



1025 Metro

LUXURY UNITS FOR RENT

1025 EAST 25TH STREET
HIALEAH, FLORIDA 33010

MIXED-USE

1717 SW 37TH AVENUE
Coral Gables, Florida 33145.
Tel: (+1)786 360 3521 / (+1)305 456 0238
Fax: (+1)786 452 0560
Email: beconstruction@live.com



www.thebecgroupservices.com

The Bec Group Services, LLC
Over 45 years building the future



ABOUT CITY OF HIALEAH

Hialeah, incorporated in 1925, has a long and proud history. One of the city's most important and nationally well-known historic sites is the Hialeah Park Racetrack, built in 1925. Hialeah Park is an important part of Hialeah's future as well. Exciting plans call for the construction of an entertainment complex to include a hotel, restaurants, casinos, stores and a theater. Just as Hialeah's past is an important part of its future, so is a new, recently annexed three square mile area, "Hialeah Heights," to be developed soon into a beautiful residential and commercial area in the northwest part of the City.

"The City of Progress" as Hialeah is known to many, has historically been home to a number of Cuban exiles. Several monuments and parks throughout the city pay tribute to leaders and heroes who are important to many residents' culture. With a Hispanic population of over 94%, Hialeah's welcoming immigrant community now is home to Puerto Ricans, Mexicans and other Hispanic groups, making Hialeah a culturally diverse and dynamic place to live.



Hialeah is a dynamic, family oriented community marked by cultural heritage and traditions. The Hialeah community is a unique blend of nationalities and cultures, whose residents are proud of its ethnicity and family friendly neighborhoods. The City of Hialeah is an extraordinary place to live, work and play.

"All Ways Lead to Hialeah" one of the city's first slogans is well suited given that Hialeah sits in the heart of northwest Dade, and has access to every major thoroughfare (I-75, Palmetto Expressway, Florida Turnpike, U.S. 27 (Okeechobee Road)). In Hialeah you are about 20 minutes away from anywhere in the county. Hialeah borders Opa-Locka, Miami and Miami Lakes and provides direct business access to both Opa-Locka Airport and Miami International Airport. Hialeah is served by the Miami Metrorail and Tri-Rail / Metrorail Transfer stations. The City also provides its own transit buses that enhance transportation services City-wide to make it easier for residents to commute.





ABOUT 1025 METRO MIXED-USE

8-story "Luxury" Rental building is located in one of the fastest-growing sectors in the City of Hialeah, Florida. **151 apartments (Studio, 1 bedroom, and 2 bedrooms)**, equipped with top-of-the-range appliances, large parking area, swimming pool, gym, BBQ area, community work offices equipped with data, club-house and recreation areas. **Centrally located** in front of the Hialeah subway station and the Tri-Rail train station, connecting the City of Hialeah with West Palm Beach, connecting to the exclusive Brightline train line with Orlando, Florida less than 2 hours away. This project is located a few blocks from Hialeah General Hospital, Hialeah Park Race Track casino and race track, and various shopping centers.



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ZONING & PROJECT DATA

ZONING DATA

Property Information				
Folio: 04-3108-002-1500, 04-3108-002-1490, 04-3108-002-1480, 04-3108-002-1470				
Property Address: 1025, 1033 EAST 25 STREET HIALEAH, FL 33013				
Site Area:				
Gross Area	67,473.00 sf	1.55 ac		
Net Area	41,856.00 sf	.96 ac		
Existing Zoning:	C-2 Commercial			
Proposed Zoning:	TOD-Transit Oriented Development Distrct			
Existing Land Use:	Office Building			
Density	Required	Proposed		
Based on GSF	125 du/ac	120 units	157 du/ac	151 units
BUILDING SETBACKS				
Street Type	Required	Proposed		
Principal Front (E 25th St)	20'-0"	20'-0"		
Secondary Front (E 10th Ave)	20'-0"	20'-0"		
Rear Interior (Alley)	0'-0"	0'-0"		
Side Interior (East)	0'-0"	18'-0"		
SITE CALCULATIONS (Based on Net Area)				
Lot Coverage	80%	33,484.8 ft	73.1%	30,613 ft
Building Height	8 Stories		8 Stories	
Planar Break				
E 25th Street (366.28')	20% min.	73.25'	26%	94.33'

DEVELOPMENT SUMMARY

UNIT BREAKDOWN							
Unit Type	SF/Unit Provided	Level 1-3	Level 4	Levels 5-8 (Per level)	Total # of Units	Gross SF.	% of Totals
STUDIO							
ST1	459 sf	units	10 units	12 units	58 units	26,622 sf	
ST2	465 sf	units	2 units	2 units	10 units	4,650 sf	
Sub-Total		units	12 units	14 units	68 units	31,272 sf	45%
1BD							
A1	596 sf	units	10 units	11 units	54 units	32,184 sf	
A2	582 sf	units	3 units	3 units	15 units	8,730 sf	
B2-MOD	621 sf	units	1 units	units	1 units	621 sf	
Sub-Total		units	14 units	14 units	70 units	41,535 sf	46%
2BD							
B1	971 sf	units	1 units	1 units	5 units	4,855 sf	
B2	912 sf	units	units	2 units	8 units	7,296 sf	
Sub-Total		units	1 units	3 units	13 units	12,151 sf	9%
Grand Total		units	27 units	31 units	151 units	84,958 sf	100%
						563 avg sf/unit	

