

# SPEC01

Clay Davis Ct  
Blanco, TX



CONSTRUCTION  
**SMGC**



PROUD MEMBER

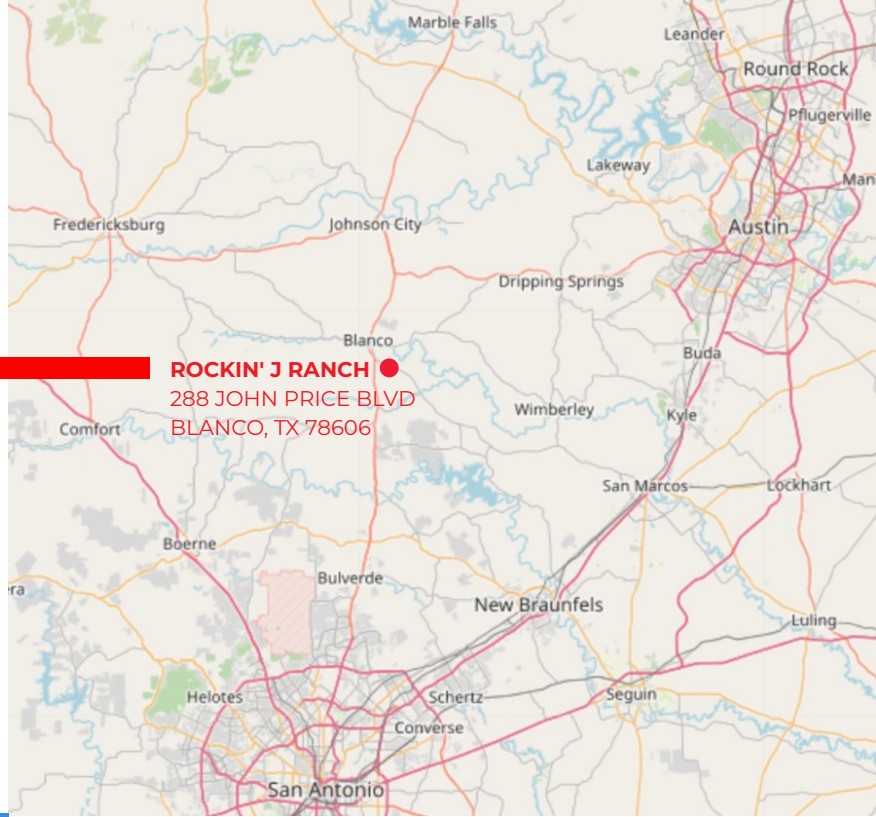


# 01 - LAND

## FINDING THE RIGHT SPOT

### Location. Location. Location.

Rockin' J. Ranch subdivision is located just a few miles south of the historic town of Blanco, Texas and is in a 40 mile radius of Austin, San Antonio, Marble Falls, Boerne, San Antonio, Fredricksburg, San Marcos, New Braunfels and Horseshoe Bay. It has over 1000 acres of rolling hill country land and is home to the Championship Course, Vaaler Creek Golf Club.



### Beautiful Amenities

The centerpiece of Rockin' J Ranch is its beautiful 18 Hole Golf Course, Vaaler Creek. Voted among the best in the entire state of Texas, all real estate sales include basic membership. The community pool, poolhouse, and clubhouse are built with rustic charm, and there are miles and miles of hiking trails and outdoor activities. The natural land lays habitat to all kinds of wildlife, perfect for great photography and seclusion.



### Lot 1036

- Beautiful and greatly located Corner Lot.
- 8,276 Sq. Ft. (0,19 Acres)
- Less than 100 ft. from Golf Course
- PEC Electric service
- Water and Sewer
- \$300/yr. Maintenance fee
- Basic Golf Membership
- Current market value: \$69,000

**Purchase price \$56,000**

# 1036



# 02 - DEVELOP

## PLANNING THE RIGHT PROJECT



CLAY DAVIS  
BIANCO, TX 78606

CONSTRUCTION  
**SMGC**



### Designed to fit

Perfectly designed to fit the target buyer of Rockin' J. Ranch.

This modern 1,939 Sq. Ft. House features:

- 4 bed and 3 bath in a one story layout
- Option: 3 Bed, 3 Bath and an Office/guest room
- Massive 490 Sq. Ft. Ensuite Master bedroom
- Open concept Kitchen / Living Room
- Covered Patio with outside Kitchen
- Laundry Room + Pantry
- 2 Car + Golf Cart Garage
- Attic space

For a total covered area of 2,740 Sq. Ft.

TARGET COST TO BUILD

**\$ 139/SF**

### Quality & Cost oriented build

By using all in-house services by **SMGC** it is possible to keep all costs under control without sacrificing quality or finishings.

