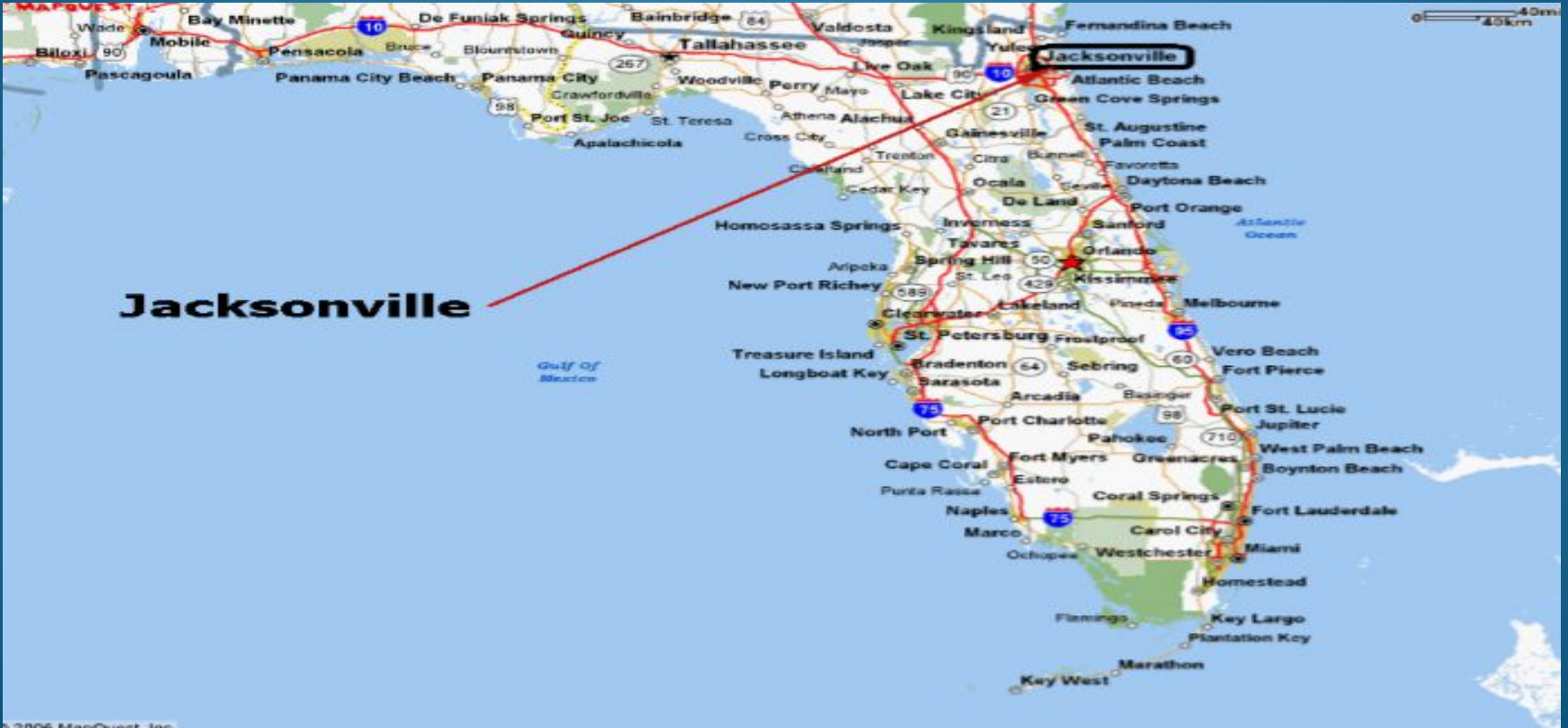
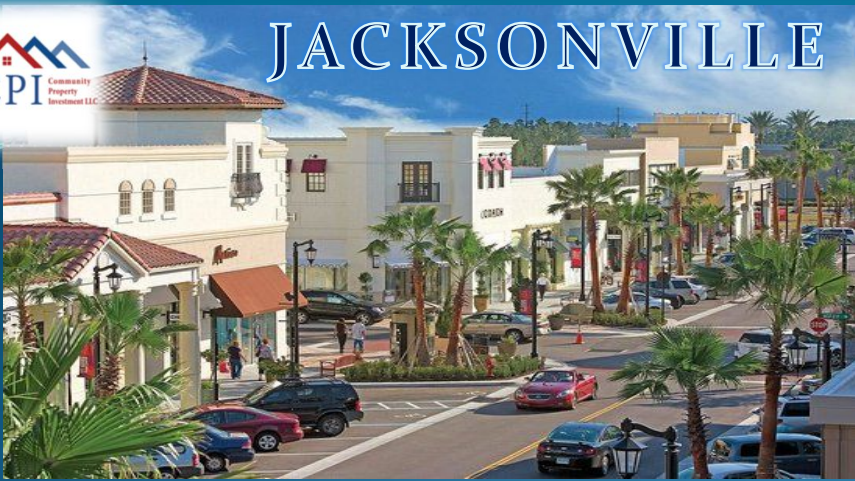