PROJECT DESCRIPTION

PARKING

PARKING			
Required	# DU or sf	# Spaces	
Residential Uses			
STUDIO @ 1.0 sp/unit	68 units	68.0 sp	
1BD @ 1.0 sp/unit	70 units	70.0 sp	
2BD @ 1.5 sp/unit	13 units	19.5 sp	
Sub-Total	151 units	158 sp	
Commercial Uses			
3.0 sp/1,000 sf	12,000 sf	36.0 sp	
Sub-Total	12,000 sf	36 sp	
Grand Total Required :		193.5 sp	
Provided			
Level 1	12	2	14 sp
Level 2	81	2	83 sp
Level 3	85	2	87 sp
Parking Garage (Off-Street)	178 sp	6 sp	184 sp
Grand Total Provided :		184 sp	
Note: Residential Parking to be shared with retail parking at night time.			
Electric Vehicle or EV			
	Required	Provided	
1 sp / 20 spaces provided	5% 9 sp	10 sp	



RENDERINGS PROJECT



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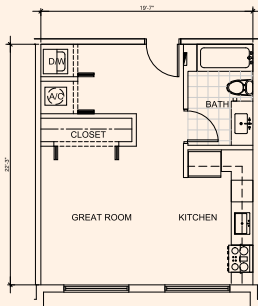
GROUND SITE PLAN



GROUND FLOOR PLAN
SCALE: 3/8" = 1'-0"



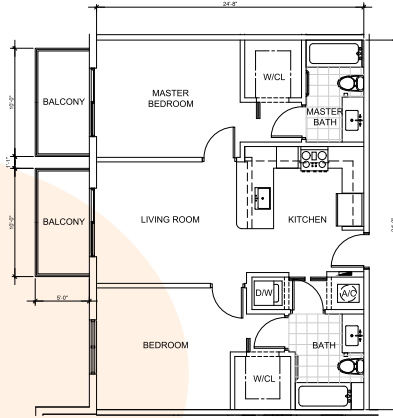
Floor Plan
Unit Type "B2"
2BD / 2BTH



TYPICAL UNIT STUDIO
SCALE: 1/4" = 1'-0"
AREA: 470 SF



INSPIRATION STUDIO
SCALE: N/A



TYPICAL UNIT 2B-2B
SCALE: 1/4" = 1'-0"
AREA: 995 SF



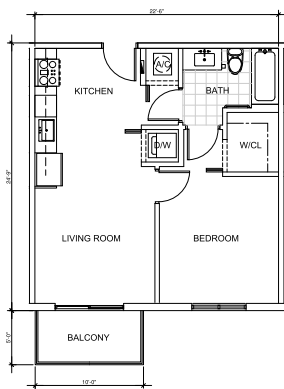
INSPIRATION UNIT 2B-2B
SCALE: N/A

- TYPICAL UNIT STUDIO -

SPACES	A/C	BALCONY	TOTAL
AREAS (SF)	470		470

-TYPICAL UNIT 2B-2B-

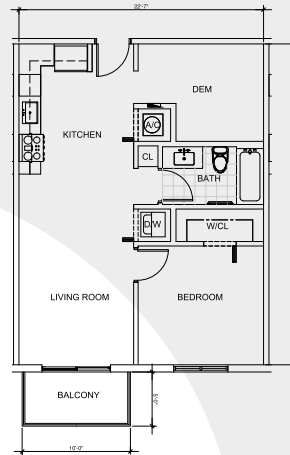
SPACES	A/C AREA	BALCONY	TOTAL
AREAS (SF)	895	100	995



TYPICAL UNIT 1B-1B
SCALE: 1/4" = 1'-0"
AREA: 570 SF



INSPIRATION UNIT 1B-1B
SCALE: N/A



TYPICAL UNIT 1B-1B-D
SCALE: 1/4" = 1'-0"
AREA: 710 SF



INSPIRATION UNIT 1B-1B-D
SCALE: N/A

-TYPICAL UNIT 1B-1B -

SPACES	A/C	BALCONY	TOTAL
AREAS (SF)	570	50	620

-TYPICAL UNIT 1B-1B-D -

SPACES	A/C	BALCONY	TOTAL
AREAS (SF)	710	50	760



RENTAL COMPARABLES

PURA VIDA APARTMENTS



Two Bedroom - call for information

\$2,496 - \$2,585

2 beds, 2 baths, 900 - 915 sq ft

12 Month Lease, \$1,500 deposit, Available Now

[Tour This Floor Plan](#)

[Hide Floor Plan Details](#)

Highlights

- Washer/Dryer
- Cable Ready
- Air Conditioning
- Intercom

Kitchen Features & Appliances

- Dishwasher
- Disposal
- Ice Maker
- Granite Countertops
- Stainless Steel Appliances
- Kitchen
- Microwave
- Oven
- Range
- Refrigerator

Floor Plan Details

- Vinyl Flooring
- Office
- Walk-In Closets

Monthly Rent
\$1,995 - \$3,350

Bedrooms
1 - 3 bd

Bathrooms
1 - 2 ba

Square Feet
505 - 1,120 sq ft

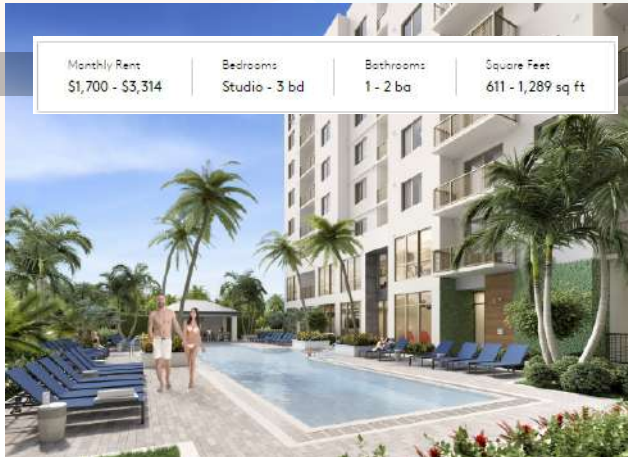
Unique Features

- Electric Car Charging Stations
- On-site Retail & Restaurant Spaces
- Resort-style Pool And Spa With Cabanas
- Bbq Areas, children Playground Dog Park
- Outdoor Covered Terrace W/ Kitchen
- State Of The Art Gym
- Community Lounge Spaces
- Parcel Package Room
- Vip Covered & Assigned Parking Spaces

