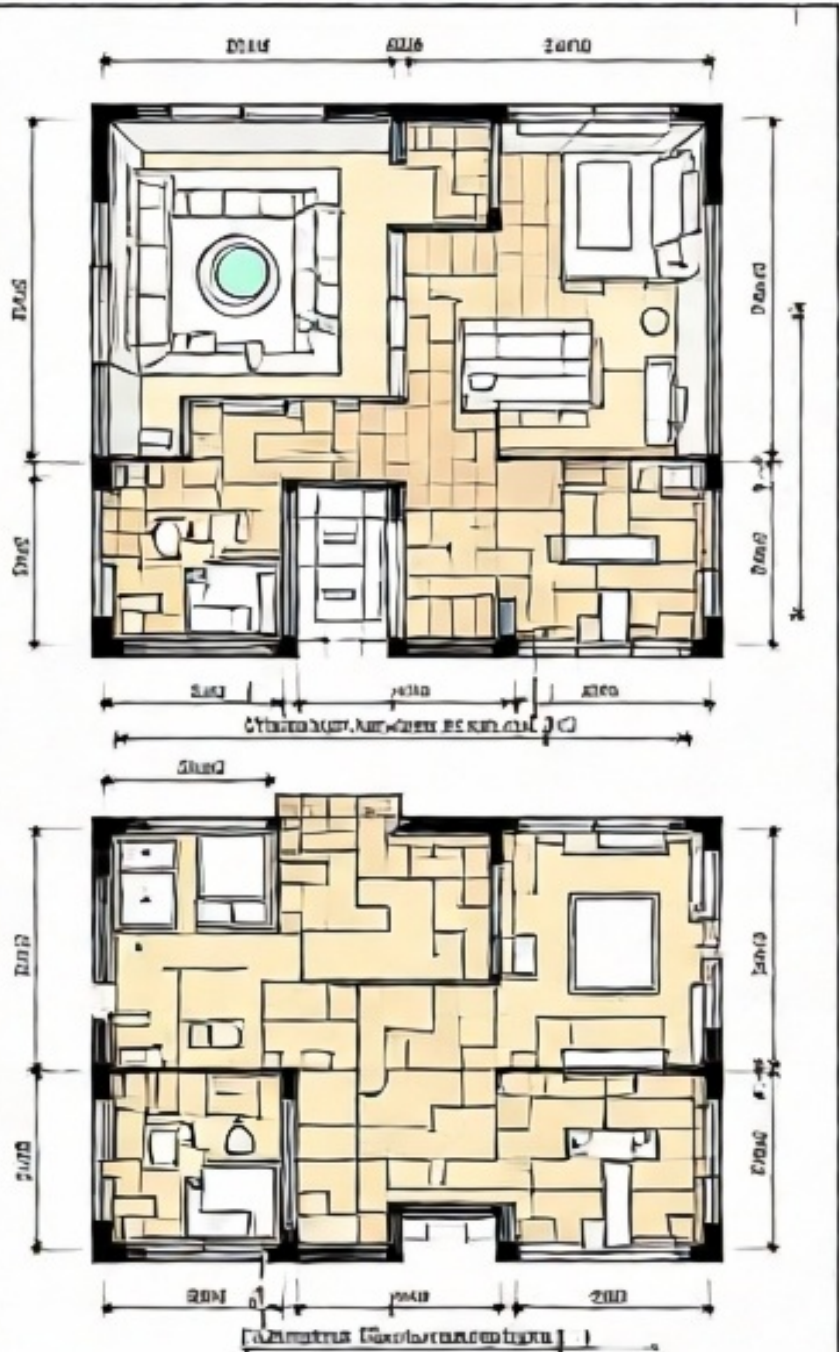




EGN13-1 (06VCSB8715) CYNH13-0348	
1. RENCER & BROWN ASSOCIATES	ARCHITECT
1. DEMARCO & ASSOCIATES	ENGINEER
1. LUCIANO	OWNER
1. LUCIANO	OWNER
1. LUCIANO	OWNER
1. LUCIANO	OWNER



PRESENTATION SHEET

UPDATED SCOPE WITH THIRD FLOOR + ROOFTOP DECK

1. Third Floor Build-Out (600-700 sq ft)

- Wood framing
- Shed roof/low-slope
- 1 bed, 1 bath
- Kitchen, Living
- Laundry
- Basic finishes
- Cost: \$55k-\$70k

2. Rooftop Deck

- EPDM/TPO
- Guardrails
- Deck tiles
- Access
- Cost: \$40k-\$50k

3. Second Floor Renovation

- Refinish
- Paint
- Basic kitchen
- Basic bath
- Lighting
- Cost: \$18k-\$25k

4. First Floor Renovation (No Slab)

- Refinish
- New storefront
- New walls
- New bath
- New kitchen Unit 2
- Paint
- Lighting
- Cost: \$45k-\$55k