W 22ND STREET
Jacksonville FL 32209

תכנית עסקית למשקיע



JACKSONVILLE - FLORIDA

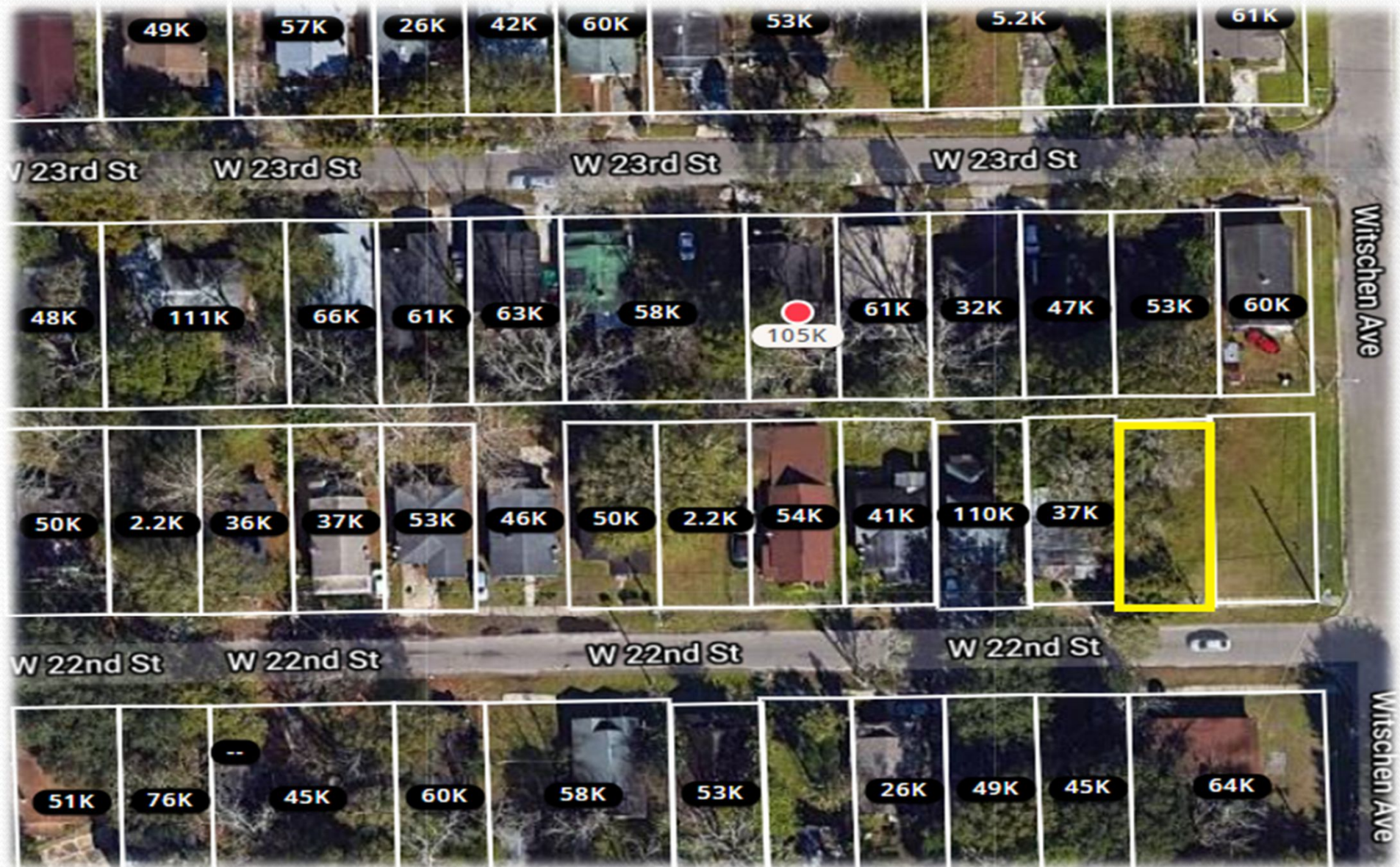


מטרת ההשקעה

● בניית בית על מגרש מופשר לבנייה
ומכירתו ברווח



Bird view



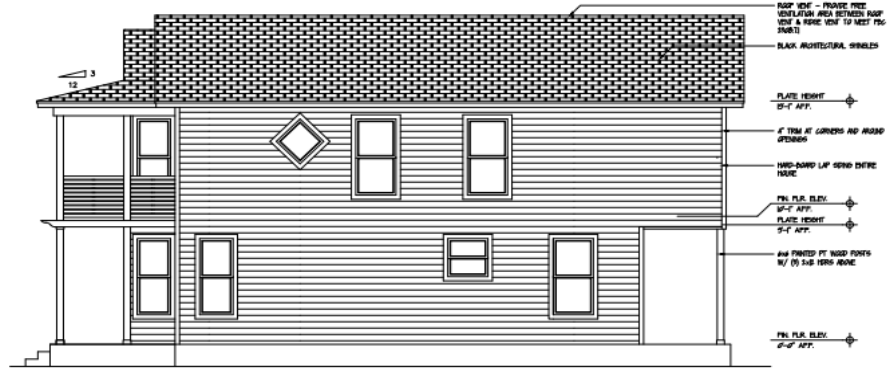
תמונות של המגרש



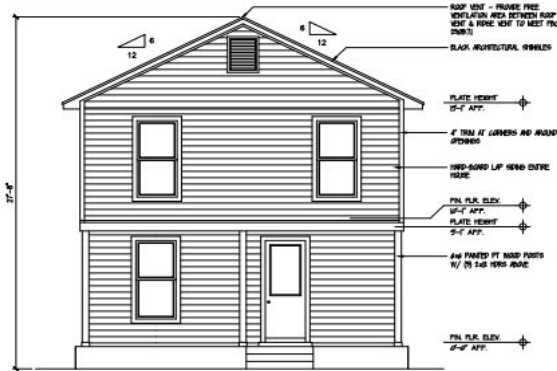
BLUEPRINTS



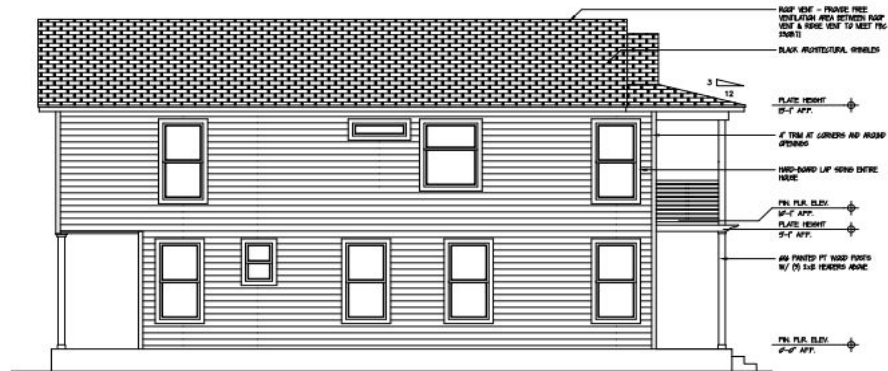
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REVISED: _____
 REVISED: _____
 REVISED: _____
 PERMIT ISSUE: _____

THE BUYER/ CONTRACTOR MUST VERIFY ALL DIMENSIONS, SIZES, & DETAILS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS, ALL GOVERNING CODES & REGULATIONS SHALL SUPERSEDE THESE DRAWINGS. THIS DRAWING IS THE PROPERTY OF CUSTOM HOUSE PLANS LLC. IT IS FURNISHED FOR CONTRACT DOCUMENT PURPOSES ONLY, AND ANY USE FOR REPRODUCTION OR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THIS COMPANY IS PROHIBITED. ALL RIGHTS OF DESIGN AND INVENTION ARE EXPRESSLY RESERVED.