Walkability

WALK SCORE®
67
Somewhat Walkable

TRANSIT SCORE®
53
Good Transit



Monthly Rent
\$1,700 - \$3,314

Bedrooms
Studio - 3 bd

Bathrooms
1 - 2 ba

Square Feet
611 - 1,289 sq ft

SHOMA VILLAGE HIALEAH

<p>B1-Suite \$2,456 2 beds, 2 baths, 971 sq ft</p> <p>Tour This Floor Plan Floor Plan</p> <p>Show Floor Plan Details v</p> <p>1 Available Unit</p> <table border="1"> <thead> <tr> <th>Unit</th> <th>Price</th> <th>Sq Ft</th> <th>Availability</th> </tr> </thead> <tbody> <tr> <td>320</td> <td>\$2,456</td> <td>971</td> <td>Aug 17</td> </tr> </tbody> </table>	Unit	Price	Sq Ft	Availability	320	\$2,456	971	Aug 17	<p>B1.1 \$2,385 - \$2,456 2 beds, 2 baths, 952 sq ft</p> <p>Tour This Floor Plan Floor Plan</p> <p>Show Floor Plan Details v</p> <p>1 Available Unit</p> <table border="1"> <thead> <tr> <th>Unit</th> <th>Price</th> <th>Sq Ft</th> <th>Availability</th> </tr> </thead> <tbody> <tr> <td>310</td> <td>\$2,385</td> <td>952</td> <td>Aug 19</td> </tr> </tbody> </table>	Unit	Price	Sq Ft	Availability	310	\$2,385	952	Aug 19
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- 24-hour Emergency Maintenance
- Bbq
- Bike Storage With Biometric Reader
- Billiards Table
- Biometric Readers For Convenience, safety
- Clubroom With Kitchen And Led Tvs
- Concierge Package Room By Luxer
- Designer Blinds
- Digital Programmable Thermostats
- Dog Park
- Electric Car Charging Stations
- Flexible Lease Terms
- In-home Full Sized Washers And Dryers
- Keyless Entry
- Lushly Landscaped Outdoors
- Pet Friendly
- Playground Area
- Private Balconies
- Rentable Storage Units
- Residents Complimentary Coffee
- Retail Area Only Steps Away
- Sparkling Swimming Pool
- Spinning Room



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INVESTOR OFFERING



MINIMUM INVESTMENT

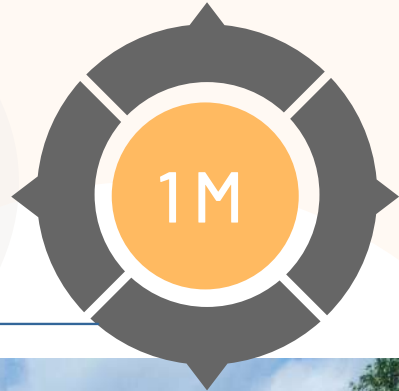
Each \$250,000 investment receives a **1,93 %** ownership percentage of the company each **\$270,195 investment** is projected to receive a **profit distribution of \$181,761.**