This is accomplished with **SMGC's**:

- BIM 3D Project design
- Precise BIM Materials takeoff. (Minimum waste).
- Use of SMGC Suppliers for best discounts.
- Thoughtful Project Management
- Bulk buying
- Shared costs with other projects

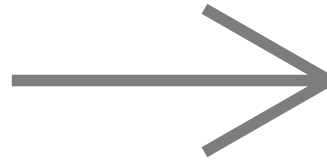


# 02 - DEVELOP

## PROJECTING THE RIGHT BUDGET

### Rockin' J. Ranch - Lot 1036 Construction Budget

TASK	BUDGET
GENERAL REQUIREMENTS	\$10,450.00
SITE PREP	\$4,800.00
ON-SITE WATER/SEWER	\$1,640.00
UTILITIES	\$1,250.00
EXCAVATION & EARTHWORK	\$9,800.00
FOUNDATION	\$20,950.00
OTHER MASONRY/PAVING	\$4,800.00
ROUGH FRAMING	\$45,500.00
EXTERIOR	\$27,050.00
WINDOWS/EXTERIOR DOORS	\$15,800.00
PLUMBING	\$17,700.00
ELECTRICAL	\$16,230.00
HVAC	\$11,350.00
INSULATION & AIR-SEALING	\$13,350.00
DRYWALL/PLASTER	\$18,500.00
INTERIOR FINISH	\$22,600.00
KITCHEN & BATH	\$19,750.00
PORCHES & DECKS	\$3,600.00
APPLIANCES	\$5,200.00
<b>TOTAL</b>	<b>\$270,320.00</b>



TASK	BUDGET
<b>GENERAL REQUIREMENTS</b>	<b>\$10,450.00</b>
Architectural Plans & Specifications	\$5,600.00
RJR Plan Review	\$150.00
Permits: Building, MEP	\$900.00
Engineering Fees	\$3,900.00
<b>SITE PREP</b>	<b>\$4,800.00</b>
Dumpster & Removal	\$350.00
Clear Lot	\$1,400.00
Storage on Site	\$400.00
Portable Toilet	\$850.00
Temporary Power	\$500.00
Scaffolding Rental	\$400.00
Tool/Equipment Rental	\$900.00
<b>ON-SITE WATER/SEWER</b>	<b>\$1,640.00</b>
Soil & Perc Tests	\$290.00
Sewer Permits, Inspections, Fees	\$350.00
Sewer Installation, Tie in to House	\$600.00
Trenching, Plumbing to House	\$400.00
<b>UTILITIES</b>	<b>\$1,250.00</b>
Town Water: Tap Fees & Hookup	\$300.00
Town Sewer: Tap Fees & Hookup	\$300.00
Electrical: Permit, Connection Fee, Installation	\$650.00
<b>EXCAVATION &amp; EARTHWORK</b>	<b>\$9,800.00</b>
Cut & Fill	\$2,500.00
Removal of Stone/Dirt	\$500.00
Foundation Excavation	\$2,600.00
Compaction	\$1,200.00
Top Soil	\$900.00
Finish Grading	\$1,200.00
Seeding/Sod	\$900.00
<b>FOUNDATION</b>	<b>\$20,950.00</b>
Slabs - Foundation, Basement, Garage	\$16,500.00
Steel Reinforcing	\$2,900.00
Anchor Bolts, Hold Downs	\$950.00
Sub-Slab Vapor Barrier	\$600.00
<b>OTHER MASONRY/PAVING</b>	<b>\$4,800.00</b>
Exterior Stairs	\$400.00
Driveway	\$3,500.00
Walkways	\$900.00
<b>ROUGH FRAMING</b>	<b>\$45,500.00</b>
Sill & Seal	\$1,200.00
Exterior & Interior Walls	\$12,500.00
Roof Framing/Trusses	\$14,000.00
Subfascia	\$900.00
Steel Framing Connectors	\$1,400.00
Nails, Screws, Fasteners	\$1,500.00
Rough Framing - Labor Only	\$14,000.00
<b>EXTERIOR</b>	<b>\$27,050.00</b>
Weather Barrier (Tyvek, etc.)	\$1,250.00
Vinyl or Composite Siding	\$3,000.00
Stone Veneer	\$4,500.00
Stucco	\$7,200.00
Fascia, Frieze, Corner Boards, Water Table	\$900.00
Soffit/Gable Vents	\$600.00
Window/Door Trim	\$1,100.00
Exterior, labor-only	\$8,500.00
<b>WINDOWS/EXTERIOR DOORS</b>	<b>\$15,800.00</b>
Exterior doors, prehung	\$1,200.00
Locksets, knobs, door hardware	\$500.00
Patio doors: sliding or hinged	\$2,200.00
Windows	\$9,500.00
Garage Doors & Opener	\$2,400.00
<b>PLUMBING</b>	<b>\$17,700.00</b>
Drain/Waste/Vent	\$9,500.00
Water Supply Piping	\$800.00
Water Heater	\$450.00
Fixtures: Toilets, Tubs, Sinks, Showers	\$4,800.00
Faucets, Mixing Valves, Shower Heads	\$1,800.00
Disposal	\$350.00
<b>ELECTRICAL</b>	<b>\$16,230.00</b>
Service, Panel, Sub-Panels	\$950.00
Rough Wiring	\$6,500.00
Phone, Cable, Internet Wiring	\$700.00
Lighting Fixtures	\$2,980.00
Exterior Lighting	\$900.00
Devices: outlets, switches, dimmers	\$1,850.00
Lighting control system	\$1,500.00
Doorbell System	\$250.00
Smoke, CO2 Alarms	\$600.00
<b>HVAC</b>	<b>\$11,350.00</b>
Furnace/Heat Pump	\$4,200.00
Ductwork, Grilles, Registers	\$6,900.00
HVAC Controls	\$250.00
<b>INSULATION &amp; AIR-SEALING</b>	<b>\$13,350.00</b>
Roof/Attic Insulation	\$2,900.00
Wall Cavity Insulation	\$6,950.00
Spray Foam Insulation	\$3,500.00
<b>DRYWALL/PLASTER</b>	<b>\$18,500.00</b>
Walls	\$6,500.00
Ceilings, Soffits	\$4,500.00
Drywall Labor Only	\$7,500.00
<b>INTERIOR FINISH</b>	<b>\$22,600.00</b>
Interior Doors, prehung	\$4,500.00
Door knobs, hardware	\$900.00
Closet Shelving, Hardware	\$1,600.00
Interior Painting, Staining	\$5,400.00
Wood Flooring	\$5,900.00
Other Flooring	\$2,800.00
Interior Carpentry Labor Only	\$1,500.00
<b>KITCHEN &amp; BATH</b>	<b>\$19,750.00</b>
Kitchen Cabinets	\$4,900.00
Bath Cabinets	\$2,400.00
Cabinet Pulls, Hardware	\$1,200.00
Countertop, Backsplash	\$1,600.00
Ceramic Tile, Stone	\$2,900.00
Shower enclosure/doors	\$1,500.00
Mirrors	\$900.00
Towel hangers, toilet paper holders,	\$850.00
K&B Labor Only	\$3,500.00
<b>PORCHES &amp; DECKS</b>	<b>\$3,600.00</b>
Fencing	\$2,500.00
Other Outdoor Structures	\$1,100.00
<b>APPLIANCES</b>	<b>\$5,200.00</b>
Refrigerator	\$1,250.00
Range, Cooktop	\$700.00
Microwave	\$350.00
Dishwasher	\$400.00
Washer/Dryer	\$1,200.00
Outside Kitchen	\$1,300.00