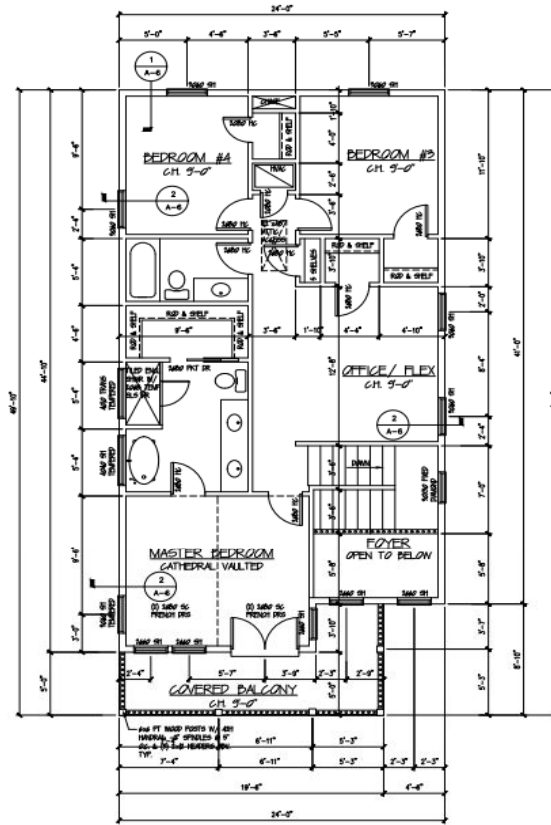
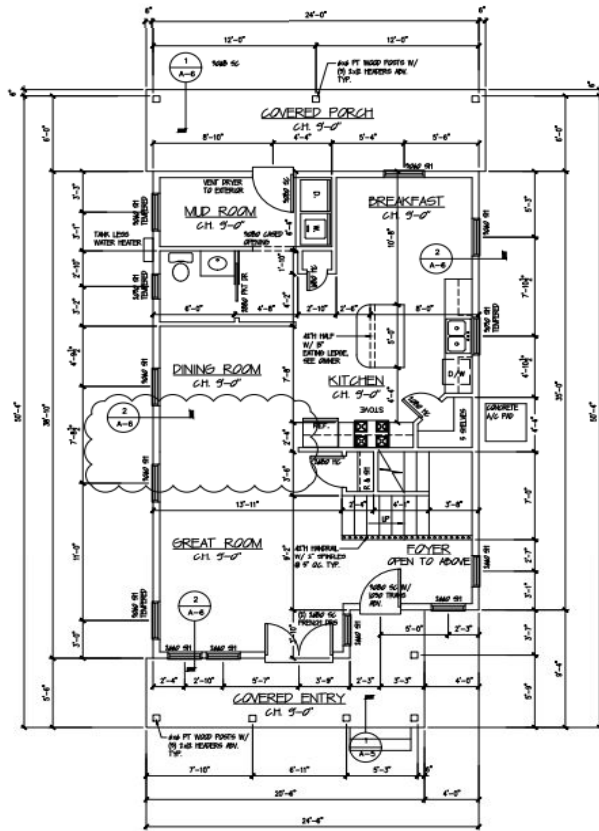
community property investment LLC

DRAWN BY: MTH
 DATE: 05-02-2021
 JOB NUMBER: 137919
 URBAN REFINED HOMES
 7TH STREET EAST
 JACKSONVILLE, FLORIDA

SIGN AND SEAL

EXTERIOR ELEVATIONS
 A-3

BLUEPRINTS



GENERAL NOTES

- THIS PLAN IS TO PROVIDE GENERAL DESIGN DATA ONLY, AND TO BE A SOURCE OF INFORMATION FOR ESTIMATING, PLANNING AND THE PRODUCTION OF OTHER TECHNICAL INPUT BY THE STRUCTURAL ENGINEER. NEEDED, THE CONTRACTOR AND SUBCONTRACTORS AND MATERIALS SUPPLIERS, IN AND OF ITSELF, IT IS ONLY A PORTION OF THE INFORMATION REQUIRED FOR PERMITTING AND SHALL BE ACCOMPANIED BY ENGINEERING NEEDED/ TECHNICAL DATA PROVIDED BY OTHERS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017.
- COMPLIANCE WITH SECTION 1609 OF THE FLORIDA BUILDING CODE 2017 (WIND ENGINEERING IF NEEDED) SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
- ROOF AND/OR TRUSS ENGINEERING SHALL BE PROVIDED BY THE TRUSS SUPPLIER. THE TRUSS SUPPLIER SHALL PREPARE ENGINEERED DRAWINGS INDICATING TRUSS PLACEMENT, ORIGIN, LOCATIONS, TRUSS TO TRUSS CONNECTIONS, REINFORCING REQUIREMENTS AND ANY POINT LOADS.
- SITE ANALYSIS OR PREPARATION IS NOT A PART OF THIS PLAN AND IS THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR.
- WINDOWS TO BE DOUBLE GLAZED. SIZES ARE NOMINAL AND MAY VARY WITH THE MANUFACTURER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MANUFACTURER'S DATA FOR DOORS AND WINDOWS THAT COMPLY WITH WIND PRESSURE REQUIREMENTS SET BY THE STRUCTURAL ENGINEER.
- HVAC UNIT AND DUCT DESIGN, AND MANUAL J REPORT TO BE PROVIDED BY THE HVAC CONTRACTOR.
- CABINET AND MILLWORK DETAIL IS NOT PART OF THIS PLAN. THE PLAN IS A GENERAL DESIGN AND THESE DETAILS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/ OR CONTRACTOR.
- THE BUILDER/ CONTRACTOR MUST VERIFY ALL DIMENSIONS, SIZES AND DETAILS PRIOR TO CONSTRUCTION. THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND OR OMISSIONS, ALL GOVERNING CODES AND REGULATIONS SHALL SUPERSEDE THESE DRAWINGS. ALL GOVERNING CODES AND REGULATIONS SHALL SUPERSEDE THESE DRAWINGS.