$$\text{\$250,000} = 1,93\% = \text{\$270,195}$$

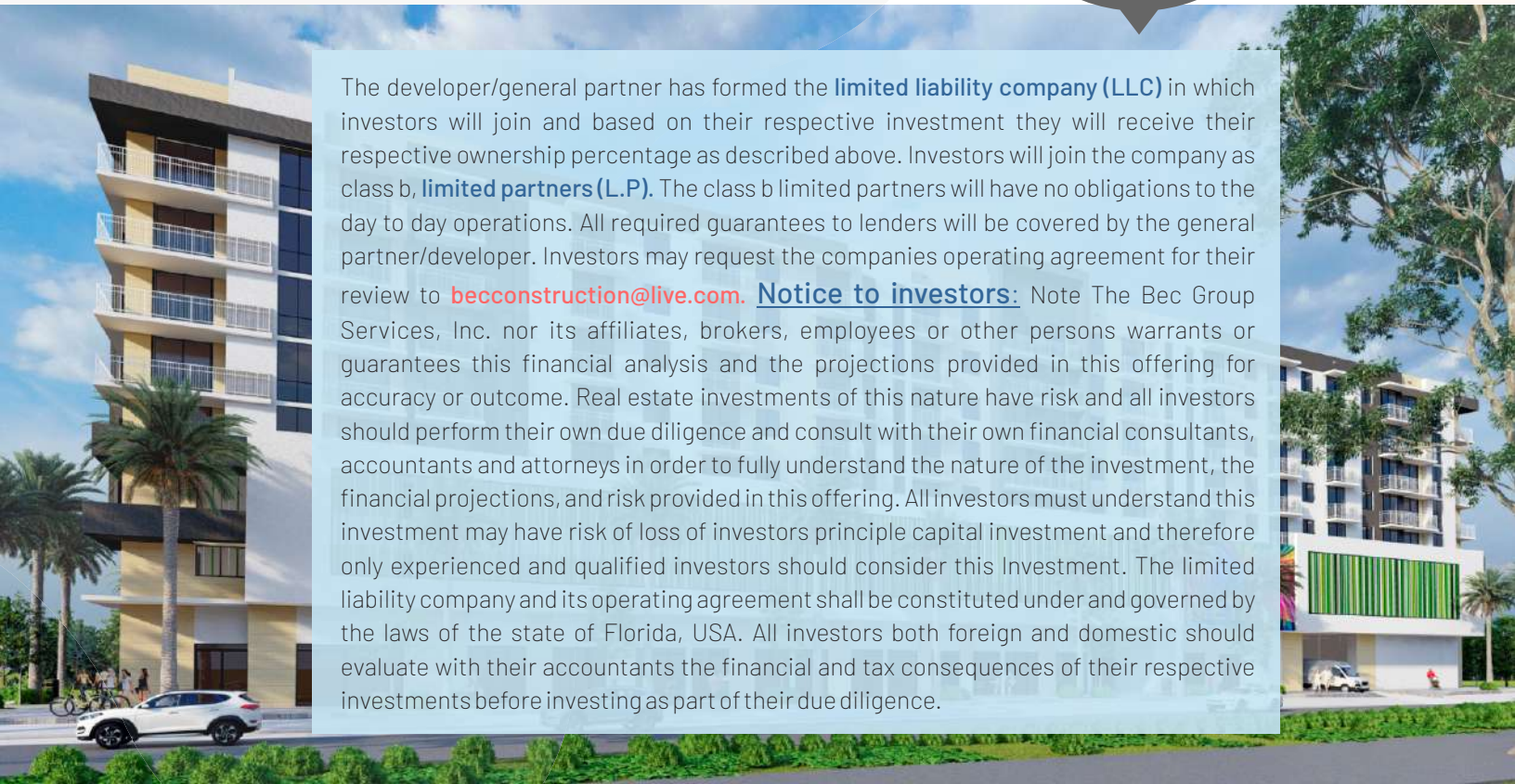
MAXIMUM INVESTMENT

Each \$1,000,000 investment receives a **7,7%** ownership percentage of the company each **\$1,000,000 investment** is projected to receive a **profit distribution of \$1,080,780**

$$\text{\$1,000,000} = 7,7\% = \text{\$1,080,780}$$



The developer/general partner has formed the **limited liability company (LLC)** in which investors will join and based on their respective investment they will receive their respective ownership percentage as described above. Investors will join the company as class b, **limited partners (L.P.)**. The class b limited partners will have no obligations to the day to day operations. All required guarantees to lenders will be covered by the general partner/developer. Investors may request the companies operating agreement for their review to becconstruction@live.com. **Notice to investors:** Note The Bec Group Services, Inc. nor its affiliates, brokers, employees or other persons warrants or guarantees this financial analysis and the projections provided in this offering for accuracy or outcome. Real estate investments of this nature have risk and all investors should perform their own due diligence and consult with their own financial consultants, accountants and attorneys in order to fully understand the nature of the investment, the financial projections, and risk provided in this offering. All investors must understand this investment may have risk of loss of investors principle capital investment and therefore only experienced and qualified investors should consider this Investment. The limited liability company and its operating agreement shall be constituted under and governed by the laws of the state of Florida, USA. All investors both foreign and domestic should evaluate with their accountants the financial and tax consequences of their respective investments before investing as part of their due diligence.



FINANCE MODEL

Sources	Value	\$/RSF	\$/Unit	%
Senior Loan	25,700,000	253	170,199	67.9%
Investor Equity	6,133,855	60	40,622	16.2%
LP Equity	4,000,000	39	26,490	10.6%
GP Equity	2,042,384	20	13,526	5.4%
Total Sources	\$37,876,239	\$374	\$250,836	100.0%

Uses	Value	\$/RSF	\$/Unit	%
Land	4,800,000	47	31,788	12.7%
Hard Cost	24,692,078	244	163,524	65.2%
Contingency	150,000	1	993	0.4%
Soft Cost	3,827,391	38	25,347	10.1%
Developer Fee	850,000	8	5,629	2.2%
Interest Reserve (Const)	1,400,000	14	9,272	3.7%
Interest Reserve (MEZZ)	1,200,000	12	7,947	3.2%
Closing	956,770	9	6,336	2.5%
Total Uses	\$37,876,239	\$374	\$250,836	100.0%

Asset Breakdown	Value
Net SF (incl. Hallways etc)	101,400
Net Rentable Resi SF	89,400
Office/Retail	12,000
Units	151
SF/Unit	592

Day 1	Value	(\$)
Land	4,800,000	
Closing	956,770	
Soft Costs	1,000,000	(3,879,469)
Interest Reserve	1,200,000	
Dev Fee	340,000	
Total at Closing	8,296,770	

Net Funding	5,950,000	
Origination Fee	89,250	1.5%
Broker Fee	89,250	1.5%
Total Pre-Raise	6,128,500	
Total Fees	178,500	3.00%
Raise Cost	2,678	1.50%
Broker Fee	2,678	1.50%
Adj. Total Fees	183,855	3.09%
Total Raise Amount	6,133,855	

Adj. Origination Fee	91,928
Adj. Broker Fee	91,928
Net Funding Amount	5,950,000
Total Raise Amount	6,133,855

Owner Rep	84,000	1.41%
Legal / DD	30,000	0.50%
Asset Management	60,000	1.01%

Equity Breakdown	Value	%
Mezzanine Equity	6,133,855	50.4%
LP Equity	4,000,000	32.9%
GP Equity (50/50)	2,042,384	16.8%
Project Equity	\$12,176,239	100.0%

