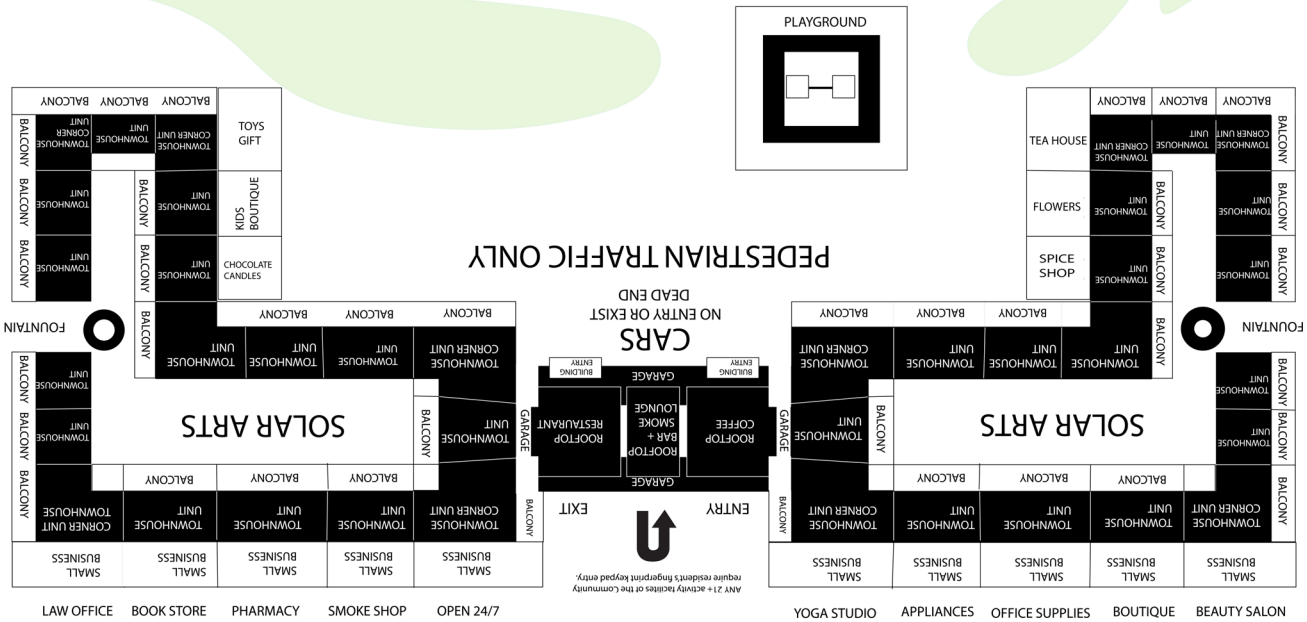


# MARINAPOLIS ® COMMUNITY



**RESIDENTS AND PEDESTRIANS ONLY**  
 All Garages will have solar panels on them



ENTERTAINING ECONOMIST LLC

INVOICE

13153080416  
legal@EELLC.uk

1234 Main Street  
Anytown, State  
ZIP

Attention: Recipient Name  
Title  
Company Name  
4321 First Street  
Anytown, State ZIP  
Date: 2/27/24

Project Title: Cost of building 78 townhomes Community  
Project Description: Description Here  
Terms: 30 Days

Description	Quantity	Unit Price	Cost/Price
Siding	78	\$60,210.00	\$4,696,380.00
Framing	78	\$60,200.00	\$4,695,600.00
Plumbing and electricity	78	\$26,199.00	\$2,043,522.00
Remaining Interior and fixtures	78	\$19,200.00	\$1,497,600.00
		Subtotal	<b>\$12,933,102.00</b>
	Tax	<b>8.25%</b>	<b>\$1,066,980.92</b>
		Total	<b>\$14,000,082.92</b>

Thank you for your business. It's a pleasure to work with you on your project.  
Your next order will ship in 30 days.