- FOOTING DESIGN IS BASED ON MIN. SOIL BEARING CAPACITY OF 2000 PSF @ 30% DENSITY.
- ALL CONCRETE SHALL HAVE A MIN. $f_c = 3000$ PSI @ 28 DAYS.
- WELDED WIRE FABRIC TO ASTM A-666.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM - A603, GRADE 60.
- MINIMUM COVER FOR REINFORCING SHALL BE 3" FOR FOOTINGS, AND CENTER IN SLABS.
- REINFORCING BAR SPICES FOR #6 BAR SHALL BE 10" MIN AND HOOKS SHALL MEET A61 STANDARDS.
- ALL REINFORCING SHALL BE HELD REGULARLY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
- HOLLOW CONCRETE MASONRY BLOCKS (HCU) SHALL HAVE ULTIMATE COMPRESSIVE STRENGTH (1 λ) NOT LESS THAN 1900 PSI (ASTM-C-90 STANDARD CONCRETE MASONRY UNIT).
- ALL WOOD SHALL BE F#1-50 PSI MIN. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (P.T.).

SQUARE FOOTAGE LEGEND

1ST LIVING AREA	895
2ND LIVING AREA	293
TOTAL LIVING	1064
COVERED ENTRY	85
COVERED PORCH	144
COVERED BALCONY	85
TOTAL UNDER ROOF	229

REVISED:	
REVISED:	
REVISED:	
REVISED:	
PERMIT ISSUE:	

THE BUILDER/ CONTRACTOR MUST VERIFY ALL DIMENSIONS, SIZES AND DETAILS PRIOR TO CONSTRUCTION. THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS, ALL GOVERNING CODES AND REGULATIONS SHALL SUPERSEDE THESE DRAWINGS. ALL GOVERNING CODES AND REGULATIONS SHALL SUPERSEDE THESE DRAWINGS.



community property investment LLC

DRAWN BY:	MTH
DATE:	08-02-2023
JOB NUMBER:	137919
PROJECT:	URBAN REFINED HOMES 7TH STREET EAST JACKSONVILLE, FLORIDA

מספרים....

- עלות הפרויקט - \$120,000
- עלות בניה - \$115,000
- עלות רכישת המגרש - \$5,000
- צפי מחיר מכירה לאחר השבחה - \$169,000

סיכוי / סיכון

- סך השקעה - **\$120,000**
- הוצאות מכירה – **\$16,000**
- צפי הכנסות ממכירה – **\$169,000**
- סה"כ רווח צפוי - **\$ 33,000**

תמהיל ההשקעה והרווחים הצפויים

• סה"כ הכנסות – \$153,000

—

• סה"כ הוצאות – \$120,000

=

• רווח צפוי לפני מיסים – \$33,000

• המהווה 27.5% תשואה על הכסף

תמהיל ההשקעה

\$96,000 – RETS REAL ESTATE LLC ●

\$24,000 – CPI ●

\$120,000 – סה"כ השקעה לפרויקט ●

תמהיל רווחים

- סך הכנסות – \$153,000
- סך הוצאות – \$120,000
- רווח נקי לפני מיסים – \$33,000
- רווח באחוזים על ההשקעה – 27.5%

