

# RPL Properties Return on Investment

# Lizzando Property

Phases II and III, Units 2-10, 9 buildings, 18 apartments						
RPL retains the right to charge less rent						
1 unit analysis				1 month	12 months	
3 Bedrooms	\$750	\$2,250	per mo per Apmt	2 apmts	\$4,500	\$54,000 per year
<b>Less</b>						
				<b>Property Tax and Bonds</b>	\$10,800	
				<b>Insurance</b>	\$2,250	
				<b>Maintenance</b>	\$2,400	
				<b>Property Management</b>	\$5,400	
						<b><u>-\$20,850</u></b>
				<b>Net Revenue</b>	\$33,150	
				<b>Total Build Cost including Land</b>	\$587,213	
				<b>TTAD Contribution</b>	<u>-\$80,000</u>	
				<b>Total building cost after TTAD Contribution</b>	\$507,213	
				<b>Return on Equity</b>	6.536%	

Phases II and III, Units 2-10, 9 buildings, 18 apartments						
RPL retains the right to charge less rent					[Reduced Rent for TTAD Employees]	
1 unit analysis				1 month	12 months	
3 Bedrooms	\$660	\$1,980	per mo per Apmt	2 apmts	\$3,960	\$47,520 per year
<b>Less</b>						
				<b>Property Tax and Bonds</b>	\$10,800	
				<b>Insurance</b>	\$2,250	
				<b>Maintenance</b>	\$2,400	
				<b>Property Management</b>	\$4,752	
						<b><u>-\$20,202</u></b>
				<b>Net Revenue</b>	\$27,318	
				<b>Total Build Cost including Land</b>	\$587,213	
				<b>TTAD Contribution</b>	<u>-\$80,000</u>	
				<b>Total building cost after TTAD Contribution</b>	\$507,213	
				<b>Return on Equity</b>	5.386%	

**Phase I, Unit 1, 1 building, 2 apartments**

**This unit was completed in July 2018**

<b>1 unit analysis</b>			1 month	12 months		
3 Bedrooms	\$750	\$2,250	per mo	2 apmts \$3,750	\$45,000	per year
2 Bedrooms	\$ 750	\$ 1,500	per Apmt			
<b>Less</b>						
		<b>Property Tax and Bonds</b>		\$10,800		
		<b>Insurance</b>		\$2,250		
		<b>Maintenance</b>		\$2,400		
		<b>Property Management</b>		\$4,500		
					<b><u>-\$19,950</u></b>	
				<b>Net Revenue</b>	<b>\$25,050</b>	
		<b>Total Build Cost including Land</b>		<b>\$833,057</b>		
		<b>TTAD Contribution</b>		<b><u>-\$60,000</u></b>		
		<b>Total building cost after TTAD Contribution</b>		<b>\$773,057</b>		
				<b>Return on Equity</b>	<b>3.240%</b>	