

Investor Summary

Temecula

- Multiple: 2.24×
- 12-mo ROI: 124%
- Equity needed (Investor): \$117,879,255.45
- Investor net profit: \$146,423,769.45
- Sale price to builder (post-entitlement): \$290,142,513.62
- Acquisition price (pre-entitlement): \$116,057,005.45
- Builder gross revenue: \$1,479,718,680.00
- Gross acreage: 173.00 ac
- Net acreage (75%): 129.75 ac
- Unit count (max lots): 2,018
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$9,900,000.00

Oceanside

- Multiple: 2.26×
- 12-mo ROI: 126%
- Equity needed (Investor): \$69,454,287.70
- Investor net profit: \$87,295,611.19
- Sale price to builder (post-entitlement): \$172,155,006.75
- Acquisition price (pre-entitlement): \$68,862,002.70
- Builder gross revenue: \$542,794,200.00
- Gross acreage: 43.53 ac
- Net acreage (75%): 32.65 ac
- Unit count (max lots): 507
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$13,500,000.00

Oceanside

- Multiple: 2.26×
- 12-mo ROI: 126%
- Equity needed (Investor): \$51,842,050.79
- Investor net profit: \$65,064,696.01
- Sale price to builder (post-entitlement): \$128,388,751.97
- Acquisition price (pre-entitlement): \$51,355,500.79
- Builder gross revenue: \$404,686,800.00

- Gross acreage: 32.40 ac
- Net acreage (75%): 24.30 ac
- Unit count (max lots): 378
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$995,000.00

Riverside

- Multiple: 2.24×
- 12-mo ROI: 124%
- Equity needed (Investor): \$43,231,217.54
- Investor net profit: \$53,599,566.73
- Sale price to builder (post-entitlement): \$106,289,531.34
- Acquisition price (pre-entitlement): \$42,515,812.54
- Builder gross revenue: \$509,841,940.00
- Gross acreage: 56.49 ac
- Net acreage (75%): 42.37 ac
- Unit count (max lots): 659
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$112,620,000.00

Riverside

- Multiple: 2.23×
- 12-mo ROI: 123%
- Equity needed (Investor): \$24,971,623.81
- Investor net profit: \$30,757,057.23
- Sale price to builder (post-entitlement): \$61,156,397.02
- Acquisition price (pre-entitlement): \$24,462,558.81
- Builder gross revenue: \$313,332,300.00
- Gross acreage: 34.77 ac
- Net acreage (75%): 26.08 ac
- Unit count (max lots): 405
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$7,000,000.00

Perris

- Multiple: 2.16×
- 12-mo ROI: 116%
- Equity needed (Investor): \$22,861,302.84

- Investor net profit: \$26,426,567.37
- Sale price to builder (post-entitlement): \$53,951,382.10
- Acquisition price (pre-entitlement): \$21,580,552.84
- Builder gross revenue: \$770,722,920.00
- Gross acreage: 116.00 ac
- Net acreage (75%): 87.00 ac
- Unit count (max lots): 1,353
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$2,750,000.00

Colton

- Multiple: 2.22×
- 12-mo ROI: 122%
- Equity needed (Investor): \$19,250,032.47
- Investor net profit: \$23,458,798.28
- Sale price to builder (post-entitlement): \$46,848,618.69
- Acquisition price (pre-entitlement): \$18,739,447.47
- Builder gross revenue: \$291,859,700.00
- Gross acreage: 34.93 ac
- Net acreage (75%): 26.20 ac
- Unit count (max lots): 407
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$490,000.00

San Marcos

- Multiple: 2.24×
- 12-mo ROI: 124%
- Equity needed (Investor): \$14,890,836.92
- Investor net profit: \$18,404,098.32
- Sale price to builder (post-entitlement): \$36,542,717.30
- Acquisition price (pre-entitlement): \$14,617,086.92
- Builder gross revenue: \$122,783,680.00
- Gross acreage: 10.00 ac
- Net acreage (75%): 7.50 ac
- Unit count (max lots): 116
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,850,000.00

San Marcos

- Multiple: 2.24×
- 12-mo ROI: 124%
- Equity needed (Investor): \$14,890,836.92
- Investor net profit: \$18,404,098.32
- Sale price to builder (post-entitlement): \$36,542,717.30
- Acquisition price (pre-entitlement): \$14,617,086.92
- Builder gross revenue: \$122,783,680.00
- Gross acreage: 10.00 ac
- Net acreage (75%): 7.50 ac
- Unit count (max lots): 116
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,850,000.00

Riverside

- Multiple: 2.21×
- 12-mo ROI: 121%
- Equity needed (Investor): \$13,168,568.65
- Investor net profit: \$15,997,246.90
- Sale price to builder (post-entitlement): \$31,988,859.12
- Acquisition price (pre-entitlement): \$12,795,543.65
- Builder gross revenue: \$184,131,080.00
- Gross acreage: 20.45 ac
- Net acreage (75%): 15.34 ac
- Unit count (max lots): 238
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$6,339,000.00

