

Remember the 2% rule in real estate. It means that the rent for the rental property should be equal to 2% of the entire expenses.

SCOTMOORE LLC
10001 LAKE FOREST BLVD
NEW ORLEANS, LA 70127
TEL: 504.400.1240

CLIENT: SM Development
PROJECT: [REDACTED]
Lot SF: 6000.00
Planned Program SF: 6248.00 3124 PER FLR
Units (1470 SF)(4 bd 3BA 2 BA) 4.00
Living Space SF: 5880.00 1470 x 4
Ammenities/Office Space SF:

Development Budget

Building Construction/SF	\$137.00 Estimate
Estimated Construction Costs	\$855,976.00 C17 x B10
Predevelopment Costs	\$187,000.00
Construction Interest	\$88,079.93 10.29%
Total Development Cost	\$1,131,192.93

4 PLEX - NET ZERO
LEASING - POTENTIAL BUILDING SALE



Predevelopment Cost	
Land Acquisition (Including Existing Bldg)	\$60,000.00
Survey/Arch/Engineering	
Final Survey	\$2,500.00
Engineering	\$25,000.00
Permit/Inspection/Entitlement Fees	
Tap Fees/Impact Fees	\$10,000.00
Site Prep/Demo	\$20,000.00
Storage Tank Removal	\$0.00
Title & Recording	\$10,000.00
Market Study/Appraisal/Environment	
Wetlands	\$1,500.00
Market Study	\$2,000.00
Traffic & Hydraulic Study	\$0.00
Environmental	\$3,000.00
Marketing	\$3,000.00
Accounting, Insurance & Legal	
Organizational Cost	\$3,000.00
Legal	\$8,000.00
Insurance	\$12,000.00
Operating Reserves	\$15,000.00
Soft Cost Contingency	\$12,000.00
Total Predevelopment Cost	\$187,000.00

Investment Schedule	
SM -Scottmoore - Owner Injection	\$ 50,000.00
Syndicators -Contractor, Engr., RE, Dev. ect	\$ 75,000.00
Crowdfund - Public participation	\$ 10,000.00
Investment Fund	\$ 5,000.00
Grant	
Total	\$ 140,000.00

Debit Financing (Mortage - Minus Investments)	
Total Development Cost to be Financed	\$991,192.93
Interest Rate	3.50%
Amortization	360
Monthly	\$ 4,450.90
Annual	\$ 53,410.79
Total Intrest Paid our for Mortage	\$1,524,333.60

No Mortgage Option	
Annual Income (Commercial + Residential)	\$86,972.16
Months to Recover TDC (Minus Operating+Financing)	156
Years to Recover TDC (Minus Operating+Financing)	13.01

Return On Investment

Annual Income (Commercial + Residential)	\$86,972.16
Months to Recover TDC (Minus Operating+Financing)	156
Years to Recover TDC (Minus Operating+Financing)	13.01

Commercial Rents	SF	Cost SF/MO	Cost SF/YR	Month Rent	Annual Rent
Lease #1	0	\$1.20	\$14.40	\$0.00	\$0.00
					Total Annual Com \$0.00

Residential Rents	SF	Cost SF/MO	Cost SF/YR	Month Rent	Annual Rent
Residential Unit	3124	\$0.58	\$6.96	\$1,811.92	\$21,743.04
					Total Annual (Unit) \$21,743.04

# of Units	4	Total Annual (Unit)	\$21,743.04
Monthly Total Rental Income	\$7,247.68	Total (All Residential)	\$86,972.16

Annual Total Rental Income \$86,972.16

Annual Rental Income Adj. for 0% Vacany \$86,972.16

Total Operating Income \$86,972.16

Expenses

Management:(5% of TOI)	\$2,609.16
Taxes	\$4,500.00
Capital Expenditures	\$2,500.00
Common Repairs	\$1,000.00
Landscaping	\$1,200.00
Insurance	\$1,500.00

Maintenance \$3,500.00

Total Operating Cost \$16,809.16
per unit \$4,202.29

Net Income

Total Operating Income \$86,972.16
Total Operating Cost \$16,809.16
Debit Service \$53,410.79 Mortage

ANNUAL NET INCOME \$16,752.21
Monthly \$1,396.02