5. Exterior Envelope

- Vinyl siding
- Vinyl windows
- New doors
- Cost: \$26k-\$35k

6. MEP Upgrades

- Electrical 200A
- Plumbing
- HVAC mini splits
- Cost: \$35k-\$45k

7. Legal + Architectural + Permits

- Condo conversion
- Architect
- Engineer
- Permits
- Cost: \$20k-\$25k



TOTAL PROJECT COST

- Range: \$241k-\$305k
- Target Budget: \$240k-\$262k

FINAL UNIT LAYOUT (3 Units + Rooftop Deck)

Unit 1 (Commercial):

- 450-550 sq ft
- Refinished
- New storefront
- AOA restroom
- Rent: \$1.6k-\$1.9k

Unit 2 (Residential):

- 1 bed, 1 bath
- 450-500 sq ft
- New kitchen + bath
- Rent: \$1.5k-\$1.7k

Unit 3 (Residential):

- 2nd & 3rd Floor
- Rooftop access
- Rent: \$2.8k-\$3.2k

UPDATED RENTAL INCOME

- Low: \$5.9k/mo
- High: \$6.8k/mo

Annual Gross:

- Low \$70.8k
- High \$81.6k

Net Income: \$50k-\$60k

Cash-on-Cash ROI on \$250k:
20%-24%

NEXT STEP

- A-E list

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Calibration co
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SCALE:

AS NOTED

SHEET:

