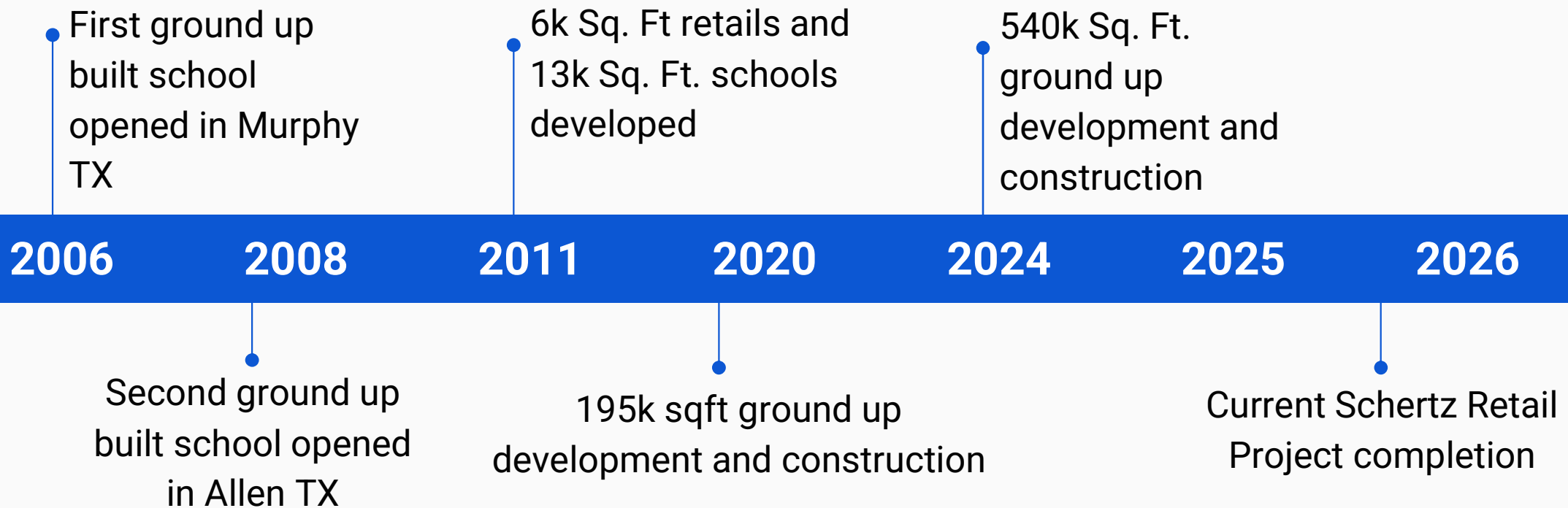


Commercial Retail Project



Our Real Estate History



Schertz Project Overview



Project Details - Schertz

\$1.9M

Building Cost

22,200 Sq Ft

\$255K

Engineering, City

\$660K

Land Cost

2.86 Ac

\$100K

Financing

\$2.56M

Total Construction Cost

\$55K

Agent Commissions

\$315K

Tenant Finish Out Cost

\$40 psf

\$190K

Contingencies

10%

\$3.07M

Total Hard Cost

\$3.48M

Total Project Cost

Major Expenses



Bank - Mortgage, **9%**
County - Property Taxes, **3%**
SRC - Maintenance, **3%**
Northway - Bookkeeping
SRC - Retail Management, **6%**



Northway - Financing, **1.5%**
Bank - Costs, **\$100K**
SRC - Engineering, **\$150K**
SRC - Construction, **\$1.9M**
City - Construction, **\$80K**
Real Estate Agents - Commissions, **4%**
Tenant Finish Out - **\$40 psf**

The Team



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Demographics, Architecture, Project
Management, Operations



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