

PROFORMA FINANCIALS

216 MARION OAKS BOULEVARD
COMMERCIAL RETAIL PROJECT

PROFORMA MONTHLY INCOME

Item	Amount
RENTAL INCOME	\$24,893.75

PROFORMA MONTHLY EXPENSES

Item	Amount
MONTHLY EXPENSES TOTAL	\$6,950.00

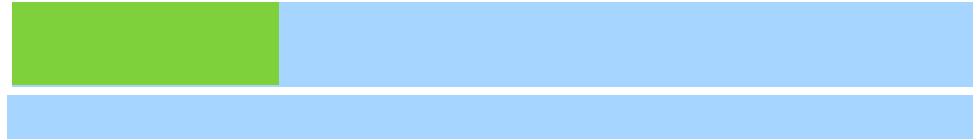
ANNUAL EXPENSES

Item	Amount
ANNUAL EXPENSES TOTAL	\$83,400.00

LAND COST	\$485,000.00
CONSTRUCTION COST (\$157/SF)	\$2,049,435.00
TOTAL COST	\$2,534,435.00

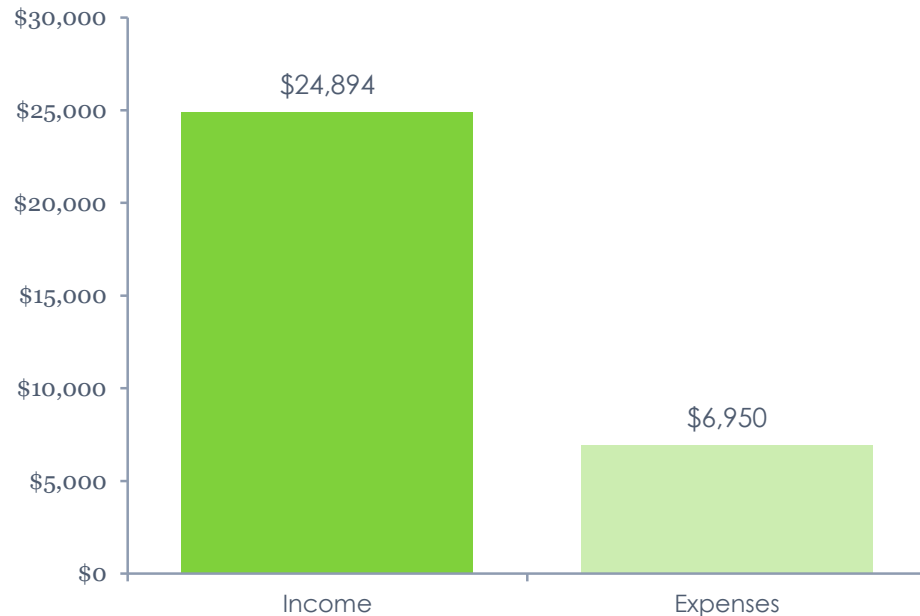
ANNUAL GROSS INCOME	\$298,725.00
TOTAL ANNUAL EXPENSES	\$83,400.00
NET OPERATING INCOME	\$215,325.00

PERCENTAGE OF INCOME SPENT



SUMMARY

Total Monthly Income	Total Monthly Expenses	Balance
\$24,894	\$6,950	\$17,944



TOTAL COST OF CONSTRUCTION	\$2,534,435.00
SALES PRICE	\$3,310,000.00 (\$254/SF)
TOTAL PROFIT	\$775,565.00 (6.5% RETURN ON INVESTMENT)

