

## The calculation of cost, income, profit and rate of return on investment

### Attached 2 (page 1):

#### Reconstruction of a single-family home to a residential building

##### General Tasks:

1. Buying a house (for demolishing) -	\$	1,000,000
2. Closing costs (when we buy)	\$	114,500
3. New building construction (Total area 10,000 sq.ft (10 units x 1,000 sq.ft))	\$	3,345,000
4. Design & general supervision	\$	480,000
5. Territory renewal	\$	200,000
6. Average construction penalties or fines (estimated statistically)	\$	150,000

TOTAL AMOUNT OF INVESTMENT	\$	5,289,500
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INCOME: PRICE FOR SALE (10,000 sq.ft x 750\$)	\$	7,500,000
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PROFIT (before taxes):	\$	2,210,500
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Estimated duration of project (months)	24-36
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##### **ROI (return on investment):**

ROI = Profit / Investment (not including taxes)	41.79%
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The example projects (from Zillow.com):



## Attached 2 (page 2):

The average price for 1 sq.ft in the buildings after renewal is approximately \$700-\$780

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## 8629 BAY PKWY (5D), Bath Beach, NY 11214

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Description: **6691017**  
Bay Vista is home to 38 luxurious one and two bedroom residencies. Distinctive contemporary architecture with state of the art finishes, including Bosch appliances; Elegant lobby featuring porcelain tile flooring, LED lighting and signature natural stone; Parking garage, secure bicycle and storage units; Energy efficient windows; Mitsubishi heating and cooling systems; Elevator access to all levels; Featuring a public roof with panoramic views; common space enhanced with WI-FI, state of the art hi-def security cameras, video intercom systems.

Details:  
Bedrooms: 1  
Bathrooms: 1.0  
Property Type: Condominium  
Square Feet: 693  
Rooms: 2  
Outdoor Space: Balcony  
Built: 2016

Financials:  
Price: \$545,000  
Maint/Cc: \$243  
Taxes: \$2,959

Карта Спутник

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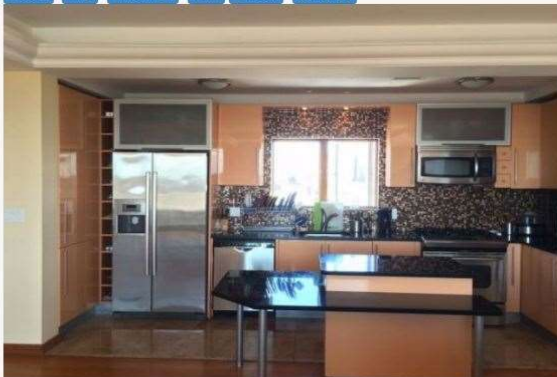
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## 2964 Brighton 6 St (9A), Brighton Beach, NY 11235

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Description: **6702184**  
Great 2 level penthouse with Spectacular ocean and Manhattan view, situated separately on the top floor of the building. 2040 square feet of uniquely designed 3-4 bedroom/3 bathroom condo apartment. The bright and open living/dining area high ceiling leads to the first of two balconies. 2 other bedrooms on the first level are separate and very large with a balcony and private bathroom. The second level is where a master bedroom with an oversized private bathroom and sauna. It is enough space to make two bedrooms. The outdoor space of the unit includes two balconies and a private roof top terrace of approx. 816 square feet. Condo declaration indicated the unit is a 2bdr/2bath apartment with 1,536 s.f. Parking space where you can place two cars one after the other is included.

Details:  
Bedrooms: 3  
Bathrooms: 3.0  
Property Type: Condominium  
Style: Condominium  
Square Feet: 2040  
Rooms: 6

Financials:  
Price: \$1,400,000  
Maint/Cc: \$525

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