

69 BELCHER

31 residential condominiums, 15 parking spaces

3 BMR units

LOT VALUE **\$ 7,750,000.00**

	Sq.Ft.	Today's Value	\$/Sq.Ft.
Total Sales	34,985	\$40,785,000	\$1,165.79
Acquisition	\$ (7,750,000)		
Construction	\$ (17,492,500.00)	\$500.00 /sq.ft.	
Permitting	\$ (100,000.00)	est	
Taxes	\$ (372,000)	1.2% 4 years	
Construction Financing	\$ (4,722,975)	9% 36	
Professional and Legal Fees	\$ (150,000)		
TOTAL COST	\$ (30,587,475)	\$(30,587,475)	
Staging		\$ (100,000)	
Real Estate Commissions 5%		\$ (2,039,250)	
Transfer Tax		\$ (305,888)	
NET PROFIT		\$ 7,752,388	25.34%

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	sq.ft.	bd/ba	type	orientation	value	\$/sq.ft	comments
LEVEL 1	1	975 2/2	2B	front	\$ 450,000	\$462	BMR walk-up
	2	975 2/2	2B	front	\$ 1,100,000	\$1,128	walk-up
	3	975 2/2	2A	rear	\$ 1,127,500	\$1,156	250 sq.ft. deck
	4	975 2/2	2A	rear	\$ 1,127,500	\$1,156	250 sq.ft. deck
LEVEL 2	5	975 2/2	2A	front	\$ 1,100,000	\$1,128	
	6	1,100 3/2	3C	front	\$ 500,000	\$455	BMR
	7	760 1/1	1A	front	\$ 375,000	\$493	BMR
	8	975 2/2	2A	front	\$ 1,100,000	\$1,128	
	9	975 2/2	2C	rear	\$ 1,100,000	\$1,128	
	10	975 2/2	2C	rear	\$ 1,100,000	\$1,128	
	11	975 2/2	2C	rear	\$ 1,100,000	\$1,128	
	12	975 2/2	2C	rear	\$ 1,100,000	\$1,128	
LEVEL 3	13	1,460 3/2	3A	front	\$ 1,705,000	\$1,168	
	14	975 2/2	2A	front	\$ 1,155,000	\$1,185	
	15	1,460 3/2	3A	front	\$ 1,705,000	\$1,168	
	16	975 2/2	2C	rear	\$ 1,155,000	\$1,185	
	17	975 2/2	2C	rear	\$ 1,155,000	\$1,185	
	18	975 2/2	2C	rear	\$ 1,155,000	\$1,185	
	19	975 2/2	2C	rear	\$ 1,155,000	\$1,185	
LEVEL 4	20	1,460 3/2	3A	front	\$ 1,760,000	\$1,205	
	21	975 2/2	2A	front	\$ 1,210,000	\$1,241	
	22	1,460 3/2	3A	front	\$ 1,760,000	\$1,205	
	23	1,460 3/2	3B	rear	\$ 1,760,000	\$1,205	
	24	975 2/2	2D	rear	\$ 1,210,000	\$1,241	
	25	1,460 3/2	3B	rear	\$ 1,705,000	\$1,168	
LEVEL 5	26	1,460 3/2	3A	front	\$ 1,815,000	\$1,243	
	27	975 2/2	2A	front	\$ 1,265,000	\$1,297	
	28	1,460 3/2	3A	front	\$ 1,815,000	\$1,243	
	29	1,460 3/2	3B	rear	\$ 1,815,000	\$1,243	
	30	975 2/2	2D	rear	\$ 1,265,000	\$1,297	
	31	1,460 3/2	3B	rear	\$ 1,815,000	\$1,243	
	34,985				\$ 39,660,000	\$1,134	
parking	15 spaces	\$75,000	/each		\$1,125,000		
					\$40,785,000	\$1,165.79	
exclusive of BMR	32,150				\$39,460,000	\$1,227.37	