

# Pricing Template



## Estimated Share Price Breakdown (USD)

### Property Details

Name	Armonia
Address	San Miguel de Allende, Mexico
Building Sq. Ft.	10,000 sf. ft.
Bedroom/Bathroom	7   8.5

				<i>per Member</i>	<i>Total</i>
<b>Market Property Price</b>					\$ 8,000,000
# of Members					10
Market Base Price				\$ 800,000	8,000,000
Sales Commission	0.0%	3.0%	\$ -	25,200	252,000
Ketsali Service Fee (12.5%)		12.5%		100,000	1,000,000
<b>Total Ketsali Sale Price</b>				<b>\$ 925,200</b>	<b>\$ 9,252,000</b>

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

Estimated Annual Operating Costs for Property (5%)				40,000	400,000
Ketsali Asset Management Fee per Share (1% per Year)				8,000	80,000
Estimated Total Annual Owner Expenses			Annually	48,000	480,000
			Average per night (43 nights)	1,116	11,163

\*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:

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

\*\*\* Ketsali Asset Mgt Fee to cover the following expenses (estimated to be nominal and part of greater shared service allocation):

- > Accounting & Administrative services to process payments and coordinate decisions by owners as needed
- > Technology expense for Property Mgt Application (Platform design and operating costs)