Sincerely yours,  
Entertaining Economist LLC

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Anytown, State ZIP  
Date: 2/27/24

Project Title: Cost of building 78 townhomes Community  
Project Description: Description Here  
Terms: 30 Days

Description	Quantity	Unit Price	Sale Profit
Townhome with business option	78	\$240,000.00	\$18,720,000.00
		Subtotal	<b>\$18,720,000.00</b>
	Tax	<b>8.25%</b>	<b>\$1,544,400.00</b>
		Total	<b>\$20,264,400.00</b>

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Sincerely yours,  
Entertaining Economist LLC

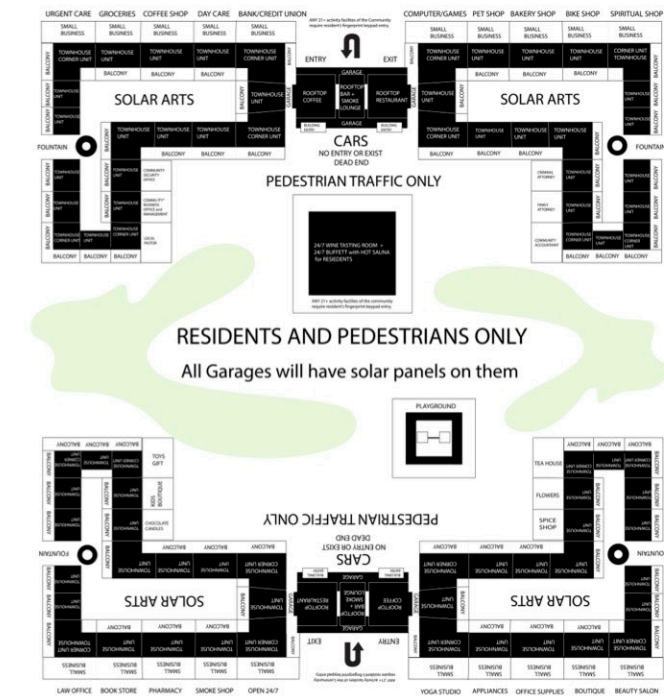
### Project base labor cost budget (an hour)

In order to build the entire community at least 960 hours of labor is required for the period of 3 to 6 months.

Description	Employees	Salary an hour	Cost
Road Access Assessment	55	\$60.00	\$3,300.00
Environmental impact analysis	2	\$90.00	\$180.00
Architect	4	\$500.00	\$2,000.00
County and State Official Permits (one time fees) *	4	\$1,000.00	\$4,000.00
Builder Selection and approval	1000	\$35.00	\$35,000.00
Security Selection and approval	60	\$45.00	\$2,700.00
Transportation company selection	20	\$18.00	\$360.00
Hospitality services	78	\$18.00	\$1,404.00
Artist for solar installations	2	\$100.00	\$200.00
Energy company	10	\$35.00	\$350.00
		Subtotal	\$49,494.00
		Tax	8.25% \$4,083.26
		Total	\$53,577.26

