

# PJA Venture Properties – Project 4 – J & P Austin

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## **Project 4 Subject:**

PJA Venture Properties (PJA), a JVA Partner, would like to purchase 1 investment home in Hiawassee, Georgia and 2 hotels in the state of Florida. As a JVA Partner, the Georgia house will be for the use of friends and family of PJA as well as being used by some business prospects. The hotels will be for the purpose of providing an independent source of income and provide an outlet for referrals for future business.

PJA will be working with another work center using protocol GTD 3070 to obtain the funds for this project.

## **Project 4 Summary:**

\$ 3,500,000	Hiawassee house, closing costs, furniture, 1 <sup>st</sup> year property tax and insurance, etc
\$ 15,000,000	Hotel 1 purchase, closing costs, realtor fees, branding fees, etc
\$ 3,000,000	First year Property Tax, Insurance, Outstanding PIP, current PIP, First Year's expenses, contingency fund
\$ 20,000,000	Hotel 2 purchase, closing costs, realtor fees, branding fees, etc
\$ 5,000,000	First year Property Tax, Insurance, Outstanding PIP, current PIP, First Year's expenses, contingency fund

The cost breakdown is listed below.

\$ 3,500,000	Hiawassee, Georgia investment property
\$18,000,000	Hotel 1
\$25,000,000	Hotel 2