TARGET COST TO BUILD  
**\$ 270,320**

# 03 - SELL

GETTING THE RIGHT CLIENT

## Current listings for sale at Rockin' J. Ranch

Property	Sq. Ft.	Asking Price	\$/SF
125 N John Bird (3 Bed 2 Bath)	1,804	\$599,000	\$332
1456 George Dolson (3 Bed 2 Bath)	1,895	\$569,000	\$300
102 C Chisolm (3 Bed 3 Bath)	2,075	\$546,000	\$263
105 Antonio Perez	1,885	\$499,000	\$264
232 Peter Kleid	2,000	\$475,000	\$238

Source: Realty United Listings - Rockin' J. Ranch - May 2022

TARGET SELLING PRICE

**\$ 247/SF**

BREAK EVEN SELL PRICE

**\$ 168/SF**

## Sales at Rockin' J. Ranch

Property	Sq. Ft.	Sell Price	Days on Market	\$/SF
101 Owen Shaw (4 Bed 3 Bath)	2,586	\$ 625,000	71	\$241
1456 George Dolson (3 Bed 2 Bath)	1,895	\$ 569,000	42	\$300
301 John Price (3 Bed 2 Bath)	2,010	\$ 559,900	44	\$278
117 George Dolson (3 Bed 3 Bath)	1,800	\$ 430,000	79	\$238
225 Peter Kleid (3 Bed 2 Bath)	1,831	\$ 405,000	54	\$221

Source: Realty United Market Report - Rockin' J. Ranch - Last 6 Months

INVESTMENT		SELL		RETURN	
Land Cost	\$56,000	Estimated Selling Price	\$479,900	Total Investment	\$326,320
Project Cost	\$270,320	Realtor & Closing costs	(\$19,196)	Net Profit	\$111,347
Total	\$326,320	Estimated Taxes	(\$23,037)	ROI	34.1%
		Net From Sale	\$437,667		

EXPECTED ROI

**34,1%**

CURRENT STATUS

Engineering drawings  
Permit application

BREAK GROUND

June 10, 2022

COMPLETION DATE

November 1, 2022

