

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	\$39,962,500	\$1,156.99
Acquisition	\$ (7,600,000)		
Construction	\$ (17,270,000.00)	\$500.00 /sq.ft.	
Permitting	\$ (100,000.00)	est	
Taxes	\$ (364,800)	1.2% 4 years	
Construction Financing	\$ (4,662,900)	9% 36	
Professional and Legal Fees	\$ (150,000)		
TOTAL COST	\$ (30,147,700)	\$(30,147,700)	
Staging		\$ (100,000)	
Real Estate Commissions 5%		\$ (1,998,125)	
Transfer Tax		\$ (299,719)	
NET PROFIT		\$ 7,416,956	24.60%

69 BELCHER

31 residential condominiums, 15 parking spaces
5 BMR units

	sq.ft.	bd/ba	type	orientation	value	\$/sq.ft	comments
LEVEL 1	101	935 2/2	2B	rear	\$ 550,000	\$588	BMR walk-up
	102	975 2/2	2G	front	\$ 1,125,000	\$1,154	250 sq.ft. deck
	103	975 2/2	2G	rear	\$ 1,127,500	\$1,156	250 sq.ft. deck
	104	530 1/1	1B	front	\$ 400,000	\$755	BMR walk-up
LEVEL 2	201	975 2/2	2F	front	\$ 1,100,000	\$1,128	
	202	975 2/2	2E	rear	\$ 1,100,000	\$1,128	
	203	760 1/1	1A	front	\$ 850,000	\$1,118	
	204	945 2/2	2C	rear	\$ 600,000	\$635	BMR
	205	1200 3/2	3C	front	\$ 750,000	\$625	BMR
	206	945 2/2	2E	rear	\$ 600,000	\$635	BMR
	207	975 2/2	2F	front	\$ 1,100,000	\$1,128	
	208	975 2/2	2E	rear	\$ 1,100,000	\$1,128	
LEVEL 3	301	1,460 3/2	3A	front	\$ 1,705,000	\$1,168	
	302	975 2/2	2E	rear	\$ 1,155,000	\$1,185	
	303	975 2/2	2A	front	\$ 1,155,000	\$1,185	
	304	975 2/2	2C	rear	\$ 1,155,000	\$1,185	
	306	975 2/2	2C	rear	\$ 1,155,000	\$1,185	
	307	1,460 3/2	3A	front	\$ 1,705,000		
	308	975 2/2	2E	rear	\$ 1,155,000	\$1,185	
LEVEL 4	401	1,460 3/2	3A	front	\$ 1,760,000	\$1,205	
	402	1,460 3/2	3D	rear	\$ 1,760,000	\$1,205	
	403	975 2/2	2A	front	\$ 1,210,000	\$1,241	
	404	975 2/2	2D	rear	\$ 1,210,000	\$1,241	
	405	1,460 3/2	3A	front	\$ 1,760,000	\$1,205	
	406	1,460 3/2	3B	rear	\$ 1,760,000	\$1,205	
LEVEL 5	501	1,460 3/2	3A	front	\$ 1,815,000	\$1,243	
	502	1,460 3/2	3D	rear	\$ 1,815,000	\$1,243	
	503	975 2/2	2A	front	\$ 1,265,000	\$1,297	
	504	975 2/2	2D	rear	\$ 1,265,000	\$1,297	
	505	1,460 3/2	3A	front	\$ 1,815,000	\$1,243	
	506	1,460 3/2	3B	rear	\$ 1,815,000	\$1,243	
	34,540				\$ 38,837,500	\$1,124	
parking	15 spaces	\$75,000	/each		\$1,125,000		
					\$39,962,500	\$1,156.99	
exclusive of BMR	31,870				\$37,462,500	\$1,175.48	