



*Dessau Ridge*  
OFFICE CONDOMINIUMS

*Dessau Ridge Office Condominium  
Commercial Development  
Offering  
\$ 1,350,000.00*

CONTACT:  
*Dan Kurka*

Toll Free: (817) 729-5600  
Office: (512) 250-5600  
Cell: (512) 413-9644

**Investor Proforma**

**Buy the entire Project**

**22 developed pad sites**

**7 unsold units@ 109,900.00**

**\$ 769,300.00**

**22 Units @ 114,900.00**

**\$2,527,800.00**

**Total Gross Revenue**

**\$3,297,100.00**

**Closing Costs To Sell Units 4.0%**

**Total closing costs**

**\$131,884.00**

**Net Income**

**\$3,165,216.00**

**Costs to build 22 units**

**\$1,000,000.00**

**Purchase Price**

**\$1,350,000.00**

**Building costs**

**\$1,000,000.00**

**Total Cash Invested**

**\$2,350,000.00**

**Gross Profit**

**\$ 815,216.00**

**Return on Investment**

**35.00%**