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WHITE ACRE INVESTMENTS

# PROJECT PROPOSAL

Prepared for: Steven

Prepared by: White Acre Investments

August 11, 2017

184 Albatross Street, Miami Springs FL

Price of purchase: \$330,000.00

Projected sale price: \$470,000.00



# COMPARABLE PROPERTIES FOR SALE



140 Carlisle Dr, Miami Springs  
Fl 4/2 Sqft 1339

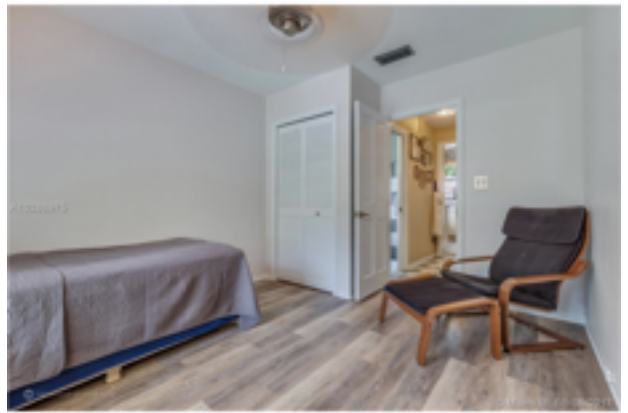
— Under Contract  
\$399,000.00/ \$297.98 per Sqft





241 Duval Dr, Miami Springs  
Fl 3/2 Sqft 1383

— Under Contract  
\$380,000.00/ \$274.76 per Sqft





486 Swan Ave, Miami Springs  
Fl 3/1 Sqft 1104

— Under Contract  
\$379,500.00/ \$343.75 per Sqft





332 Minola Dr, Miami Springs  
Fl 3/2 Sqft 1520

—Closed \$425,000.00/  
\$279.60 per Sqft





530 Raven Ave, Miami Springs  
Fl 3/2 Sqft 1582

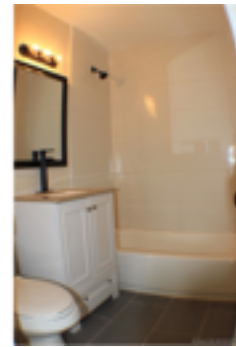
—Closed \$425,000.00/  
\$268.65 per Sqft





249 Shadow Way, Miami  
Springs Fl 3/2 Sqft 1437

— Closed \$429,500.00/  
\$298.88 per Sqft



<b>PROJECT</b>			<b>Cost</b>
HOUSE COST	1	\$ 330,000	\$ 330,000
ESTIMATED REHAB COSTS	1	\$ 70,000	\$ 70,000
			\$
			\$

**PROJECT SUMMARY:**

**OUR SUBJECT PROPERTY HAS A SQUARE FOOTAGE OF 1,890. PROPERTIES IN AND AROUND THE AREA ARE AVERAGING AT \$280 DOLLARS PER SQUARE FOOT. WE PROJECT SELLING AROUND \$248.67 PER SQFT TO BE AGGRESSIVELY PRICED AND SELL QUICKLY OR ATTRACT MULTIPLE BUYERS ULTIMATELY LEADING TO THE PRICE EXCEEDING OUR ORIGINAL LIST PRICE.**

**PRICE OF REHAB IS BASED ON A FULL REHAB INCLUDING THE FOLLOWING WORK BEING CONDUCTED:**

- RESURFCAE FLAT ROOF**
- TILE THROUGH OUT PROPERTY**
- TILE BATHROOMS**
- IMPACT WINDOWS AND DOORS**
- KITCHEN**
- LANDSCAPING**
- DRIVEWAY**
- FIXTURES**
- PAINT**

*\* All projected repairs or estimated sales price are estimates based on market and should not be taken as exact numbers. \**