

PUNTA PIEDRA CONDO/HOTEL (PROPUESTA 226-UNIDS)

Private Property	26,000.00
TGM	-
Total Sellable SM	26,000.00

		Sq. Meters	sales price
Max Total Units LB1	60	2,820	\$ 119,000.00
Max Total Units LB2	68	5,168	\$ 149,000.00
Max total units LB3	98	8,820	\$ 189,000.00
Max Total SM	16,808	16,808	
Average Unit Size (SM)	75		

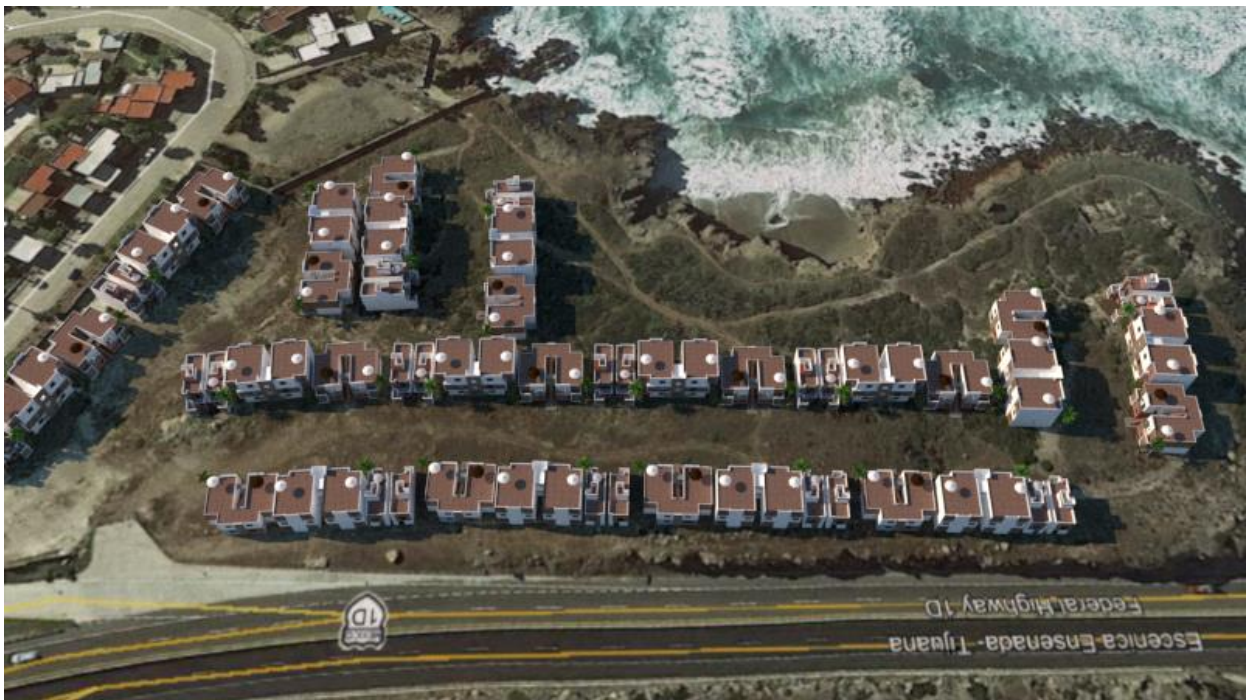
	Total	%/Sales	Assumption
Sellable SM	16,808		\$2,000/SM \$150,000 / Unit
Sales Revenue	\$ 35,794,000.00	100.0%	
Marketing Expenses	\$ 357,940.00	1.0%	
Sales Expenses	\$ 2,147,640.00	6.0%	
After Sales Expenses	\$ 178,970.00	0.5%	
Net Sales Revenue	\$ 33,109,450.00	92.5%	
		-	
Construction Budget		-	
Residential Construction Costs	\$ 7,563,600.00	22.8%	\$450/SM
Movimiento de tierra Terracerias	\$ 231,601.00	0.7%	
Red Sanitaria	\$ 97,851.00	0.3%	
Red de Agua Potable	\$ 66,363.00	0.9%	
Pavimentos de concreto	\$ 293,361.00	0.9%	
Banquetas y exteriores	\$ 66,210.00	0.2%	
Electrificacion y alumbrado	\$ 97,851.00	0.3%	
Amenities . Club house- swimming pool	\$ 300,000.00	0.9%	
Architectural Fees	\$ 357,940.00	1.1%	
Gestoria para licencias , permisos, regimen condomi	\$ 67,550.00	0.2%	
Pagos municipales, estatales, federales	\$ 50,000.00	0.2%	
Total Direct Costs	\$ 9,192,327.00		
Other Expenses			
Legal /Accounting Fees	357,940	1.0%	
General and Administrative Expense	1,073,820	3.0%	
Construction Management	459,616	5.0%	
Other (Financial Costs, Points)	735,386	8.0%	
Total Other Expenses	2,626,763		
Gran TOTAL DE GASTOS	11,819,090		
Net Cash Flow (Before Land)	21,290,360	45.4%	
Land Value	9,100,000	25.42%	\$350/SM
Net Cash Flow (After Land Purchase)	12,190,360	34.1%	

PROPUESTA PUNTA PIEDRA CONDO-HOTELES



PROPUESTA 226 UNIDADES

TIPO	UNIDADES	PRECIO	TOTAL
LB1	60	\$ 119	\$7,140,000
LB2	68	\$ 149	\$10,132,000
LB3	98	\$ 189	\$18,522,000
			\$35,794,000



PROPUESTA PUNTA PIEDRA CONDO-HOTELES



PROPUESTA 212 UNIDADES

TIPO	UNIDADES	PRECIO	TOTAL
LB1	42	\$ 119	\$4,998,000
LB2	68	\$ 149	\$10,132,000
LB3	102	\$ 189	\$19,278,000
			\$34,408,000



PROPUESTA PUNTA PIEDRA CONDO-HOTELES



PROPUESTA 222 UNIDADES

TIPO	UNIDADES	PRECIO	TOTAL
LB1	52	\$ 119	\$6,188,000
LB2	104	\$ 149	\$15,496,000
LB3	66	\$ 189	\$12,474,000
			\$35,598,000