Pro Forma	Value	%
Resi Rent PSF	3.37	
Office PSF	2.92	
Vacancy & Loss	-4.0%	
Effective Gross Income	3,885,832	
Expenses	(8,548)	(1,290,748)
Expense Ratio	-33.2%	
Stabilized NOI	\$2,595,084	
Yield to Cost	6.85%	
Spread	2.10%	

Exit Calculation	Value	%
Exit Cap Rate	4.75%	
Gross Sale Price	361,810	54,633,342
Sales Expenses	1.50%	(819,500)
Net Sales Proceeds	53,813,842	
Repay Debt	(25,700,000)	
Cash from Operations	0	
Gross Profit	\$28,113,842	

Deal Level Returns	Value	%
Deal Profit	\$15,937,603	
Deal Timeline	31	
Deal Annual	50.7%	
Net Annual Return	41.2%	

Refinance Test	Value
Min DSCR	1.20
Debt Service	2,162,570
Rate	4.00%
Amortization	30
Max Proceeds	37,395,229
LTV	68.4%
Take Out?	Yes
Surplus/Shortfall	11,695,229
Stabilized NOI	2,595,084
Full Interest on Loan	1,285,000
Annual Net Cash Pre-Refi	1,310,084

Timeline	Value
Planning Review (as of right)	0
CDs	0
Permits	4
Construction	16
Stabilization	4
Sale / Buffer	7
Total Timeline	31

Dev Fee	850,000
GP Pref	0
GP Portion of Profit	0
GP Promote on Investor	9,783,168
Total to GP	10,633,168



PROFIT
DISTRIBUTION

Sponsor		
Investor Return Summary		
Net Profit		\$4,252,941
Net Total Return		106.3%
Timeline (Months)		31
Net Annual Return		41.2%
Gross Proceeds		
		\$28,113,842
Preferred Return		
Preferred Return		0.0%
Preferred Return to Mezzanine	1,901,495	12%
Preferred Return to LP	0	
Preferred Return to GP	0	
Return of Principal to Mezzanine	6,133,855	
Return of Principal to LP	4,000,000	
Return of Principal to GP	2,042,384	
Net Profit for Waterfall	14,036,108	
Promotable Investor Profit	100.0%	14,036,108
GP Portion of Profit		0
Promote to LP		
Profit Split to 1025 multiFam	7.7%	1,080,780 (\$1,000,000 Investment)
Profit split to MECJ	6.5%	912,347 (\$850,000 Investment)
Profit split to Gomez	3.0%	421,083 (\$488,319 Investment)
Profit split to Reynosa	6.4%	898,311 (\$983,015 Investment)
Profit Split New LP	6.7%	940,419 (\$870,129 Investment)
Total for Hurdle 3		4,252,941
Net Profit Remaining		9,783,168
Promote to GP		
Profit Split to Gomez	34.85%	4,891,584
Profit split to Reynosa	34.85%	4,891,584
Final Total		9,783,168
Total Profits		14,036,108



SUMMARY

BEC/GOMEZ 1025 METRO HIALEAH FL.		DEVELOPMENT COST BREAKDOWN		SHEET 1
# UNITS	151			
RETAIL/OF	12000 SQ.FT.			
DIRECT COST	SQ.FT.	COST/SQ.FT.	TOTAL	
SHELL CONSTR	251,639	82	20,634,398	
SITWORK	41751	15	626,265	
GARAGE PARKING	76269	0	2,669,415	
LANDSCAPING/IRR/SIGN	10000	5	50,000	
AMENITIES & IMPROVEMENTS	5000	18	90,000	
CLUBHOUSE, FIXTURES, FURNITURE	5000	20	100,000	
SUBTOTAL			24,170,078	
CONTINGENCY	10.00% OF HARD COST		522,000	
TOTAL HARD COST			24,692,078	
TOTAL RENTABLE/SELLABLE	101,400 SQ.FT.	243.51		
INDIRECT COST	COMMENTS	COST/SQ.FT.	TOTAL	
ARCH/ENG	3.50% OF CONST.	5.92	600,000	
R.E. TAXES	67430	0.75	101,145	
DEVELOPMENT COST (SCHEDULE A)		25.37	2,573,016	
IMPACT/PERMIT FEE	9500 PER UNIT	14.89	1,510,000	
DEVELOPERS FEE	4 % OF CONST	8.38	850,000	
CONTINGENCY	1.00% OF SOFT COST	1.48	150,000	
TOTAL INDIRECT COST			5,784,161	
TOTAL DEVELOPMENT COST			30,476,239	
LAND			4,800,000	
PRICE PER UNIT			31,788	
PROJECT COST BEFORE INTEREST			35,276,239	
CONSTRUCTION INTEREST RESERVE		5.00%	1,400,000	
TOTAL PROJECT COST		361.70	36,676,239	
PRICE PER UNIT			242,889	
NOI			2,595,084	
RETURN ON COST			7.08	
PROJECT FINANCING				
CONSTRUCTION LOAN			25,700,000	
TOTAL LOAN REPAYMENT			25,700,000	
EQUITY INVESTMENT			10,976,239	



DEVELOPMENT
COST BREAKDOWN

DEVELOPMENT COST BREAKDOWN		SCHEDULE A
INDIRECT COST		
THRESHOLD INSPECTOR		85,000
SURVEYING		30,000
MARKET STUDY		6,000
MEZZ LENDER CLOSING COST		150,000
PARTNERS LEGAL FEES		50,000
ZONING & LEGAL		10,000
CONSTRUCTION BOND	1%	246,921
PROJECT MANAGER		200,000
LENDER MONITORING		48,000
CONSTRUCTION INSPECTIONS		50,000
CLOSING COST (SCHEDULE B)		956,770
INVESTMENT BANKING FEES		
CONCRETE & STRESS TEST		35,000
ENVIRONMENTAL STUDY		9,500
SOIL & GEOTECHNICAL STUDIES		5,000
IMPACT FEES		43,185
RENTAL TRAILER		4,000
MARKETING/PROMOTION		50,000
BUILDERS RISK INSURANCE		133,640
EMPLOYEE EXPENSES		300,000
SENIOR LOAN CLOSING	0.50%	128,500
ACCOUNTING AND AUDIT FEES		30,000
MISCELLANEOUS		1,500
TOTAL		2,573,016