### Project base cost of labor production

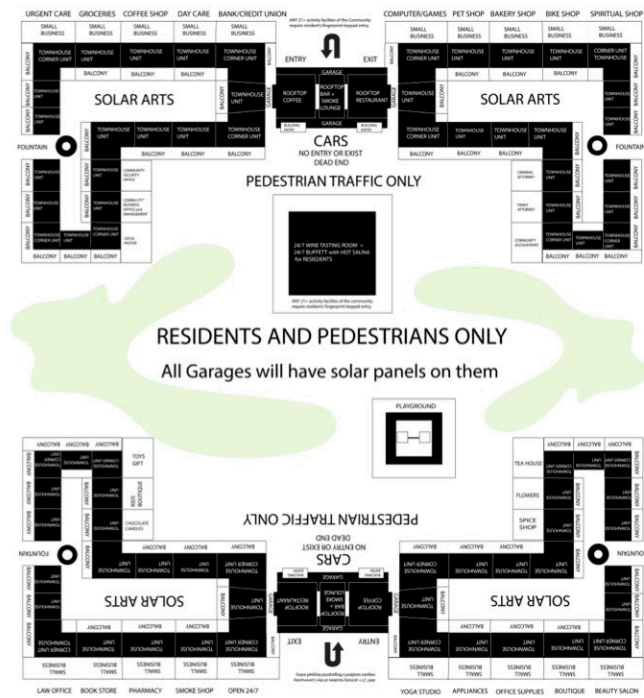
Description	Labor hours	Salary an hour	Cost
Total cost of the labor for building community	960	\$53,577.26	\$51,434,169.60
Total cost of materials and land	1	\$14,000,000.00	\$14,000,000.00
		Subtotal	<b>\$65,434,169.60</b>
		Tax	8.25% <b>\$5,398,318.99</b>
		Total	<b>\$70,832,488.59</b>





## Possible Minimum Annual Income outcome

Description	Number of months	Monthly	Income
Rental /mortgage income for 76 properties	12	\$263,264.00	\$3,159,168.00
Subtotal			<b>\$3,159,168.00</b>
Tax		8.25%	<b>\$260,631.36</b>
Total			<b>\$3,419,799.36</b>



It would take about **20 years to fully recover initial invested cost**, if all properties are sold at \$240,000.00 a unit and rented at \$1,600.00 a month (minimum). It makes sense to mortgage these for at least 30 years.

Description	Number of months	Monthly	Income
Rental /mortgage income for 76 properties	12	\$263,264.00	\$3,159,168.00
Subtotal			<b>\$3,159,168.00</b>
Tax		8.25%	<b>\$260,631.36</b>
Total			<b>\$3,419,799.36</b>

Description	Number of communities	Initial cost	Total
Total cost of building entire community	1	\$65,434,169.60	\$65,434,169.60
Subtotal			<b>\$65,434,169.60</b>
Tax		8.25%	<b>\$5,398,318.99</b>
Total			<b>\$70,832,488.59</b>

## ENTERTAINING ECONOMIST LLC

If you make a profit of at least **\$1,600.00 per unit** (rent of mortgage) with **business income of around \$8000.00** a month. In order to make this much a month, each business must bring in **profit of only \$266.99 a day**. If you hire one employee per 600 sq. ft. location at \$20.00 an hour minimum, your expenses would be \$160.00 a day with required sales/ services of at least \$400.00 a day to make a solid profit. Can you sell \$400.00 worth of things every day in each the business listed in the community? Let's see for example coffee shop? Yoga studio? Bakery? Groceries? I think it's doable. This way community would begin making about \$217,903.00 a month profit\*\$2,614,836.00 a year.

Description	Hours a month	Hourly Salary for all employees	Total monthly cost
Monthly Business Labor cost	166	\$3,182.55	\$528,303.30
Subtotal			<b>\$528,303.30</b>
Tax		<b>8.25%</b>	<b>\$43,585.02</b>
Total			<b>\$571,888.32</b>

Description	Number of month	Monthly income average threshold	Total
Total monthly income for 76 units	76	\$1,600.00	\$121,600.00
Total monthly business income for 76 units	76	\$8,000.00	\$608,000.00
Subtotal			<b>\$729,600.00</b>
Tax		<b>8.25%</b>	<b>\$60,192.00</b>
Total			<b>\$789,792.00</b>

## ENTERTAINING ECONOMIST LLC

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Coffee Shop Possibility	Number of customers	Price of average purchase	Total daly sales
Coffee	25	\$5.00	\$125.00
Evening/Late night Hours	10	\$15.00	\$150.00
Pastries	25	\$5.00	\$125.00
Lunch	10	\$8.00	\$80.00
Breakfast	10	\$5.00	\$50.00
Sandwich	5	\$5.00	\$25.00
Subtotal			<b>\$555.00</b>
Tax		<b>8.25%</b>	<b>\$45.79</b>
Total			<b>\$600.79</b>



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**If you hire one employee** per 600 sq. ft. location at **\$20.00 an hour minimum**, your expenses would be **\$160.00 a day** with required sales/ services of at least **\$400.00 a day to make a solid profit**. Can you sell \$400.00 worth of things every day in each the business listed in the community?

