

# Pricing Template

## Estimated Share Price Breakdown (USD)



### Property Details

Name	Santa Barbara Prospect Santa Barbara, CA 93103
Building Sq. Ft.	5,178 sf. ft.
Bedroom/Bathroom	4   6

			<i>per Member</i>	<i>Total</i>
<b>Market Property Price</b>				<b>\$ 10,500,000</b>
# of Members				10
Real Estate Price			\$ 1,050,000	10,500,000
Upgrade Costs (plus 5% Project Mgt Fee)	4.8%	\$ 500,000	52,500	525,000
<b>Total Ketsali Investment per Property</b>			<b>\$ 1,102,500</b>	<b>\$ 11,025,000</b>
Closing Costs	6.0%		63,000	630,000
Ketsali Service Fee (12.5%)	12.5%		131,250	1,312,500
<b>Total Ketsali Investment plus Fees</b>			<b>\$ 1,296,750</b>	<b>\$ 12,967,500</b>

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

Estimated Annual Operating Costs for Property (5%)			52,500	525,000
Ketsali Asset Management Fee per Share (1% per Year)			10,500	105,000
Estimated Total Annual Owner Expenses		Annually	63,000	630,000
		Average per night	1,800	14,651

\*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