

# Pricing Template



## Estimated Share Price Breakdown (USD)

### Property Details

Name	New York City Prospect New York, NY 10023
Building Sq. Ft.	7,995 sf. ft.
Bedroom/Bathroom	11   11

		<i>per Member</i>	<i>Total</i>
<b>Market Property Price</b>			\$ 8,495,000
# of Members			10
Real Estate Price		\$ 849,500	8,495,000
Upgrade Costs (plus 5% Project Mgt Fee)	17.7%	\$ 1,500,000	157,500
<b>Total Ketsali Investment per Property</b>		<b>\$ 1,007,000</b>	<b>\$ 10,070,000</b>
Closing Costs	6.0%		50,970
Ketsali Service Fee (12.5%)	12.5%		106,188
<b>Total Ketsali Investment plus Fees</b>		<b>\$ 1,164,158</b>	<b>\$ 11,641,575</b>

### Estimated Property Operating Expenses\*\* (USD)

Estimated Annual Operating Costs for Property (5%)		42,475	424,750
Ketsali Asset Management Fee per Share (1% per Year)		8,495	84,950
Estimated Total Annual Owner Expenses	Annually	50,970	509,700
	Average per night	1,456	11,853

\*Ketsali charges a 5% fee for project management on upgrade and closing costs on Market Property Price

\*\*Operating expenses include but are not limited to the following:

- > Propert Manager
- > Domestic Staff
- > Preventive House Maintenance
- > House Cleaning Service
- > Pool Cleaning & Maintenance
- > Landscape Maintenance
- > Taxes
- > Insurance
- > Utilities
- > Community Fees