

69 BELCHER

31 residential condominiums, 15 parking spaces

5 BMR units

LOT VALUE **\$7,600,000.00**

	Sq.Ft.	Today's Value	\$/Sq.Ft.
Total Sales	34,540	\$43,839,000	\$1,269.22
Acquisition	\$ (7,600,000)		
Construction	\$ (17,270,000.00)	\$500.00 /sq.ft.	
Permitting	\$ (100,000.00)	est	
Taxes	\$ (273,600)	1.2% 3 years	
Construction Financing	\$ (2,072,400)	8% 1.5 years	
Professional and Legal Fees	\$ (150,000)		
TOTAL COST	\$ (27,466,000)	\$(27,466,000)	
Staging		\$ (100,000)	
Real Estate Commissions 5%		\$ (2,191,950)	
Transfer Tax		\$ (328,793)	
NET PROFIT		\$ 13,752,258	50.07%