

Omniconrete Safe Homes, Inc.

Model Home Investment

INVESTMENT CASH INVESTMENT:

	Unit Cost	Qty	Total Cost
Lot Budget	\$ 70,000.00	1	\$ 70,000.00
Shell Cost - Exterior Walls Complete	\$ 15.00	2,200	\$ 33,000.00
Finish Cost - Conditioned Sq. Ft.	\$ 90.00	2,200	\$ 198,000.00
Finish Cost - Garage Under Roof Sq. Ft.	\$ 8.00	528	\$ 4,224.00
Finish Cost - Porch Under Roof Sq. Ft.	\$ 8.00	260	\$ 2,080.00
Flat Work - Sidewalks & Driveway	\$ 14.00	1,100	\$ 15,400.00
Plants & Landscape	\$ 5,296.00	1	\$ 5,296.00
TOTAL INVESTOR'S CASH INVESTMENT			\$ 328,000.00

MISCELLANEOUS INFORMATION:

Total Under Roof Square Footage	2,988
Lot: Cost Per Under Roof Sq. Ft. of Lot	\$ 23.43
Building: Cost Per Under Roof Sq. Ft. of Building Complete	\$ 86.35
	<u>\$109.77</u>

INVESTOR'S RENTAL INCOME:

Investor Annual R.O.I. Rate	5.00%
Investor Annual R.O.I. Amount	\$ 16,400.00
Investor Monthly R.O.I. Amount Paid as Rent	\$ 1,366.67

INVESTOR'S R.O.I. COMPENTATION:

Estimated Sales Price - 2 Years (10% / Annum Guaranteed)	\$ 393,600.00
Rental Income - 2 Years - Guarantee 6% Per Annum	\$ 32,800.00
Total Investor's Income	\$ 426,400.00
Initial Investment	\$ 328,000.00
Total Investor's Two Year Profit	\$ 98,400.00
Investor's Two-Year R.O.I. Percentage	23.1%
INVESTOR'S AVERAGE ANNUAL R.O.I. PERCENTAGE	11.5%

Note 1: Thirty percent (30%) of total investment will be due and payable at time of contract execution to purchase of lot and construction soft costs. Then weekly draws of exact expenditures until the Certificate of Occupancy.

Note 2: Five percent of total investment will be paid monthly beginning one month after Certificate of Occupancy is issued.

Note 3: Omniconrete will purchase the model from investor twenty four months after Certificate of Occupancy for for twenty profit (20%) above actual investor's basis .