CONSTRUCTION INTEREST BREAKDOWN

CLOSING AND SETTLEMENT BREAKDOWN	SCHEDULE B
LAND ACQUISITION COST	4,800,000
CONSTRUCTION LOAN AMOUNT	25,700,000
CLOSING COST	
STAMPS ON THE DEED	38,550
SURTAX ON DEED	25,700
BANK CLOSING COST	64,250
STAMPS ON THE NOTE	102,800
INTANGIBLE TAX ON MORTGAGE	51,400
RECORD MORTGAGE	150
RECORD ASSIGNMENT OF LEASES	100
RECORD UCC-1	100
LENDERS ATTORNEYS FEES	50,000
PARTNERS CLOSING ATTORNEY FEES	30,000
LAND LOAN CLOSING	45,000
ACQUISITION BROKER FEE	264,720
SURVEY	1,000
TITLE UPDATE	500
LIEN SEARCHES	350
OWNER TITLE INSURANCE POLICY	89,950
LENDERS TITLE INSURANCE	200
ENDORSEMENTS	2,000
BROKER FEES	132,500
LOAN SERVICING	50,000
EQUITY BROKER	7,500
TOTAL	956,770



CONSTRUCTION INTEREST BREAKDOWN

CONSTRUCTION INTEREST BREAKDOWN

SHEET 2

MONTHLY DRAW SCHEDULE	PERCENT COMPLETION	CUMULATIVE DRAWS	CONSTRUCTION INTEREST	UNITS LEASED	RENTAL INCOME	OFFICE INCOME	OPERATING EXPENSES
1	3.5	899,500	3,748	0	0		0
2	6.5	1,670,500	6,960	0	0		0
3	12.5	3,212,500	13,385	0	0		0
4	20.5	5,268,500	21,952	0	0		0
5	25	6,425,000	26,771	0	0		0
6	30	7,710,000	32,125	0	0		0
7	35	8,995,000	37,479	0	0		0
8	40	10,280,000	42,833	0	0		0
9	50	12,850,000	53,542	0	0		0
10	60	15,420,000	64,250	0	0		0
11	70	17,990,000	74,958	0	0		0
12	80	20,560,000	85,667	0	-		0
13	85	21,845,000	91,021	0	-		0
14	90	23,130,000	96,375	0	-		0
15	95	24,415,000	101,729	0	-		0
16	100	25,700,000	107,083	0	-		0
17	100	25,700,000	107,083	35	69,149		31,570
18	100	25,700,000	107,083	55	108,663	3500	49,610
19	100	25,700,000	107,083	80	158,055	7000	72,160
20	100	25,700,000	107,083	105	207,447	10000	94,710
21		-	-		-	-	-
22		-	-		-	-	-
23		-	-		-	-	-
24		-	-		-	-	-
25		-	-		-	-	-
26		-	-		-	-	-
27		-	-		-	-	-
28		-	-		-	-	-
29		-	-		-	-	-
30		-	-		-	-	-

1,288,213 543,313 20,500 248,050

ASSUMPTIONS

1. CONSTRUCTION INTEREST CALCULATED	5.00 PERCENT	315,763	INCOME FROM OPERATIONS
2. OPERATING EXPENSES PER UNIT	902 MONTH		
3. PROPERTY EXPENSES OF	10,831 PER UNIT/YEAR	972,449	TOTAL INTEREST REQUIREMENT FOR CONSTRUCTION
4. AVERAGE UNIT RENTAL PRICE	1,976 PER UNIT		
5. LOAN AMOUNT	25,700,000		
6. TOTAL UNITS	151		
7. LAND LOAN	3500000	90000	
		1,062,449	TOTAL INTEREST FOR THE PROJECT



