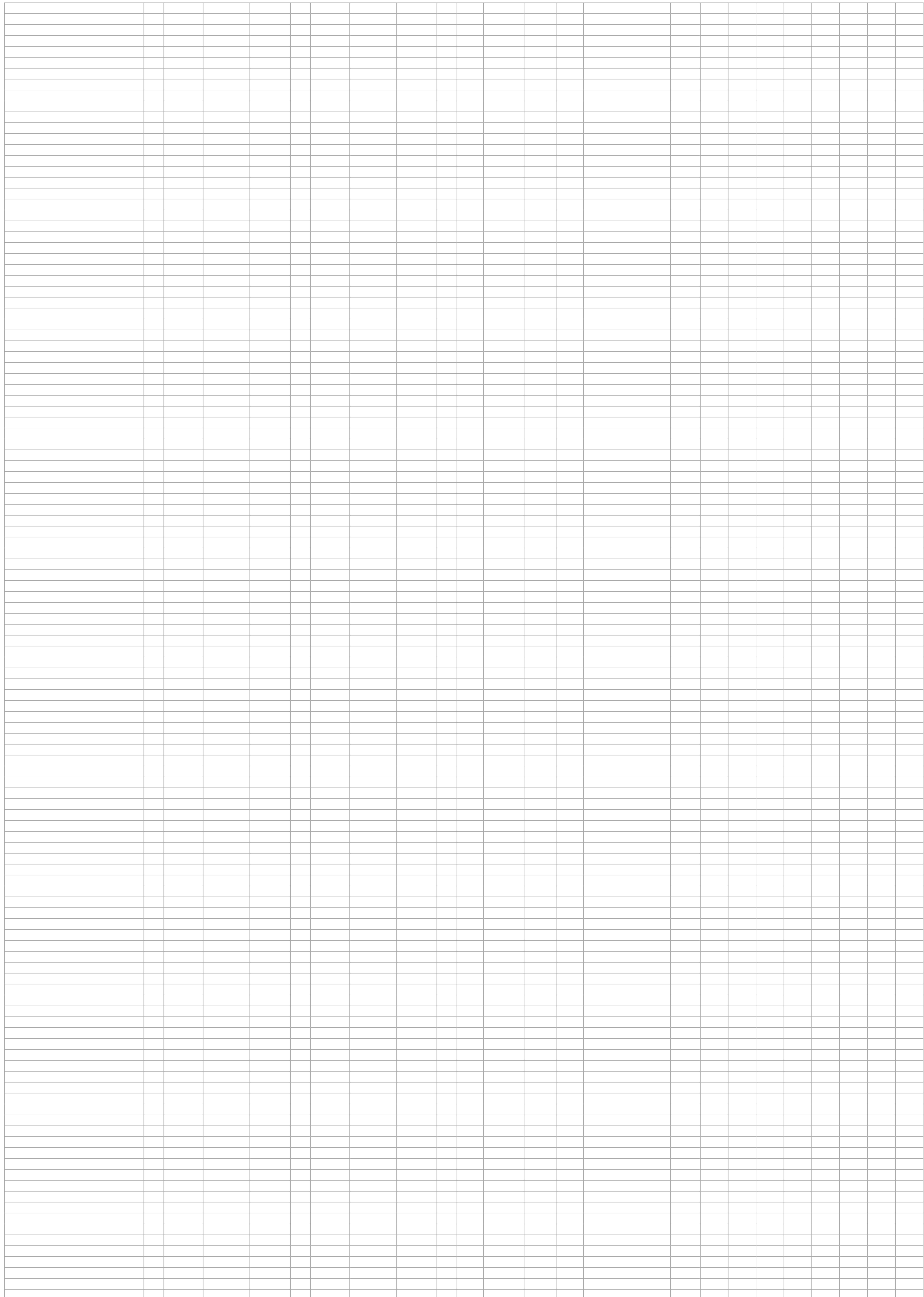


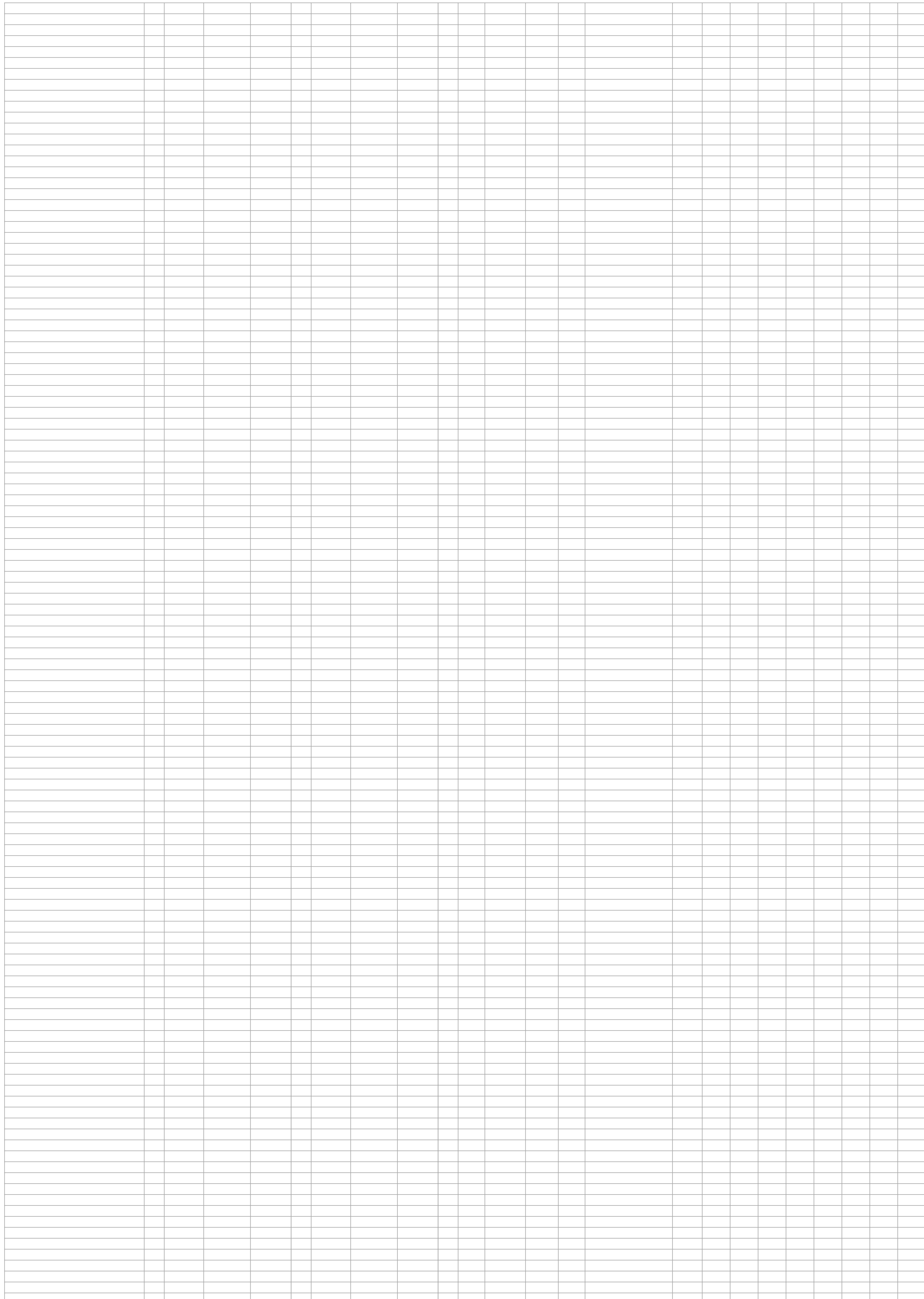
Type of Offer:	(address)		(address)		1142 Sun Road						
Purchase	(description)		(description)		Dade City						
Purchase price (estimated)							435,000				
Downpayment %							20%				
Amount financed	100%			100%			80%				
Property Taxes	40			40			7,483.92				
Prop. ins., 1 yr, fire & liab (no flood)							2,725				
Title insurance							1,000				
Survey (ave \$500)							500				
Appraisal (ave \$500)							500				
Closing Fees							103,949				
Closing Cost Credit from Seller							-				
Commission for Sale							-				
Cash to Close							(103,949)				
Group Home 2024 budget											
Gross potential rental income	12,000			1,000			561,541				
Effective rental income (occupancy ratio)	90% 10,800			90% 10,800			46,795				
Expenses:											
Payroll							172,784				
Administrative Expenses							7,200				
Personal Expenses							60,000				
Car Payment							8,160				
Fuel							1,200				
Auto Insurance							3,120				
Consumable/telephone							1,740				
Landscape service							1,800				
Mortgage							60,000				
Annual maintenance/repairs (condition)							3,000				
Furniture							61,000.00				
Electrical/Utilities							5,660.00				
Food							4,200				
Property Insurance							3,000				
Taxes							7,483.92				
Net Operating Income (NOI)							401,348				
	\$10,800.00		\$900.00		\$10,800.00		\$160,193.04				
							13,349.42				
Debt service											
Princ. & Int (30 yrs) (interest rate)							6.250%				
Cash throw off after debt service							25,712				
							2,143				
							PITI				
							\$134,480.69				
							11,206.72				
	#REF!			#REF!			#REF!				