In this example case, if you maintain **the average income of \$3,914.00 a day**, with and **expenses (salary) of \$960.00 a day** for 30 days you would make a **profit of \$76,804.00,000.00 a month. About \$921,640.00 a year**. But... This is only **3 employees with \$40.00 an hour salary** private business.

Credit Union	Number of customers	Deposit average purchase	Total daly sales
Customers	76	\$20.00	\$1,520.00
Mortgage payments for the community housing with an assumption of \$1,600.00 a month mortgage or rent	76	\$21.00	\$1,596.00
Outside debt interest dividends	38	\$21.00	\$798.00
			\$0.00
		Subtotal	<b>\$3,914.00</b>
	Tax	<b>8.25%</b>	<b>\$322.91</b>
		Total	<b>\$4,236.91</b>

**ENTERTAINING ECONOMIST LLC**

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**If you hire one employee** per 600 sq. ft. location at **\$20.00 an hour minimum**, your expenses would be **\$160.00 a day** with required sales/ services of at least **\$400.00 a day to make a solid profit**. Can you sell \$400.00 worth of things every day in each the business listed in the community?

In this an example of what your average income of just 4 businesses of 38 within one community can bring as profits. Your community **expenses are \$571,888.00** with the minimum **rental/property income of \$121,600.00**.

**Total income from all 38 businesses** on average (with min \$10,000.00 a month profit) would be **\$729.717.00** a month.

Four Businesses	Number of units	Monthly Income	Total Community Income
Coffee Shop	4	\$16,936.00	\$67,744.00
Pet Shop	1	\$161,280.00	\$161,280.00
Smoke Shop	1	\$29,000.00	\$29,000.00
Credit Union	1	\$76,080.00	\$76,080.00
			\$0.00
		Subtotal	<b>\$334,104.00</b>
	Tax	<b>8.25%</b>	<b>\$27,563.58</b>
		Total	<b>\$361,667.58</b>



## ENTERTAINING ECONOMIST LLC

Each business must bring in **profit of only \$266.99 a day.**

**If you hire one employee** per 600 sq. ft. location at **\$20.00 an hour minimum**, your expenses would be **\$160.00 a day** with required sales/services of at least **\$400.00 a day to make a solid profit.** Can you sell \$400.00 worth of things every day in each the business listed in the community?

In this an example of what your minimum Urgent Care income within community may be, if you charge every patient \$25 copay. You need at least **8 employees with min salary of \$25.00 an hour each**, per location. (\$1,600.00 a day expenses or \$48,000.00 a month). I consider patient attendance time is being 45 min on average. Family clinic can see **up to 300 people maximum a day within 8 hour period**, to provide quality of service. **8 employees per location** can easily attend to both urgent care patients, as well as regular family clinic patients (4 persons per setting). You can designate 4 rooms for ER visits, and 4 rooms for regular family clinic patients. If you chose to remain open 24/7 you can generate more income.

Your **annual net profit** on average **would be \$437,142.12, after** all of the labor cost.

