

**The calculation of cost, income, profit and rate of return on investment**  
**Attached 1 (page 1):**  
**Reconstruction (remodeling) of the residential homes**

**General Tasks:**

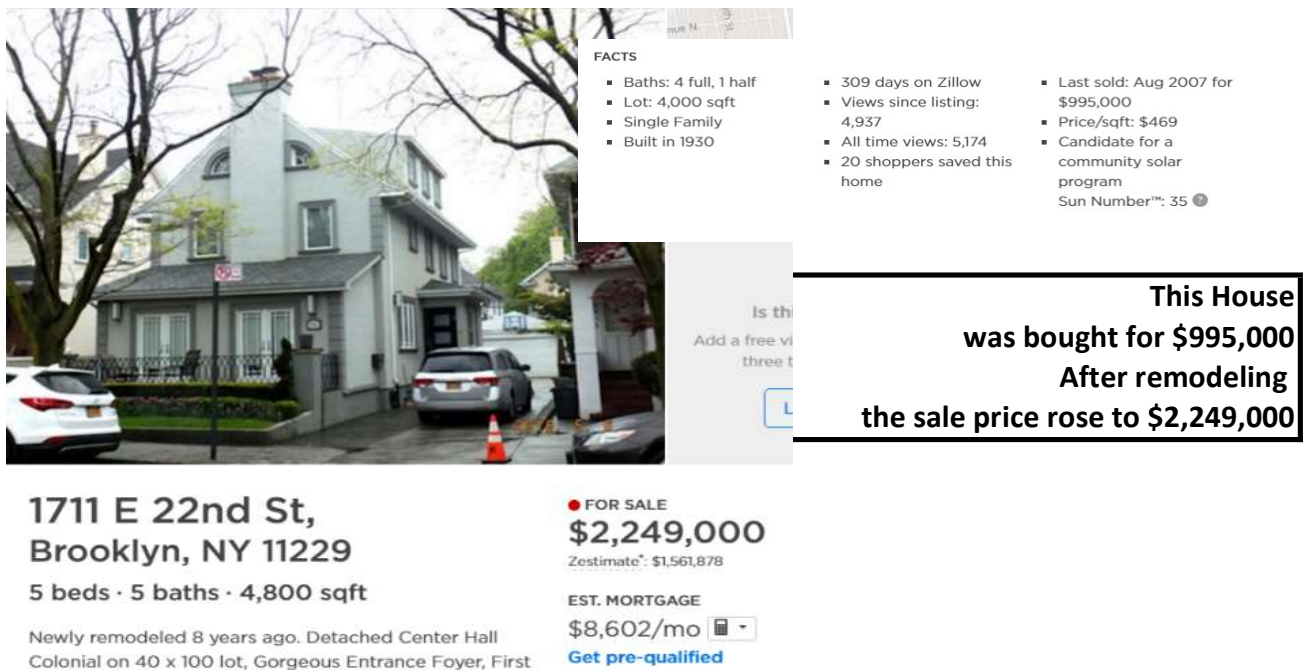
1. Buying a house (2000 sq.ft or more) -	\$	1,000,000
2. Closing costs (when we buy)	\$	114,500
3. Reconstruction or remodeling of house (with increasing of the area to 4000 sq.ft)	\$	468,000
4. Design & general supervision	\$	145,000
5. Territory renewal	\$	50,000
6. Construction penalties or fines (estimated statistically)	\$	50,000
<b>TOTAL AMOUNT OF INVESTMENT</b>	<b>\$</b>	<b>1,827,500</b>
<b>INCOME: PRICE FOR SALE (4000 sq.ft x \$560)</b>	<b>\$</b>	<b>2,250,000</b>
<b>PROFIT (before taxes):</b>	<b>\$</b>	<b>422,500</b>

Estimated duration of project (months) 24

**ROI (return on investment):**

ROI = Profit / Investment (not including taxes) 23.12%

**The example projects (from Zillow.com):**




**1711 E 22nd St,  
Brooklyn, NY 11229**

**5 beds · 5 baths · 4,800 sqft**

Newly remodeled 8 years ago. Detached Center Hall Colonial on 40 x 100 lot, Gorgeous Entrance Foyer, First

**FOR SALE**  
**\$2,249,000**  
 Zestimate®: \$1,561,878

**EST. MORTGAGE**  
**\$8,602/mo**   
[Get pre-qualified](#)

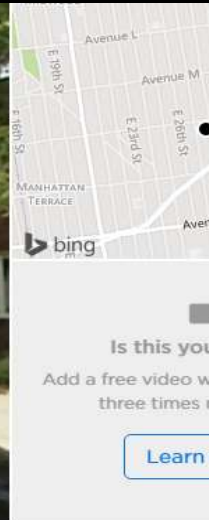
**FACTS**

- Baths: 4 full, 1 half
- Lot: 4,000 sqft
- Single Family
- Built in 1930
- 309 days on Zillow
- Views since listing: 4,937
- All time views: 5,174
- 20 shoppers saved this home
- Last sold: Aug 2007 for \$995,000
- Price/sqft: \$469
- Candidate for a community solar program
- Sun Number™: 35

**This House was bought for \$995,000 After remodeling the sale price rose to \$2,249,000**

**Attached 1 (page 2):**

**The average price for 1 sq.ft after renewal is approximately \$580-\$680**

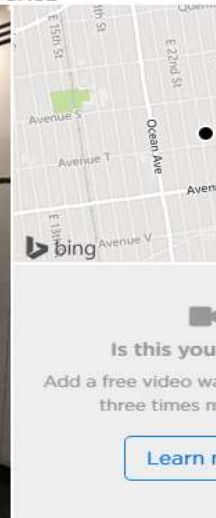


**1418 E 28th St,  
Brooklyn, NY 11210**

4 beds · 4 baths · 2,184 sqft

● FOR SALE  
**\$1,500,000**  
Zestimate®: \$1,035,866

EST. MORTGAGE



**Ave S,  
Brooklyn, NY 11229**

5 beds · 4 baths · 3,900 sqft

● FOR SALE  
**\$2,299,999**  
Price cut: -\$199,001 (3/10)  
Zestimate®: \$1,657,971

EST. MORTGAGE

**\$9,100/mo**   
[Get pre-qualified](#)

This 3900 square foot single family home has 5 bedrooms and 4.0 bathrooms. It is located at Ave S Brooklyn, New York.

**FACTS**

- Baths: 3 full, 1 half
- Lot: 2,265 sqft
- Single Family
- Built in 1930
- 9 days on Zillow
- Views since listing: 404
- All time views: 446
- 1 shopper saved this home
- Cooling: Central
- Heating: Forced air
- Price/sqft: \$590