PROJECT REVENUE & EXPENSES

PROJECT REVENUE & EXPENSES						
UNIT INCOME						
UNIT/TYPE	PERCENT	UNITS	SQ.FT.	\$/SQ.FT.	RENT/MN	YR/INCOME
STUDIO		19.00	440.00	3.40	1,496.00	341,088.00
1BD/1BTH		10.00	530.00	3.50	1,855.00	222,600.00
1BD/1BTH		55.00	535.00	3.50	1,872.50	1,235,850.00
1BD/1BTH		1.00	560.00	3.50	1,960.00	23,520.00
1BD/1BTH		20.00	570.00	3.45	1,966.50	471,960.00
1BD/1BTH		17.00	590.00	3.40	2,006.00	409,224.00
2BD/2BTH		10.00	806.00	3.00	2,418.00	290,160.00
2BD/2BTH		9.00	830.00	3.00	2,490.00	268,920.00
2BD/2BTH		5.00	869.00	3.00	2,607.00	156,420.00
2BD/2BTH		5.00	890.00	3.00	2,670.00	160,200.00
2BD/2BTH		-	-	-	-	-
2BD/2BTH		-	-	-	-	-
3BD/2BTH		-	-	-	-	-
3BD/2BTH		-	-	-	-	-
3BD/2BTH		-	-	-	-	-
3BD/2BTH		-	-	-	-	-
3BD/2BTH		-	-	-	-	-
		151.00	592.05	3.37	1,975.69	3,579,942.00
			89,400.00			
ADDITIONAL INCOME						
PREMIUM RENTS			10	25		3,000.00
OFFICE/RETAIL RENT			12,000	35		420,000.00
GARAGE INCOME			30	25		9,000.00
MISCELLANEOUS INCOME			1%			35,799.42
TOTAL GROSS INCOME						4,047,741.42
LESS VACANCY & COLLECTION LOSSES			4.0%			161,909.66
EFFECTIVE GROSS INCOME						3,885,831.76
PROJECT EXPENSES						
PROJECT EXPENSES		UNIT/YEAR			TOTAL/YR	
FIXED EXPENSES						
R.E. TAXES				3,476.00		524,876.00
INSURANCE				1,655.00		249,905.00
TOTAL FIXED EXPENSES				5,131.00		774,781.00
VARIABLE EXPENSES						
MANAGEMENT		3.0%		772.00		116,572.00
EMP. EXPENSES				910.00		137,410.00
ADMINISTRATION				150.00		22,650.00
UTILITIES				750.00		113,250.00
ADV/PROMOTION				100.00		15,100.00
MAINTENANCE				300.00		45,300.00
CONTRACT SERVICES				235.00		35,485.00
CAPITAL RESERVES				200.00		30,200.00
TOTAL VARIABLE EXPENSES				3,417.00		515,967.00
TOTAL OPERATING EXPENSES				8,548.00		1,290,748.00
NET OPERATING INCOME						2,595,083.76
EXPENSE RATIO						33.22



OPERATING EXPENSES BREAKDOWN

OPERATING EXPENSES BREAKDOWN	
TAXES & INSURANCE	EXPENSES/UNIT
REAL ESTATE TAXES	3476
PROPERTY INSURANCE	1655
TOTAL	5131
MANAGEMENT FEES	
TOTAL	772
PAYROLL	
MANAGER SALARY	420
OFFICE ASST. SALARY	
MAINTENANCE SALARY	0
MAINTENANCE SALARY	350
JANITOR	0
PAYROLL EXPENSES	140
TOTAL	910
ADMINISTRATION	
TELEPHONE,INTERNET,CELLULAR PH.	15
OFFICE EQUIPMENT	5
OFFICE EXPENSES	20
BANK CHARGES	10
ACCOUNTING FEES	50
LEGAL FEES	50
TOTAL	150
UTILITIES	
ELECTRICITY	50
WATER & SEWER	350
GARBAGE REMOVAL	350
GAS	0
TOTAL	750
ADV/PROMOTION	100
CONTRACT SERVICES	
CONCIERGE	0
VALET	0
POOL MAINTENANCE	20
SECURITY	0
HVAC/ELECTRICAL	80
ELEVATOR	70
EXTERMINATING	25
EXERCISE ROOM MAINT.	10
WINDOW CLEANING	0
LANDSCAPING	30
TOTAL	235
REPAIRS & MAINTENANCE	
SUPPLIES, EQUIPMENT & REPAIRS	300
SIGNAGE	0
CLEANING SUPPLIES	0
CAPITAL RESERVES	200
TOTAL	500
TOTAL EXPENSES	8548



INCOME / CASH ANALYSES

INCOME / CASHFLOW ANALYSES										
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
GROSS RENTAL INCOME	constr constr									
STUDIO	0	0	341,088	351321	361860	372716	383898	395414	407277	419495
1BD/1BTH	0	0	222,600	229278	232259	239226	246403	253795	261409	269251
1BD/1BTH	0	0	1,235,850	1272926	1311113	1350447	1390960	1432689	1475670	1519940
1BD/1BTH	0	0	23,520	24226	24952	25701	26472	27266	28084	28927
1BD/1BTH	0	0	471,960	486119	500702	515723	531195	547131	563545	580451
1BD/1BTH	0	0	409,224	421501	434146	447170	460585	474403	488635	503294
2BD/2BTH	0	0	290,160	298865	307831	317066	326578	336375	346466	356860
2BD/2BTH	0	0	268,920	276988	285297	293856	302672	311752	321105	330738
2BD/2BTH	0	0	156,420	161113	165946	170924	176052	181334	186774	192377
2BD/2BTH	0	0	160,200	165006	169956	175055	180307	185716	191287	197026
2BD/2BTH	0	0	-	0	0	0	0	0	0	0
2BD/2BTH	0	0	-	0	0	0	0	0	0	0
3BD/2BTH	0	0	-	0	0	0	0	0	0	0
3BD/2BTH	0	0	-	0	0	0	0	0	0	0
3BD/2BTH	0	0	-	0	0	0	0	0	0	0
3BD/2BTH	0	0	-	0	0	0	0	0	0	0
TOTAL RENTAL INCOME	0	0	3,579,942	3687340	3794063	3907885	4025121	4145875	4270251	4398359
ADDITIONAL INCOME										
PREMIUM RENTS	0	0	3,000	3090	3183	3278	3377	3478	3582	3690
RETAIL	0	0	420,000	432600	445578	458945	472714	486895	501502	516547
PARKING	0	0	9,000	9270	9548	9835	10130	10433	10746	11069
MISCELLANEOUS	0	0	35,799	36873	37980	39119	40293	41501	42746	44029
TOTAL PROJECT INCOME	0	0	4,047,741	4169174	4290351	4419062	4551634	4688183	4828828	4973693
VACANCY & LOSSES	0	0	161,910	166767	171770	176923	182231	187698	193329	199128
EFFECTIVE GROSS INCOME	0	0	3,885,832	4002407	4118581	4242139	4369403	4500485	4635499	4774564
OPERATING EXPENSES										
FIXED EXPENSES										
TAXES	0	0	524,876	532749	540740	548851	557084	565441	573922	582531
INSURANCE	0	0	249,905	253654	257458	261320	265240	269219	273257	277356
TOTAL FIXED EXPENSES	0	0	774,781	786403	798199	810172	822324	834659	847179	859887
VARIABLE EXPENSES										
MANAGEMENT	0	0	116,572	118321	120095	121897	123725	125581	127465	129377
EMPLOYEE EXPENSES	0	0	137,410	139471	141563	143687	145842	148030	150250	152504
ADMINISTRATION	0	0	22,650	22990	23335	23685	24040	24400	24766	25138
UTILITIES	0	0	113,250	114949	116673	118423	120199	122002	123832	125690
ADVERTISING/PROMOTION	0	0	15,100	15327	15556	15790	16027	16267	16511	16759
MAINTENANCE	0	0	45,300	45980	46669	47369	48080	48801	49533	50276
CONTRACT SERVICES	0	0	35,485	36017	36558	37106	37662	38227	38801	39383
CAPITAL RESRVES	0	0	30,200	30653	31113	31579	32053	32534	33022	33517
TOTAL VARIABLE EXPENSES	0	0	515,967	523707	531562	539536	547629	555843	564181	572643
TOTAL OPERATING EXPENSES	0	0	1,290,748	1310109	1329761	1349707	1369953	1390502	1411360	1432530
NET OPERATING INCOME	0	0	2,595,084	2692297	2788820	2892431	2999450	3109983	3224140	3342034
CASH FLOW	0	0								
NET OPERATING INCOME	0	0	2,595,084	2692297	2788820	2892431	2999450	3109983	3224140	3342034
DEBT SERVICE	0	0	1,564,368	1564368	1564368	1564368	1564368	1564368	1564368	1564368
TOTAL CASH FLOW	0	0	1,030,716	1127929	1224452	1328063	1435082	1545615	1659772	1777666
DEBT COVERAGE RATIO	0	0	1.66	1.72	1.78	1.85	1.92	1.99	2.06	2.14