Urgent Care/Family Care Community practice	Number of patients a month	Copay/ Insurance income	Total Community Income
Co-pay only	300	\$25.00	\$7,500.00
Emergency visits only	300	\$35.00	\$10,500.00
All Visits covered by Insurance average	600	\$99.99	\$59,994.00
			\$0.00
		Subtotal	<b>\$77,994.00</b>
	Tax	<b>8.25%</b>	<b>\$6,434.51</b>
		Total	<b>\$84,428.51</b>

## ENTERTAINING ECONOMIST LLC

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In this an example of what your minimum Day Care income within community may be, if you charge every family **\$400 per child a week**, (\$24,000.00 a month profit). You need at least **4 employees** with min **salary of \$20.00 an hour min** each, per location (*2x teachers for children of various ages, 1x driver and security guard and 1 x nurse practitioner+cook and manager*) (\$16,640.00 a month labor cost). Maximum number of children is 15 and it can never exceed this number per 600 sq. ft.

Your **annual net profit** on average **would be \$88,320.00, after** all of the labor cost, with about \$7,300.00 monthly net profit.

Day Care Center	Number of children	Price per child a month	Total Community Income
Monthly cost	15	\$1,600.00	\$24,000.00
			\$0.00
		Subtotal	<b>\$24,000.00</b>
	Tax	<b>8.25%</b>	<b>\$1,980.00</b>
		Total	<b>\$25,980.00</b>

## ENTERTAINING ECONOMIST LLC

Each business must bring in **profit of only \$266.99 a day. If you hire one employee** per 600 sq. ft. location at **\$20.00 an hour minimum**, your expenses would be **\$160.00 a day** with required sales/services of at least **\$400.00 a day to make a solid profit**. Can you sell \$400.00 worth of things every day in each the business listed in the community?

In this an example of what your minimum 2 full time **employees** with min **salary of \$20.00 an hour min** each, per location (\$8,320.00 a month labor cost).

Your **monthly net profit** on average **would be \$13,319.00, after** all of the labor cost. About **\$159,828.00 annual gross income**, after tax.

Game Store * Only one available in the area	Number of buyers	Average sale per person a day	Total Community Income
Monthly buyers	1000	\$19.99	\$19,990.00
			\$0.00
		Subtotal	<b>\$19,990.00</b>
	Tax	<b>8.25%</b>	<b>\$1,649.18</b>
		Total	<b>\$21,639.18</b>

## ENTERTAINING ECONOMIST LLC

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In this an example of what your minimum 8 full time **employees** with min **salary of \$20.00 an hour min** each, per location (\$16,640.00 a month labor cost).

Your **monthly net profit** on average **would be \$32,072.50, after** all of the labor cost. About **\$384,870.00 annual gross income**, after tax.

Local Small or cultural (European or Mediterranean) Grocery Store	Number of buyers	Average sale per person a day	Total Community Income
Monthly buyers	1000	\$45.00	\$45,000.00
			\$0.00
		Subtotal	<b>\$45,000.00</b>
	Tax	<b>8.25%</b>	<b>\$3,712.50</b>
		Total	<b>\$48,712.50</b>

## ENTERTAINING ECONOMIST LLC

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In this an example of what your minimum 8 full time **employees** with min **salary of \$20.00 an hour min** each, per location (\$38,400.00 a month labor cost). Consider having 10 people per class on average, with 1 hour class per teacher, during 8 hours work days period.  
7 days a week.

Your **monthly net profit** on average **would be \$480,930.00, after** all of the labor cost. About **\$159,828.00 annual gross income**, after tax.

Yoga studio	Number of members a day	Average membership cost a day	Daily Total Community Income
Daily visitors	800	\$19.99	\$15,992.00
			\$0.00
		Subtotal	<b>\$15,992.00</b>
	Tax	<b>8.25%</b>	<b>\$1,319.34</b>
		Total	<b>\$17,311.34</b>

## ENTERTAINING ECONOMIST LLC

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In this an example of what your minimum 2 full time **employees** with min **salary of \$20.00 an hour min** each, per location (\$8,320.00 a month labor cost).

Your **annual net profit** on average **would be \$142,640.00, after** all of the labor cost.

