

# CYPRUS

DEVELOPMENT PROJECT  
Clearwater Beach, Florida

## 28 Condo-Hotel Units Breakdown:

### Regular Units (25 units):

9 units @ 1,326 SF = 11,934 SF  
3 units @ 1,258 SF = 3,774 SF  
3 units @ 1,150 SF = 3,450 SF  
8 units @ 932 SF = 7,456 SF  
2 units @ 1,000 SF (ground floor estimate) = 2,000 SF  
Penthouse Units (3 units):

Penthouse 1: 2,756 SF  
Penthouse 2: 1,795 SF  
Penthouse 3: 2,712 SF (with rooftop pool/hot tub)  
Total Building SF: 35,877 SF

## Revenue Projection @ \$1,000/SF:

### Regular Units:

9 × \$1,326,000 = \$11,934,000  
3 × \$1,258,000 = \$3,774,000  
3 × \$1,150,000 = \$3,450,000  
8 × \$932,000 = \$7,456,000  
2 × \$1,000,000 = \$2,000,000  
Penthouses @ \$1,200/SF (20% premium/Luxury):

1 × \$3,307,200 = \$3,307,200  
1 × \$2,154,000 = \$2,154,000  
1 × \$3,254,400 = \$3,254,400  
Total Gross Revenue: \$37,329,600

## Investor Return Calculation:

Gross Revenue: \$37,329,600  
Less: Construction: (\$25,000,000)  
Less: Sales/Marketing (6%): (\$2,239,776)  
Net Profit: \$10,089,824  
Investor 50% Share: \$5,044,912  
Plus Phase 1 Income (~2 years @ \$180,850/yr): \$361,700  
Total Investor Return: \$5,044,912 on \$3.5M