Princ. & Int (20 yrs) (interest rate)							6.000%				
Cash throw off after debt service							29,918				
							2,493				
							\$130,274.88				
	#REF!			#REF!			10,856.24				
Princ. & Int (15 yrs) (interest rate)							5.850%				
Cash throw off after debt service							34,902				
							2,908				
	#REF!			#REF!			\$125,291.10				
							10,440.93				
	#REF!			#REF!			#REF!				
valuation once up and running the business will be worth 1.5Million											

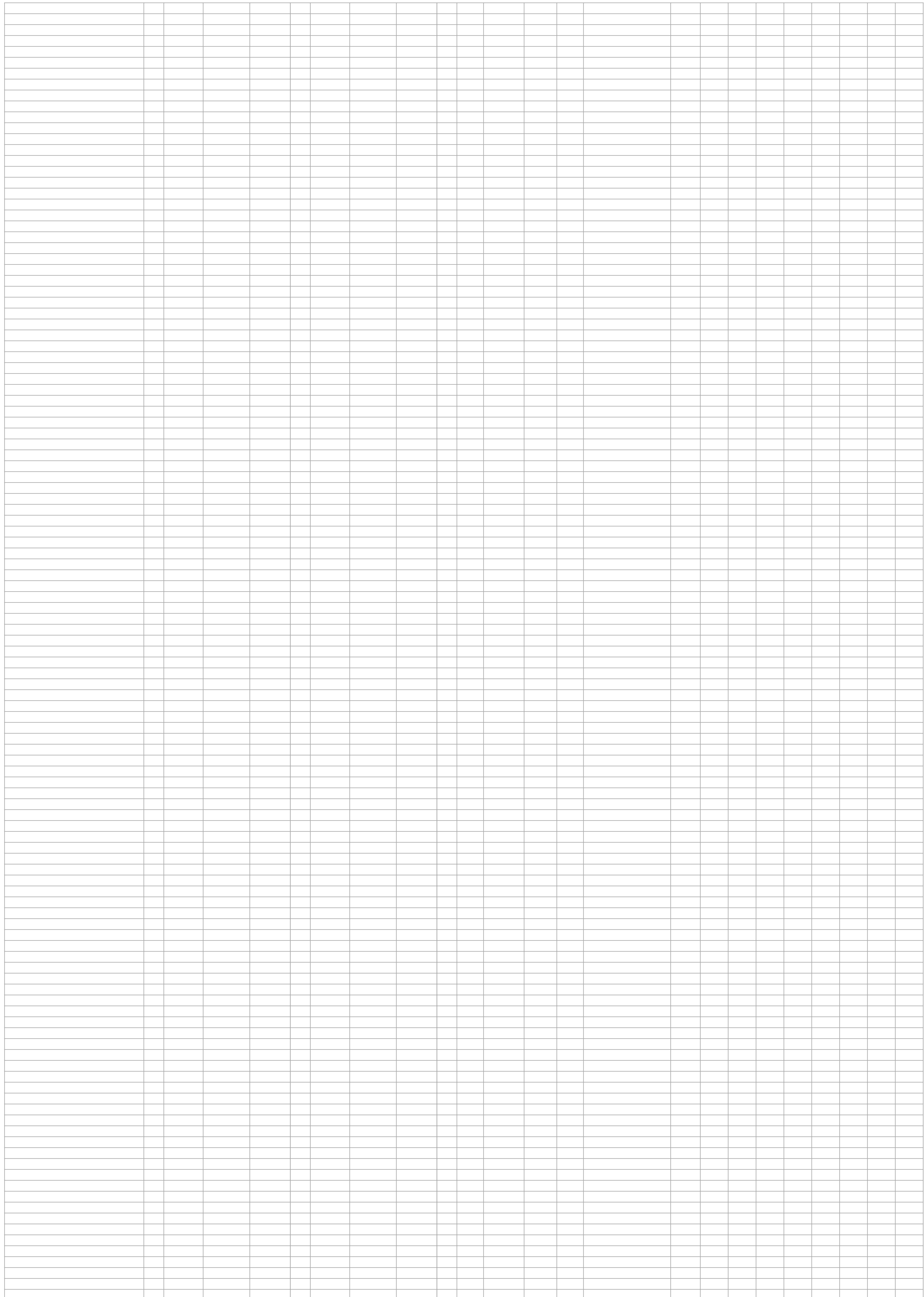


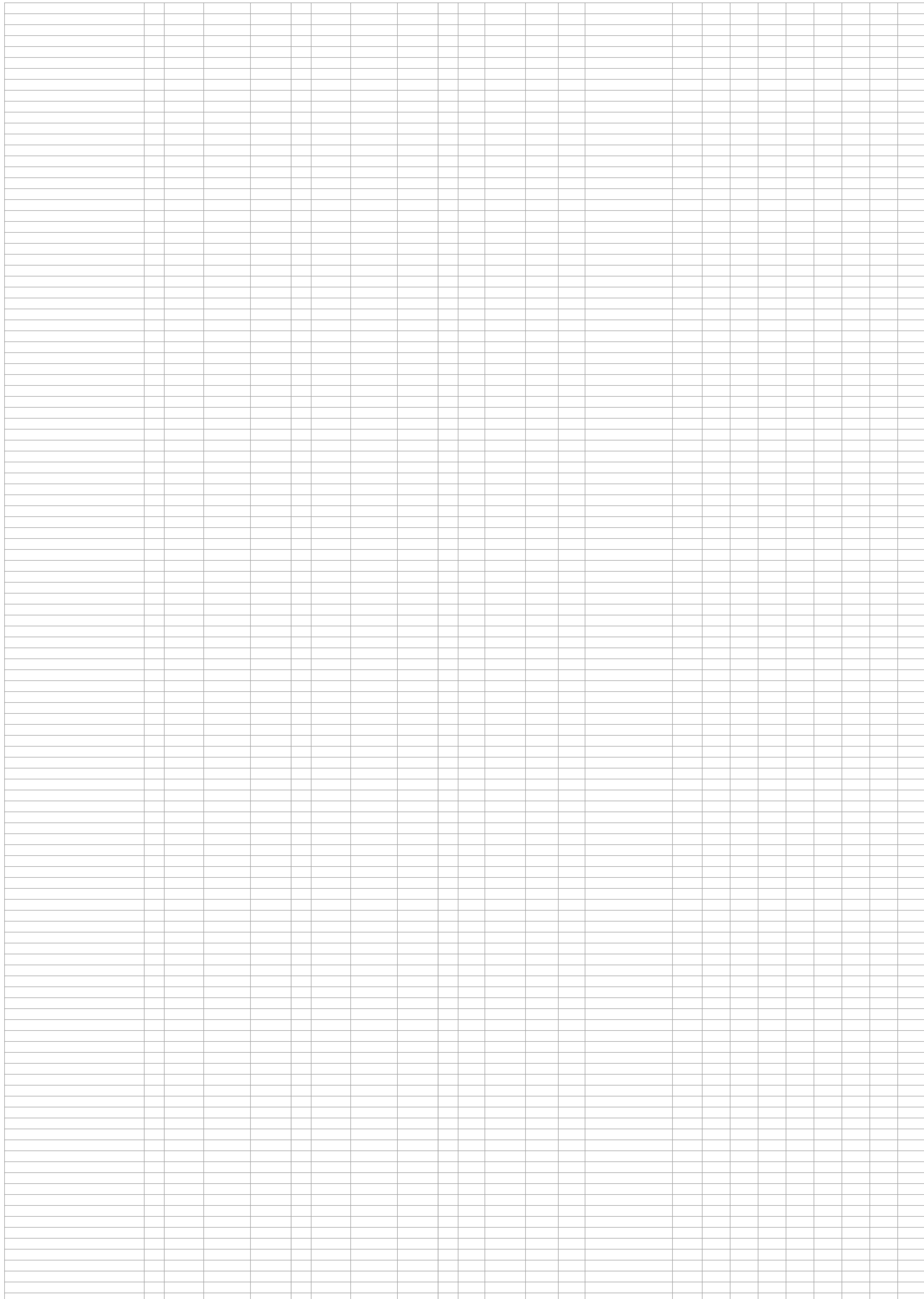








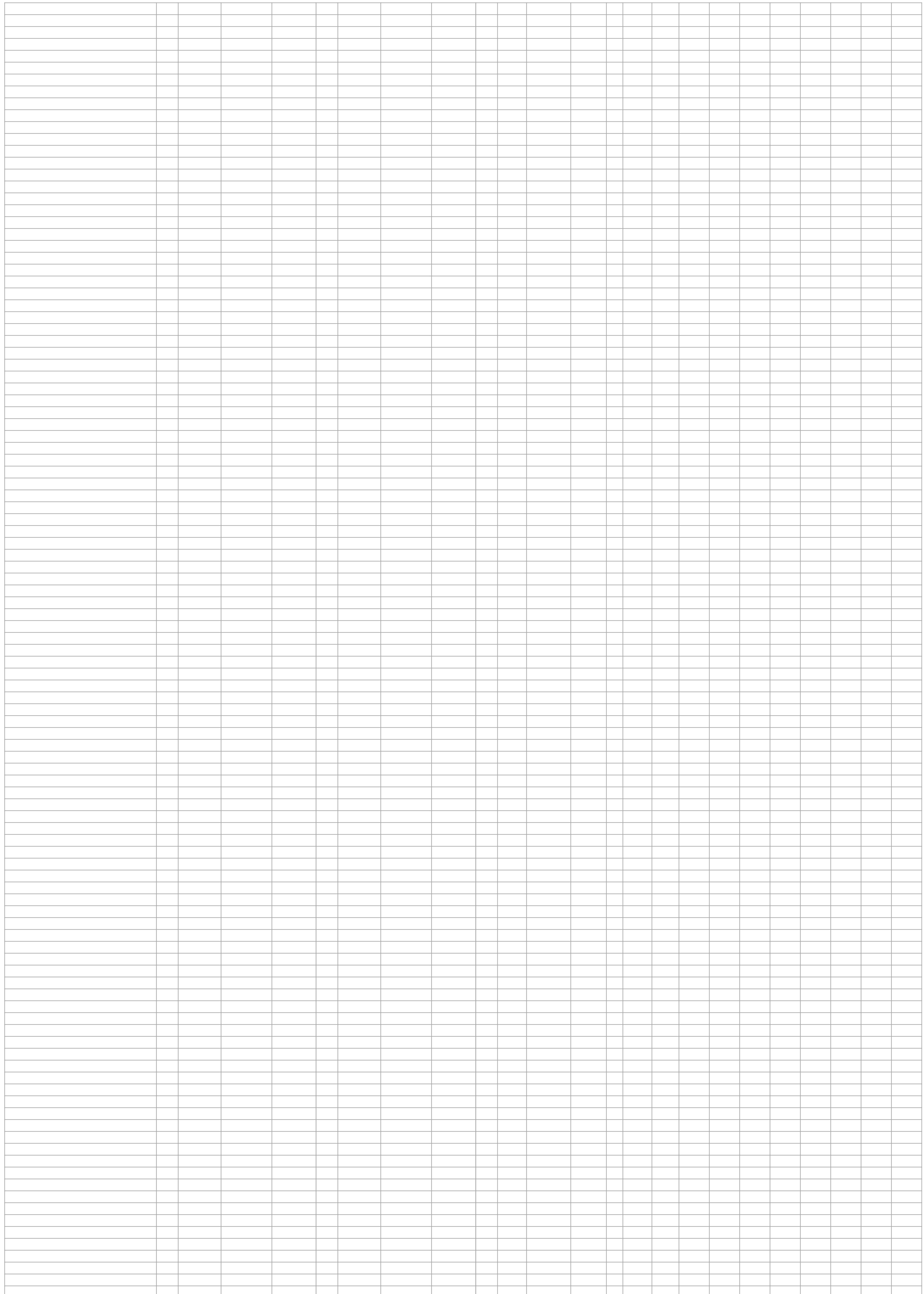