Toy Store	Number of members a day	Average membership cost a day	Daily Total Community Income
Daily visitors without online orders	144	\$40.00	\$5,760.00
Online or local delivery orders (holiday gifts and celebrations)	144	\$100.00	\$14,400.00
			\$0.00
		Subtotal	<b>\$20,160.00</b>
	Tax	<b>8.25%</b>	<b>\$1,663.20</b>
		Total	<b>\$21,823.20</b>

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Each business must bring in **profit of only \$266.99 a day. If you hire one employee** per 600 sq. ft. location at **\$20.00 an hour minimum**, your expenses would be **\$160.00 a day** with required sales/services of at least **\$400.00 a day to make a solid profit**. Can you sell \$400.00 worth of things every day in each the business listed in the community?

In this an example of what your minimum 2 full time **employees** with min **salary of \$20.00 an hour min** each, per location (\$8,320.00 a month labor cost).

Your **annual net profit** on average **would be \$142,640.00, after** all of the labor cost.

Office supplies	Number of members a day	Average membership cost a day	Daily Total Community Income
Daily visitors without online orders	144	\$40.00	\$5,760.00
Online or local delivery orders (paper and other writing supplies)	144	\$100.00	\$14,400.00
			\$0.00
		Subtotal	<b>\$20,160.00</b>
	Tax	<b>8.25%</b>	<b>\$1,663.20</b>
		Total	<b>\$21,823.20</b>

## ENTERTAINING ECONOMIST LLC

Each business must bring in **profit of only \$266.99 a day. If you hire one employee** per 600 sq. ft. location at **\$20.00 an hour minimum**, your expenses would be **\$160.00 a day** with required sales/services of at least **\$400.00 a day to make a solid profit**. Can you sell \$400.00 worth of things every day in each the business listed in the community?

In this an example of what your minimum 2 full time **employees** with min **salary of \$20.00 an hour min** each, per location (\$8,320.00 a month labor cost).

Your **annual net profit** on average **would be \$106,680.00, after** all of the labor cost.

Bike Shop	Number of visitors a day	Average purchase a day	Daily Total Community Income
Daily visitors without online orders	5	\$1,400.00	\$7,000.00
Online or local delivery orders (holiday gifts and celebrations)	20	\$100.00	\$9,000.00
			\$0.00
		Subtotal	<b>\$16,000.00</b>
	Tax	<b>8.25%</b>	<b>\$1,320.00</b>
		Total	<b>\$17,320.00</b>

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Each business must bring in **profit of only \$266.99 a day. If you hire one employee** per 600 sq. ft. location at **\$20.00 an hour minimum**, your expenses would be **\$160.00 a day** with required sales/services of at least **\$400.00 a day to make a solid profit**. Can you sell \$400.00 worth of things every day in each the business listed in the community?

In this an example of what your minimum **1 full time employees** with min **\$20.00 an hour** salary ( \$4,800.00 a month cost)

Your **annual net profit** on average **would be \$30,730.00**.

Appliances and kitchen supplies	Number of orders a day	Average purchase a day	Daily Total Community Income
Daily visitors walking	20	\$100.00	\$2,000.00
Online orders and installations	8	\$600.00	\$4,800.00
			\$0.00
		Subtotal	<b>\$6,800.00</b>
	Tax	<b>8.25%</b>	<b>\$561.00</b>
		Total	<b>\$7,361.00</b>

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In this an example of what your minimum **1 full time employees** with min no **salary (owners operated)**.

Your **annual net profit** on average **would be \$77,930.00**.

