

Scenario	Medium	Resale increase / m²	\$250	Service fee: 1.5%	Performance fee: 15%	Fee VAT: 18%
Selected apartments		Cash paid before exit	Net profit after fees		Net ROI incl. service fee	
14		\$505,401	\$221,680		43.1%	
Purchase contract value		Cash paid + service fee	Service fee incl. VAT		Performance fee incl. VAT	
\$2,008,050		\$514,347	\$8,946		\$49,600	

☒ All apartments

Include	Apt.	Floor	Bedrooms	Area (m²)	Price / m²	Contract Value	Payment Scheme	Downpayment	Net Profit	Net ROI
☒	35	2	1	65.5	\$1,850.00	\$121,175	20%-0%-80%	\$24,235	\$13,048	52.9%
☒	36	2	1	65.5	\$1,850.00	\$121,175	20%-0%-80%	\$24,235	\$13,048	52.9%
☒	34	2	1	65.6	\$1,850.00	\$121,360	20%-0%-80%	\$24,272	\$13,068	52.9%
☒	40	2	1	65.6	\$1,850.00	\$121,360	20%-0%-80%	\$24,272	\$13,068	52.9%
☒	54	3	1	65.5	\$1,850.00	\$121,175	20%-0%-80%	\$24,235	\$13,048	52.9%
☒	55	3	1	65.5	\$1,850.00	\$121,175	20%-0%-80%	\$24,235	\$13,048	52.9%
☒	53	3	1	65.6	\$1,850.00	\$121,360	20%-0%-80%	\$24,272	\$13,068	52.9%
☒	59	3	1	65.6	\$1,850.00	\$121,360	20%-0%-80%	\$24,272	\$13,068	52.9%
☒	33	2	2	98.2	\$1,740.00	\$170,868	30%-0%-70%	\$51,260	\$19,297	37.0%
☒	43	2	2	99.4	\$1,740.00	\$172,956	30%-0%-70%	\$51,887	\$19,533	37.0%
☒	42	2	2	99.7	\$1,740.00	\$173,478	30%-0%-70%	\$52,043	\$19,592	37.0%
☒	62	3	2	99.4	\$1,740.00	\$172,956	30%-0%-70%	\$51,887	\$19,533	37.0%
☒	61	3	2	99.5	\$1,740.00	\$173,130	30%-0%-70%	\$51,939	\$19,553	37.0%
☒	63	3	2	100.3	\$1,740.00	\$174,522	30%-0%-70%	\$52,357	\$19,710	37.0%

Projected resale value	\$2,288,275	Final developer balance	\$1,502,649	Net proceeds at exit	\$736,026
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