Purchase	(address) (description)			(address) (description)			Address					
Purchase price (estimated)												
Downpayment %			-							0%	-	
Amount financed	100%		-		100%					0%	-	
Property Taxes	40	-	-	40	-	-						
Prop. Ins., 1 yr, fire & liab (no flood)												
Title insurance												
Survey (ave \$500)												
Appraisal (ave \$500)												
Miscellaneous buying expenses												
Cash to close			-							-		
Rental operation												
Monthly												
Gross potential rental income		12,000	1,000			12,000	1,000			-	-	
Effective rental income (occupancy ratio)	90%	10,800	900		90%	10,800	900		0%	-	-	
Expenses:												
Tenant finders fee %	10%	1,200			10%	1,200			0%	-		
Property Mgmt Fee, monthly		-				-				-		
Landscape service		-				-				-		
Annual maintenance/repairs (condition)												
HOA		-				-				-		
utilities included		-				-				-		
Flood Insurance												
Taxes		-				-				-		
Hazard Insurance												
Total rental expenses		1,200	100			1,200	100			-	-	
Net Operating Income (NOI)		\$9,600.00	\$800.00			\$9,600.00	\$800.00			\$0.00	\$0.00	
Debt service												
Princ. & Int (30 yrs) (interest rate)		-	-			-	-		0.000%	-	-	
