

# Pricing Template



## Estimated Share Price Breakdown (USD)

### Property Details

Name	Ft Lauderdale
Address	1736 SE 14th St Ft Lauderdale, FL 33316
Building Sq. Ft.	4,672 sf. ft.
Bedroom/Bathroom	4   4.5

				<i>per Member</i>	<i>Total</i>
<b>Market Property Price</b>					\$ 5,850,000
# of Members					10
Market Base Price				\$ 585,000	5,850,000
Up-Grades & Sales Commission*	8.5%	6.0%	\$ 500,000	89,355	893,550
Ketsali Service Fee (12.5%)		12.5%		73,125	731,250
<b>Total Ketsali Sale Price</b>				<b>\$ 747,480</b>	<b>\$ 7,474,800</b>

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

Estimated Annual Operating Costs for Property (7.5%)		43,875	438,750
Ketsali Asset Management Fee per Share (1% per Year)		5,850	58,500
Estimated Total Annual Owner Expenses	Annually	49,725	497,250
	Average per night (30 nights)	1,658	

\*Ketsali charges a 7.5% 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
- > Preventive House Maintenance
- > House Cleaning Service
- > Pool Cleaning & Maintenance
- > Landscape Maintenance
- > Taxes
- > Insurance
- > Utilities
- > Community Fees