

Cash Flow Yearly Arcadia Place Condominium Project

March 21, 2008 Investor Pro Development Condominium

Sales Revenue			
One Bedrooms	600,000	1,350,000	1,950,000
Two Bedrooms	2,720,000	2,760,000	
	3,320,000	4,110,000	5,480,000 7,430,000
DEVELOPMENT COSTS	3,320,000	4,110,000	7,430,000
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	-	2,900,000
Repay. Outflow (-)	2,960,000 (2,300,000)	- (660,000)	(2,960,000)
Repay. Outflow (-)		- (660,000)	
Cash Flow	(2,300,000)	,	(2,960,000)
		(660,000) 2,721,875 1,540,625	
Cash Flow Cumulative Cash Flow	(2,300,000) (1,181,250) (1,181,250)	2,721,875	(2,960,000)
Cash Flow Cumulative Cash Flow DEVELOPMENT PROFIT	(2,300,000) (1,181,250) (1,181,250) 1,540,625	2,721,875	(2,960,000)
Cash Flow Cumulative Cash Flow DEVELOPMENT PROFIT % of Total Development Costs	(2,300,000) (1,181,250) (1,181,250)	2,721,875	(2,960,000)
Cash Flow Cumulative Cash Flow DEVELOPMENT PROFIT % of Total Development Costs % of Sale Revenue	(2,300,000) (1,181,250) (1,181,250) 1,540,625 26.16% 20.74%	2,721,875	(2,960,000)
Cash Flow Cumulative Cash Flow DEVELOPMENT PROFIT % of Total Development Costs % of Sale Revenue Maximum Equity	(2,300,000) (1,181,250) (1,181,250) 1,540,625 26.16% 20.74% 2,168,750	2,721,875	(2,960,000)
Cash Flow Cumulative Cash Flow DEVELOPMENT PROFIT % of Total Development Costs % of Sale Revenue	(2,300,000) (1,181,250) (1,181,250) 1,540,625 26.16% 20.74%	2,721,875	(2,960,000)

Year 1

Year 2

Total



Cash Flow Yearly Snapshot Arcadia Place Condominium Project

March 21, 2008 Investor Pro Development Condominium

	Year 1	Year 2	Total
Sales Revenue	3,320,000	4,110,000	7,430,000
DEVELOPMENT COSTS			
Land Costs	1,200,000	-	1,200,000
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 (+) Repay. Outflow (-)	3,560,000 (2,300,000)	- (1,260,000)	3,560,000 (3,560,000)
Cash Flow Cumulative Cash Flow	(1,181,250) (1,181,250)	2,721,875 1,540,625	1,540,625
DEVELOPMENT PROFIT % of Total Development Costs % of Sale Revenue Maximum Equity Return on Equity Average Profit per Unit	1,540,625 26.16% 20.74% 2,168,750 71.04% 77,031		