

Joint Venture Opportunity Sweet Acacia

36,000 sqft Building & Common Areas - 26 Units	\$6,000,000.00
80 Bay Automated Parking System & Shell	\$800,000.00
Soft Construction Cost	\$1,000,000.00
Land Cost - 1 Acre	\$1,510,000.00
Loan on Land - To be Paid with Construction	-\$450,000.00
Misc. Overage	\$327,840.00
Total Construction Cost	\$9,187,840.00

Construction Cost Breakdown

Marcos	\$1,060,000.00
Pre-Sales of Units - 30% in Escrow	
20% usable for Construction - 4 units	\$357,840.00
Investor Opportunity	\$2,250,000.00
Construction Loan - 60% of cost	\$5,520,000.00
Total	\$9,187,840.00

Investor Opportunity

Phase 1	\$3,310,000.00		
Marcos	\$1,060,000.00	32.02%	Ownership Equals \$960,383.57 in profit
Investor	\$2,250,000.00	67.98%	Ownership Equals \$2,038,550.03 in profit
Phase 2	\$5,877,840.00		
Construction Loan	\$5,520,000.00	93.91%	
Pre-Sales of 4 Units	\$357,840.00	6.09%	
Project Completion	\$9,187,840.00		

Investment Breakdown

Initial Investment - Cash	\$2,250,000.00
2 Year Build Time	
Profits from Project	\$2,038,550.03
ROI	90.60%

Total Profits

Profits from Commercial Sales	-\$476,000.00
Profits from Residential Sales	\$3,768,933.60
Profits from APS Sales	-\$294,000.00
Total Profits from Sweet Acacia	\$2,998,933.60

Unit Breakdown - Commercial & Residential

Commercial - 4000 sqft - Ground Level

4000 square feet of Class "A" commercial space - delivered in grey box

Sellable SQFT	Price/sqft	Retail Sales Price
4000		\$0

Residential - 26 Units across 4 floors

Unit Count	Beds/baths	SQFT	# of parking spaces	Price/sqft	Retail Sales Price
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2nd Floor

1	3bed/2bath	1278	3	\$400.00	\$511,200.00
4	2bed/2.5bath	1278	2	\$400.00	\$511,200.00

3rd Floor

1	3bed/2bath	1278	3	\$400.00	\$511,200.00
5	2bed/2.5bath	1278	2	\$400.00	\$511,200.00
1	1bed/1bath	772	1	\$405.00	\$312,660.00

4th Floor

1	3bed/2bath	1278	3	\$400.00	\$511,200.00
5	2bed/2.5bath	1278	2	\$400.00	\$511,200.00
1	1bed/1bath	772	1	\$405.00	\$312,660.00

5th Floor

1	3bed/2bath	1278	3	\$400.00	\$511,200.00
5	2bed/2.5bath	1278	2	\$400.00	\$511,200.00
1	1bed/1bath	772	1	\$405.00	\$312,660.00

Total Residential Sales	\$12,695,580.00
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Total Retail Sales of Sweet Acacia	\$12,695,580.00
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Parking Breakdown

Parking Types	# of Spots
Automated Parking System	80
Surface Parking Spots	20
Disabled Parking Spots	5
Total Parking Spots at Sweet Acacia	105

Parking Spot Breakdown	# of Spots	Cost per Spot
Commercial Space - Surface Spots	20	5:1 Parking Ratio
3 Bedrooms	12	
2 Bedrooms	38	
1 Bedrooms	3	
Commercial APS Spots	5	
Disabled - Surface Spots	5	
For Sale	22	\$25,000.00
Total Parking Spots at Sweet Acacia	105	

Profit Breakdown

Sweet Acacia	SQFT	Cost/SQFT	Total
Commercial Space	4000	\$119.00	\$476,000.00
Residential Units	31644	\$250.00	\$7,911,000.00
Automated Parking System			\$800,000.00
Total Cost to Build	35644	\$369.00	\$9,187,000.00

Retail Sales of Building		Sales
Commercial Space	Ground Floor	\$0.00
Residential Units	26 Units	\$12,695,580.00
Automated Parking System	22	\$550,000.00
Total Retail Sales		\$13,245,580.00

Transaction Fees - Disposition		
Transfer Taxes	1.50%	
Title Fees	0.50%	
Realtor Commissions	6%	
Total Disposition Costs	8.00%	\$1,059,646.40