Open 24/7	Number of orders a day	Average purchase a day	Daily Total Community Income
Daily visitors walking	300	\$20.00	\$6,000.00
			\$0.00
		Subtotal	<b>\$6,000.00</b>
	Tax	<b>8.25%</b>	<b>\$495.00</b>
		Total	<b>\$6,495.00</b>

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In this an example of what your minimum **1 full time employees** with min **\$20.00 an hour** salary ( \$4,800.00 a month cost)

Your **annual net profit** on average **would be \$208,692.00.**

Tea House	Number of orders a day	Average purchase a day	Daily Total Community Income
Daily visitors walking	25	\$20.00	\$500.00
Online orders and installations	200	\$100.00	\$20,000.00
			\$0.00
		Subtotal	<b>\$20,500.00</b>
	Tax	<b>8.25%</b>	<b>\$1,691.25</b>
		Total	<b>\$22,191.25</b>

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In this an example of what your minimum **1 full time employees** with min **\$20.00 an hour** salary ( \$4,800.00 a month cost)

Your **annual net profit** on average **would be \$212,064.00.**

Unique Worldwide Spice shop	Number of orders a day	Average purchase a day	Daily Total Community Income
Daily visitors walking	38	\$20.00	\$760.00
Online orders and installations	200	\$100.00	\$20,000.00
			\$0.00
		Subtotal	<b>\$20,760.00</b>
	Tax	<b>8.25%</b>	<b>\$1,712.70</b>
		Total	<b>\$22,472.70</b>

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In this an example of what your minimum **4 full time employees** with min **salary of \$20.00 an hour min** each, per location (\$16,640.00 a month labor cost).

Your **annual net profit** on average **would be \$287,680.00, after** all of the labor cost.

Bakery	Number of orders a day	Average purchase a day	Daily Total Community Income
Daily visitors without online orders	76	\$10.00	\$760.00
Local stores overnight pastries and breadmdelivery orders	120	\$300.00	\$36,760.00
			\$0.00
		Subtotal	<b>\$37,520.00</b>
	Tax	<b>8.25%</b>	<b>\$3,095.40</b>
		Total	<b>\$40,615.40</b>

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In this an example of what your minimum **2 full time employees** with min **salary of \$20.00 an hour min** each, per location (\$8,320 a month labor cost).

Your **annual net profit** on average **would be \$654,024.00, after** all of the labor cost.

Local Pharmacy	Number of orders a day	Average purchase a day	Daily Total Community Income
Daily visitors without online orders	600	\$10.00	\$6,000.00
Insurance Coverage Payments	600	\$75.00	\$45,000.00
Overnight online orders and local deliveries	100	\$10.00	\$7,000.00
			\$0.00
		Subtotal	<b>\$58,000.00</b>
	Tax	<b>8.25%</b>	<b>\$4,785.00</b>
		Total	<b>\$62,785.00</b>

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In this an example of what your minimum **2 full time employees** with min **salary of \$20.00 an hour min** each, per location (\$8,320 a month labor cost).

Your **annual net profit** on average **would be \$195,024.00, after** all of the labor cost.

Flowers Shop	Number of orders a day	Average purchase a day	Daily Total Community Income
Daily visitors without online orders	10	\$10.00	\$100.00
Overnight online orders and local deliveries	150	\$150.00	\$22,600.00
			\$0.00
	Subtotal		<b>\$22,700.00</b>
Tax		<b>8.25%</b>	<b>\$1,872.75</b>
	Total		<b>\$24,572.75</b>

## ENTERTAINING ECONOMIST LLC

Each business must bring in **profit of only \$266.99 a day. If you hire one employee** per 600 sq. ft. location at **\$20.00 an hour minimum**, your expenses would be **\$160.00 a day** with required sales/services of at least **\$400.00 a day to make a solid profit**. Can you sell \$400.00 worth of things every day in each the business listed in the community?

In this an example of what your minimum **1 full time employees** with min **\$20.00 an hour** salary ( \$4,800.00 a month cost)

Your **annual net profit** on average **would be \$146,440.00.**

Kids Boutique	Number of orders a day	Average purchase a day	Daily Total Community Income
Daily visitors walking	25	\$40.00	\$1,000.00
Online orders and local deliveries	100	\$150.00	\$15,000.00
			\$0.00
		Subtotal	<b>\$16,000.00</b>
	Tax	<b>8.25%</b>	<b>\$1,320.00</b>
		Total	<b>\$17,320.00</b>