PERMANENT AMORTIZATION SCHEDULE

PERMANENT LOAN AMORTIZATION SCHEDULE										
LOAN AMOUNT	25,700,000									
LOAN INTEREST RATE	4.25%									
LOAN TERM	30 YRS									
LOAN PAYMENT	1,564,368									
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
BALANCE AT THE BEGINNING OF YEAR	25,700,000	25,677,632	25,653,922	25,628,789	25,602,149	25,573,910	25,543,976	25,512,247	25,478,613	#####
ANNUAL MORTGAGE PAYMENT	1,564,368	1,564,368	1,564,368	1,564,368	1,564,368	1,564,368	1,564,368	1,564,368	1,564,368	1,564,368
INTEREST PORTION OF PAYMENT	1,542,000	1,540,658	1,539,235	1,537,727	1,536,129	1,534,435	1,532,639	1,530,735	1,528,717	1,526,578
PRINCIPLE OF PAYMENT	22,368	23,710	25,133	26,641	28,239	29,933	31,729	33,633	35,651	37,790
BALANCE AT YEAR END	25,677,632	25,653,922	25,628,789	25,602,149	25,573,910	25,543,976	25,512,247	25,478,613	25,442,962	25,405,172



EXIT SALES SCENARIO COMPARISONS

EXIT SALE SCENARIO COMPARISONS						
EQUITY	10,976,239					
PROJECT COST	36,676,239					
PREFERRED RATE OF RETURN						
NOI YEAR 4	2,692,297					
SCENARIO 1	YEAR 0	YEAR 1	YEAR 2	YEAR 3	TOTAL REVENUE	
EXIT VALUE				48,950,864		CAP RATE: 5.50%
LOAN REPAYMENT				25,700,000		PROJECT VALUE: 48950864
ADDITIONAL INCOME				807,715		
CASHFLOW (36 MONTHS)	-10976239	0	0	24,058,579	13082340	
SCENARIO 2	YEAR 0	YEAR 1	YEAR 2	YEAR 3	TOTAL REVENUE	
EXIT VALUE				51,281,857		CAP RATE: 5.25%
LOAN REPAYMENT				25,700,000		PROJECT VALUE: 51281857
ADDITIONAL INCOME				807,715		
CASHFLOW (36 MONTHS)	-10976239	0	0	26,389,572	15413333	
SCENARIO 3	YEAR 0	YEAR 1	YEAR 2	YEAR 3	TOTAL REVENUE	
EXIT VALUE				53,845,950		CAP RATE: 5.00%
LOAN REPAYMENT				25,700,000		PROJECT VALUE: 53845950
ADDITIONAL INCOME				807,715		
CASHFLOW (36 MONTHS)	-10976239	0	0	28,953,665	17977426	
SCENARIO 4	YEAR 0	YEAR 1	YEAR 2	YEAR 3	TOTAL REVENUE	
EXIT VALUE				56,679,947		CAP RATE: 4.75%
LOAN REPAYMENT				25,700,000		PROJECT VALUE: 56679947
ADDITIONAL INCOME				807,715		
CASHFLOW (36 MONTHS)	-10976239	0	0	31,787,662	20811423	





1025 Metro

LUXURY UNITS FOR RENT

1025 EAST 25TH STREET
HIALEAH, FLORIDA 33010

MIXED-USE

1717 SW 37TH AVENUE
Coral Gables, Florida 33145.
Tel: (+1)786 360 3521 / (+1)305 456 0238
Fax: (+1)786 452 0560
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