Total Profits	
Profits from Commercial Sales	-\$476,000.00
Profits from Residential Sales	\$3,768,933.60
Profits from APS Sales	-\$294,000.00
Total Profits from Sweet Acacia	\$2,998,933.60



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Other - Home front door



Condo/Co-Op/Villa/Townhouse

[405 NE 35th Ct # 3](#)

OAKLAND PARK, FL 33334-2174, BLDG 10

ML#: A11216664

Rng Price:

LLP:

Short Sale: No

Listing Brkr: [CREE02 /Canvas Real Estate](#)

County: Broward County

Area: 3450

Geo Area: Ft Ldale NE (3240-3270;3350-3380;3440-3450;3700)

Legal: ✕URBAN VILLAGE AT 5TH AVE CONDO BLDG 10 UNIT 3 PER CDO CIN # 113654268 & AMCDO 113718568

Furnished:

Bedrooms: 2

Convert Bed:

SqFt (Liv): ✕1,225

SqFt (Adj): ✕1,225

Bld Ar/Src:

Year Built: 2021/New Construction

Virtual Tour: [Click Here](#)

List Price: \$500,000

Sold Price: \$495,000

Status: Closed

REO: No

Auction: No

Baths: 2/1

Efficiency:

Tot SqFt: ✕1,225

Location Information

Folio#: ✕[494222AK0880](#)

Municipal Code:

Subdivision #:

Complex: URBAN VILLAGE AT 5TH AVE

Unit Floor Loc: 1

Bldg Units: 5

Elementary:

High:

Neighborhood:

Parcel #: 0880

Town/Range: 49

Map Coord:

Tot Flr in Bldg: 2

Development:

Cmplx Units: 90

Middle:

Model Name:

Section: 22

Int Levels:

Bldg #: 10

General Information

Type Property: Condo

Unit Detached: No

Park Sp #:

Gov Bodies: Builder Control

For Lease:

Boat Services:

Style: T52-Townhouse Condo

Garage: 2

Unit Design: Split Level

Unit View: Garden View

Parking Desc: 2 Or More Spaces, Guest Parking, Street Parking

Front Exposure:

Bal/Porch/Pat:

Min Day Lse: 365

Main Liv Area:

For Lease MLS#:

HOPA: No HOPA

Doc Sp#:

Lse/Yr: 1

SS Addend:

Carport:

Parking Restr: No Rv/Boats, No Trucks/Trailers



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Condo/Co-Op/Villa/Townhouse

[410 NE 36th St # 10](#)

OAKLAND PARK, FL 33334-2239

ML#: A11248036

Rng Price:

LLP:

Short Sale: No

Listing Brkr: [RMXC05 /RE/MAX Consultants Realty 1](#)

County: Broward County

Area: 3450

Geo Area: Ft Ldale NE (3240-3270;3350-3380;3440-3450;3700)

Legal: ✕URBAN VILLAGE AT 5TH AVE CONDO BLDG 3 UNIT 10 PER CDO CIN # 113654268 & AMCDO 113718568

Furnished:

Bedrooms: 2

Convert Bed:

SqFt (Liv): ✕831

SqFt (Adj): ✕831

Bld Ar/Src:

Year Built: 2020/New Construction

Virtual Tour: [Click Here](#)

List Price: \$359,000

Sold Price: \$360,000

Status: Closed

REO: No

Auction: No

Baths: 1

Efficiency:

Tot SqFt: ✕831

Location Information

Folio#: ✕[494222AK0480](#)

Municipal Code:

Subdivision #:

Complex: URBAN VILLAGE

Unit Floor Loc: 3

Bldg Units:

Elementary:

High:

Neighborhood:

Parcel #: 0480

Town/Range: 49

Map Coord:

Tot Flr in Bldg: 2

Development:

Cmplx Units:

Middle:

Model Name:

Section: 22

Int Levels:

Bldg #:

General Information

Type Property: Condo

Unit Detached: No

Park Sp #:

Gov Bodies: Builder Control

For Lease:

Boat Services:

Style: C41-Condo 1-4 Stories

Garage: 0

Unit Design: None

Unit View: None

Parking Desc: Assigned Parking

Front Exposure:

Bal/Porch/Pat:

Min Day Lse: 180

Main Liv Area:

For Lease MLS#:

HOPA: No HOPA

Doc Sp#:

Lse/Yr: 2

SS Addend:

Carport: 0