$$33,000/120,000=0.275$$

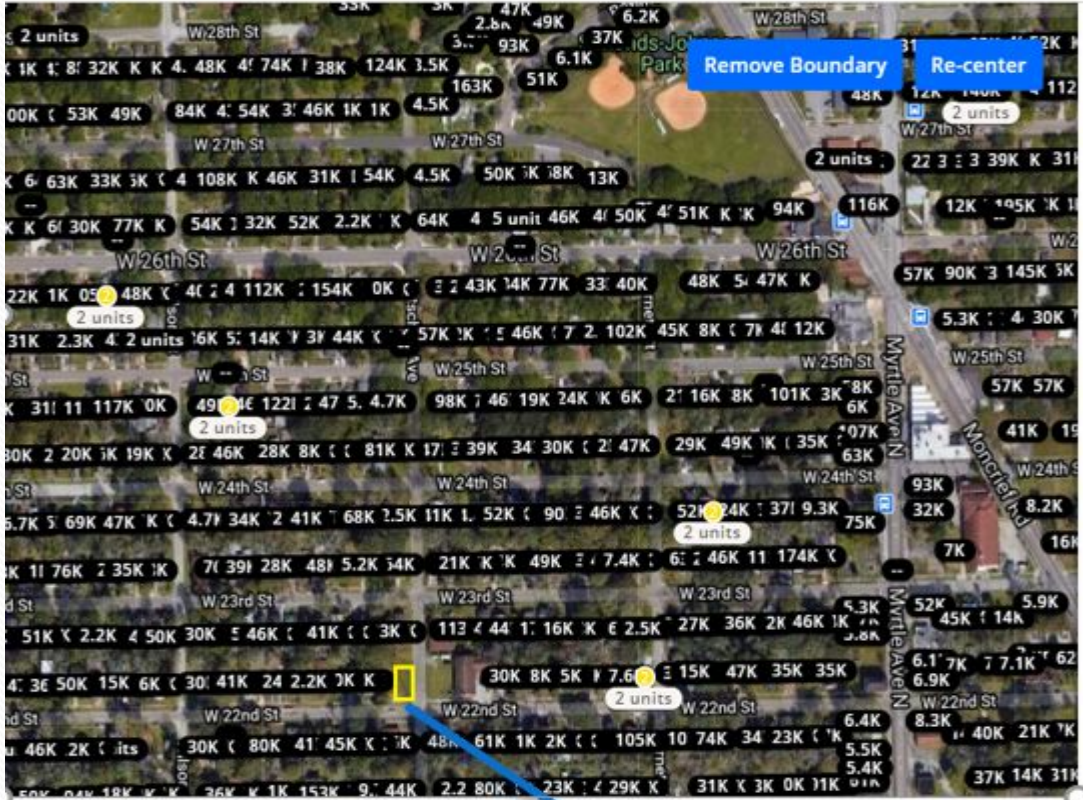
תשואה - 27.5% רווח לפרויקט

*תמהיל ההכנסות הינו צפי ולא נתון מחייב ונעשה לפי חישובים של מצב שוק הנדל"ן כיום.
אין לראות בתמהיל זה כהתחייבות להכנסות הנ"ל .

COPMS

Agent finder Zillow

Sold
Price
Beds & Baths
Home type
More: 1
Save search



המגרש

Sold 02/12/2021



\$140,000

3 bds 2 ba 1,169 sqft - Sold
1609 W 24th St, Jacksonville, FL 32209

Sold 03/24/2021



\$160,000

3 bds 2 ba 1,230 sqft - Sold
2118 Talladega Rd, Jacksonville, FL 32209

טבלת כדאיות עסקה

EXPENSES & INCOME	
LOT PURCHASE PRICE	\$5,000
BUILD COSTS	\$115,000
TOTAL PROJECT COSTS	\$120,000
SELL PRICE	\$169,000
CLOSING COSTS	\$16,000
NET INCOME	\$153,000
NET PROFIT (BEFORE TAX)	\$33,000
TOTAL PROJECT TIME – 10 TO 14 MONTH	

חלוקת רווחים - ROI

- הרווח יחולק באופן הבא :
- RETS REAL ESTATE LLC – \$16,500 (13.75%)
- CPI – \$16,500 (13.75%)

רווח משקיע

$$17\% = 16500 / 96000$$

רווח נקי למשקיע - תשואה על הכסף

ROI 17%

*הרווח הצפוי הינו לפני מיסים.
מיסים אשר יחולו על פרויקט זה ישלמו תחילה ורק לאחר מכן יחולקו הרווחים.
העברת כספי הרווחים והקרן תתבצע לחשבון בנק מקומי בלבד בארה"ב