Cash throw off after debt service		\$9,600.00	\$800.00			\$9,600.00	\$800.00			\$0.00	\$0.00	
Cap rate (annual NOI/purchase pr)												
Cash throw off/cash to close												
www.fullservicetitle.com/html/title_insurance_calculator.html												





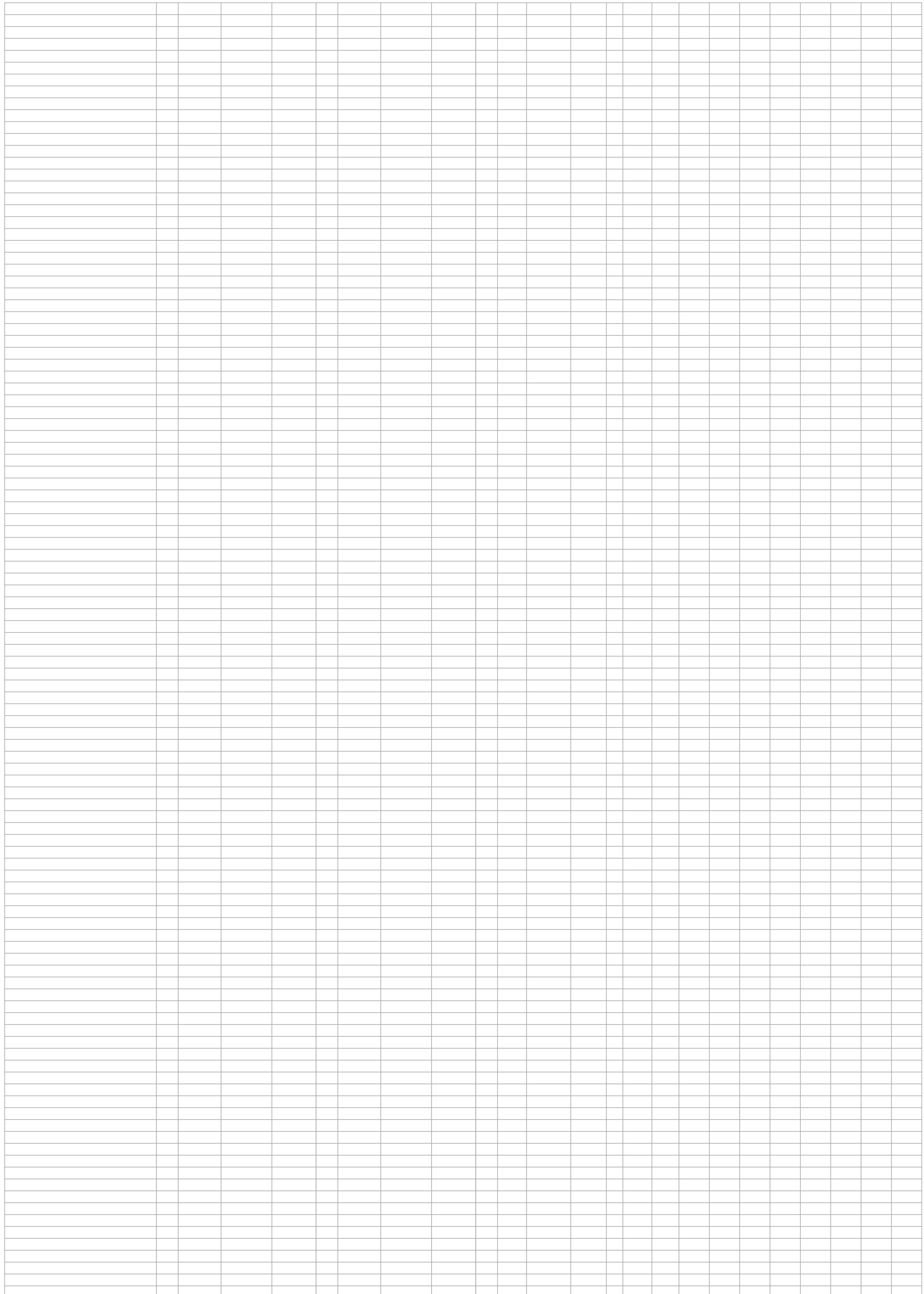


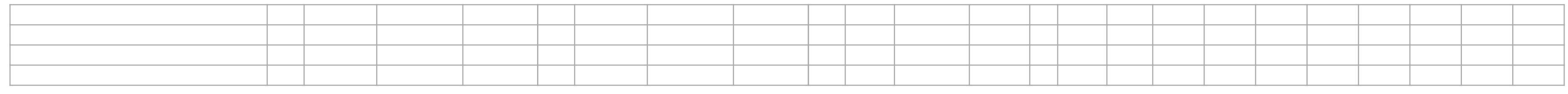












		Sold Price	Sq Ft	Price/SF
11 Hibiscus Dr		237,000	960	246.88
29 Florida Dr		300,000	980	306.12
15 Orange Dr		257,000	818	314.18
Averages			919	289
56 Orange Dr		239,341	828	289
Purchase		185,000		
Closing costs	7%	12,950		
Initial cost		197,950		
Sell for		250,000	240,000	230,000
Closing costs	7%	17,500	16,800	16,100
Net at closing		232,500	223,200	213,900
Net after initial cost		34,550	25,250	15,950

Frontend Ratio			
1. Can not spend more than 33% of their gross income			
2. Conventional 23%			
Backend Ratio			
1. New buyers can not spend more than 41% of the			
Rental Tenants			
700 credit score with 4x rent income			
Mortgage Payments			
WHAT PERCENTAGE OF THE CONDO IS HOMEOWNERSHIP			
Down Payment %			
Loan X % mortgaged			
PMI: $\text{LoanX} \cdot 85/12$			
Taxes			
HOA			
Meter for	Meter for tenants, meter for landlord, new		