A-4





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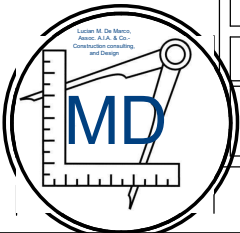
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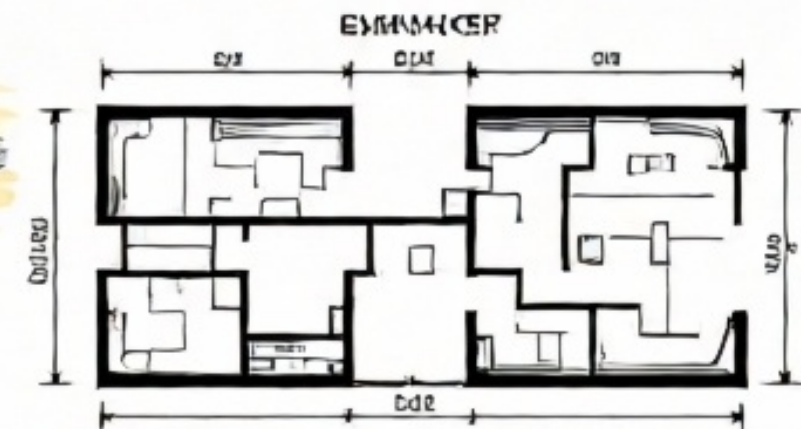
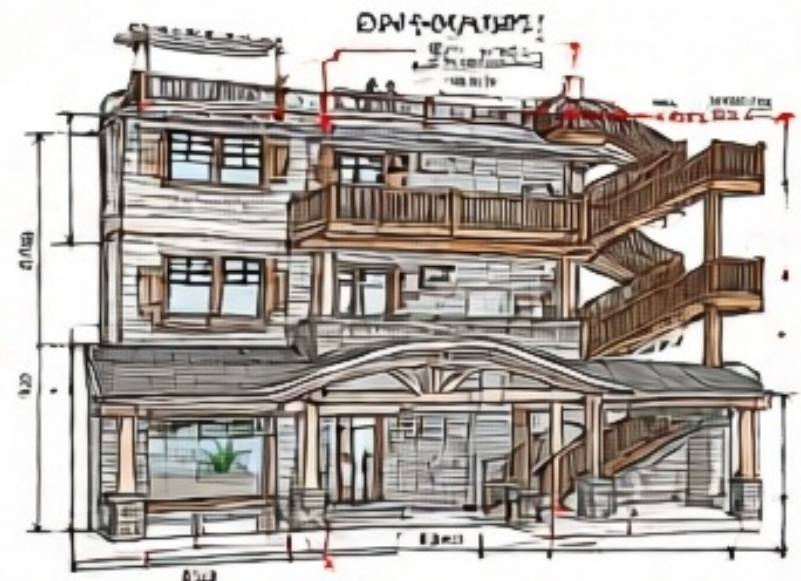
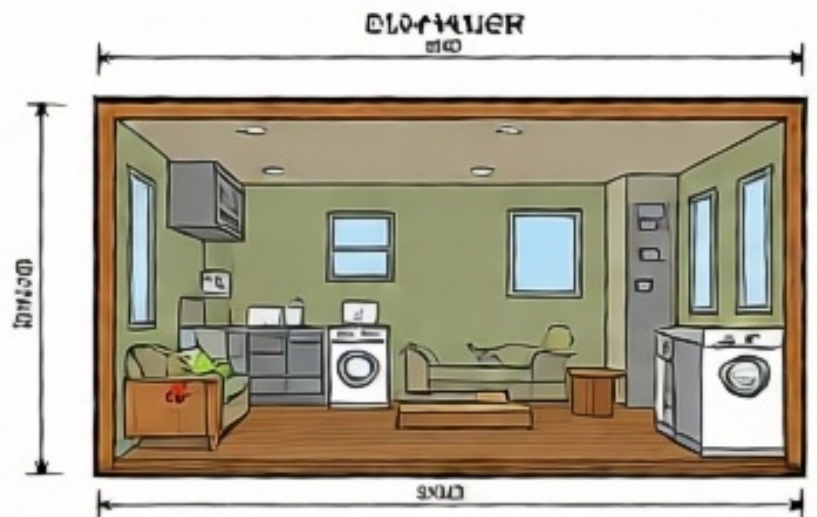
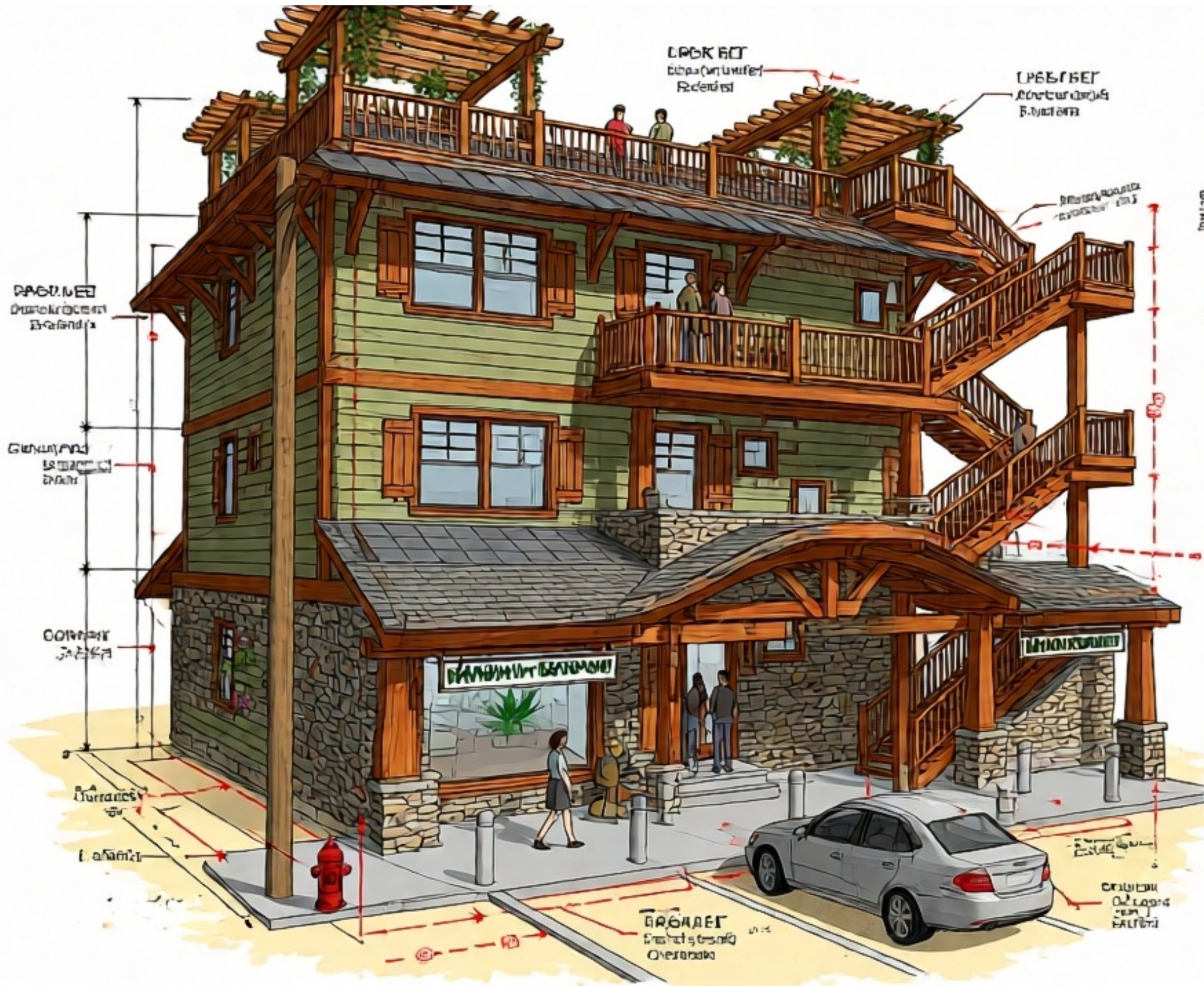
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SCALE:
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SHEET:
A-6





