



Cash Flow Yearly
Arcadia Place
Condominium Project

March 21, 2008
Investor Pro
Development Condominium

	Year 1	Year 2	Total
Sales Revenue			
One Bedrooms	600,000	1,350,000	1,950,000
Two Bedrooms	2,720,000	2,760,000	5,480,000
	3,320,000	4,110,000	7,430,000
DEVELOPMENT COSTS			
Land Costs			
Land	1,200,000	-	1,200,000
	1,200,000	-	1,200,000
Development			
Site Preparation	70,000	-	70,000
Construction	3,705,000	-	3,705,000
Prof. Fees	271,000	-	271,000
City Fees	270,000	-	270,000
Marketing	30,000	120,000	150,000
Contingencies	44,000	-	44,000
	4,390,000	120,000	4,510,000
Interest Costs			
Land Loan	48,000	4,000	52,000
Construction Loan	123,250	4,125	127,375
	171,250	8,125	179,375
Total Development Costs	5,761,250	128,125	5,889,375
Financing			
Land Loan			
Borrow. Inflow (+)	600,000	-	600,000
Repay. Outflow (-)	-	(600,000)	(600,000)
Construction Loan			
Borrow. Inflow (+)	2,960,000	-	2,960,000
Repay. Outflow (-)	(2,300,000)	(660,000)	(2,960,000)
Cash Flow	(1,181,250)	2,721,875	1,540,625
Cumulative Cash Flow	(1,181,250)	1,540,625	
DEVELOPMENT PROFIT	1,540,625		
% of Total Development Costs	26.16%		
% of Sale Revenue	20.74%		
Maximum Equity	2,168,750		
Return on Equity	71.04%		
Average Profit per Unit	77,031		



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DEVELOPMENT COSTS			
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Development	4,390,000	120,000	4,510,000
Interest Costs	171,250	8,125	179,375
	5,761,250	128,125	5,889,375
Financing			
Borrow. Inflow (+)	3,560,000	-	3,560,000
Repay. Outflow (-)	(2,300,000)	(1,260,000)	(3,560,000)
Cash Flow	(1,181,250)	2,721,875	1,540,625
Cumulative Cash Flow	(1,181,250)	1,540,625	
DEVELOPMENT PROFIT	1,540,625		
% of Total Development Costs	26.16%		
% of Sale Revenue	20.74%		
Maximum Equity	2,168,750		
Return on Equity	71.04%		
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