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SCALE:

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SHEET:

A-7





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A-8





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A-9





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SCALE:

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A-11







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A-12





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SCALE:

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SHEET:

A-13





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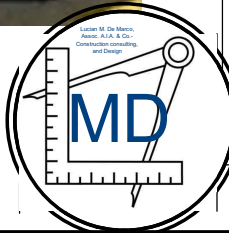
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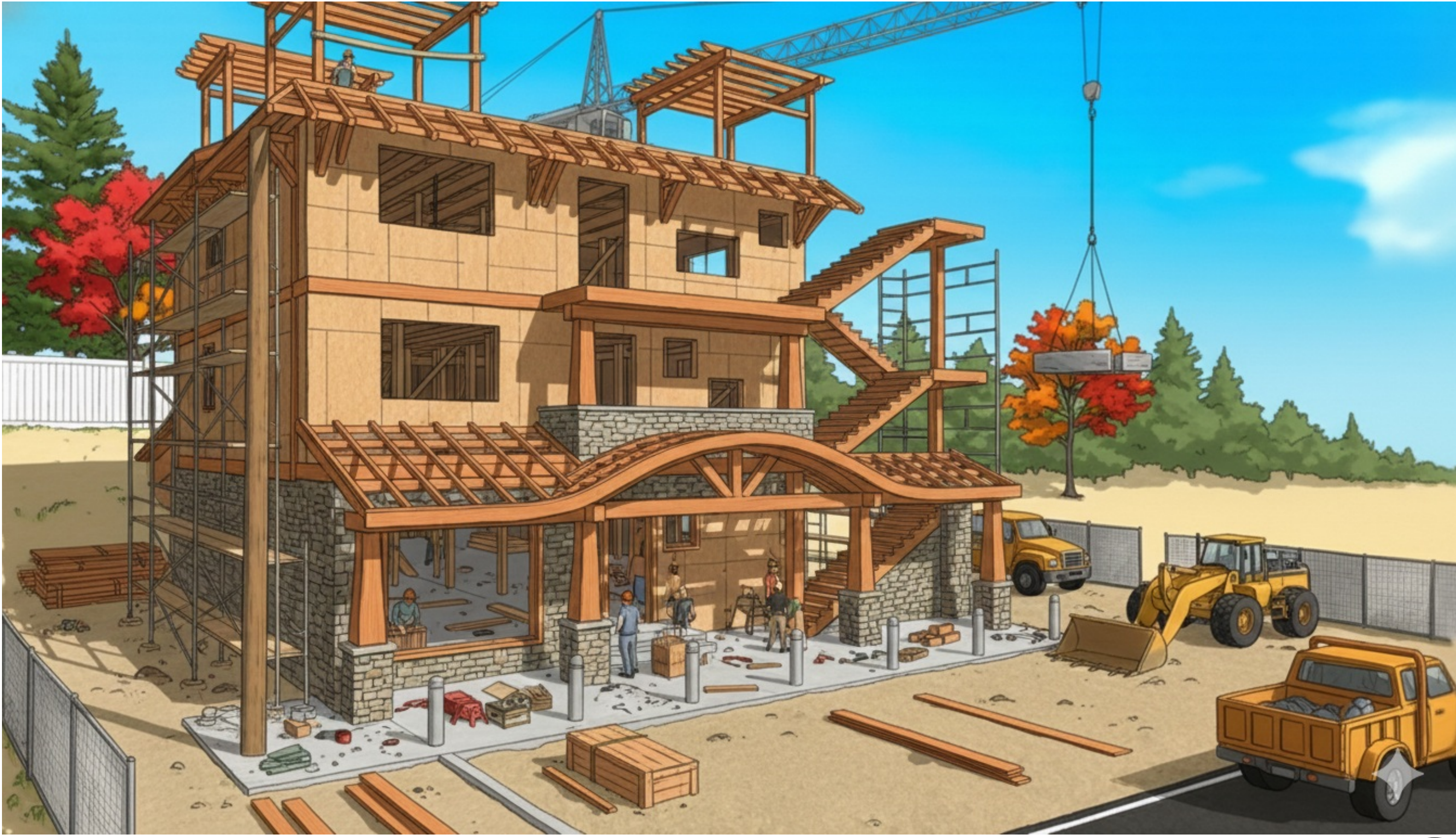
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A-16





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