Murrieta

- Multiple: 2.20×
- 12-mo ROI: 120%
- Equity needed (Investor): \$13,281,859.48
- Investor net profit: \$15,905,902.72
- Sale price to builder (post-entitlement): \$31,994,686.21
- Acquisition price (pre-entitlement): \$12,797,874.48
- Builder gross revenue: \$250,819,360.00
- Gross acreage: 32.13 ac
- Net acreage (75%): 24.10 ac
- Unit count (max lots): 374

- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$13,500,000.00

Perris

- Multiple: 2.12×
- 12-mo ROI: 112%
- Equity needed (Investor): \$12,695,836.23
- Investor net profit: \$14,202,643.07
- Sale price to builder (post-entitlement): \$29,404,828.07
- Acquisition price (pre-entitlement): \$11,761,931.23
- Builder gross revenue: \$528,056,280.00
- Gross acreage: 79.49 ac
- Net acreage (75%): 59.62 ac
- Unit count (max lots): 927
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$4,000,000.00

Escondido

- Multiple: 2.22×
- 12-mo ROI: 122%
- Equity needed (Investor): \$11,387,287.67
- Investor net profit: \$13,941,535.52
- Sale price to builder (post-entitlement): \$27,789,094.17
- Acquisition price (pre-entitlement): \$11,115,637.67
- Builder gross revenue: \$107,282,200.00
- Gross acreage: 9.72 ac
- Net acreage (75%): 7.29 ac
- Unit count (max lots): 113
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$880,000.00

Chino

- Multiple: 2.22×
- 12-mo ROI: 122%
- Equity needed (Investor): \$11,281,296.80
- Investor net profit: \$13,725,625.92
- Sale price to builder (post-entitlement): \$27,429,092.01
- Acquisition price (pre-entitlement): \$10,971,636.80

- Builder gross revenue: \$133,158,400.00
- Gross acreage: 13.78 ac
- Net acreage (75%): 10.34 ac
- Unit count (max lots): 160
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$4,500,000.00

Perris

- Multiple: 2.12×
- 12-mo ROI: 112%
- Equity needed (Investor): \$12,136,773.34
- Investor net profit: \$13,560,292.26
- Sale price to builder (post-entitlement): \$28,090,058.36
- Acquisition price (pre-entitlement): \$11,236,023.34
- Builder gross revenue: \$504,701,040.00
- Gross acreage: 76.00 ac
- Net acreage (75%): 57.00 ac
- Unit count (max lots): 886
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$7,750,000.00

Perris

- Multiple: 2.12×
- 12-mo ROI: 112%
- Equity needed (Investor): \$12,136,773.34
- Investor net profit: \$13,560,292.26
- Sale price to builder (post-entitlement): \$28,090,058.36
- Acquisition price (pre-entitlement): \$11,236,023.34
- Builder gross revenue: \$504,701,040.00
- Gross acreage: 76.00 ac
- Net acreage (75%): 57.00 ac
- Unit count (max lots): 886
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$7,750,000.00

Perris

- Multiple: 2.12×
- 12-mo ROI: 112%

- Equity needed (Investor): \$12,136,773.34
- Investor net profit: \$13,560,292.26
- Sale price to builder (post-entitlement): \$28,090,058.36
- Acquisition price (pre-entitlement): \$11,236,023.34
- Builder gross revenue: \$504,701,040.00
- Gross acreage: 76.00 ac
- Net acreage (75%): 57.00 ac
- Unit count (max lots): 886
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$7,750,000.00

Temecula

- Multiple: 2.20×
- 12-mo ROI: 120%
- Equity needed (Investor): \$10,511,573.72
- Investor net profit: \$12,618,662.74
- Sale price to builder (post-entitlement): \$25,357,059.30
- Acquisition price (pre-entitlement): \$10,142,823.72
- Builder gross revenue: \$170,849,580.00
- Gross acreage: 20.00 ac
- Net acreage (75%): 15.00 ac
- Unit count (max lots): 233
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$2,400,000.00

Lake Elsinore

- Multiple: 2.11×
- 12-mo ROI: 111%
- Equity needed (Investor): \$11,227,282.01
- Investor net profit: \$12,461,253.32
- Sale price to builder (post-entitlement): \$25,887,580.03
- Acquisition price (pre-entitlement): \$10,355,032.01
- Builder gross revenue: \$483,044,620.00
- Gross acreage: 73.00 ac
- Net acreage (75%): 54.75 ac
- Unit count (max lots): 851
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$2,499,000.00

Murrieta

- Multiple: 2.19×
- 12-mo ROI: 119%
- Equity needed (Investor): \$10,373,832.31
- Investor net profit: \$12,342,104.95
- Sale price to builder (post-entitlement): \$24,893,955.77
- Acquisition price (pre-entitlement): \$9,957,582.31
- Builder gross revenue: \$195,156,240.00
- Gross acreage: 25.00 ac
- Net acreage (75%): 18.75 ac
- Unit count (max lots): 291
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$2,000,000.00

Corona

- Multiple: 2.21×
- 12-mo ROI: 121%
- Equity needed (Investor): \$9,972,029.67
- Investor net profit: \$12,104,356.58
- Sale price to builder (post-entitlement): \$24,212,449.17
- Acquisition price (pre-entitlement): \$9,684,979.67
- Builder gross revenue: \$112,837,200.00
- Gross acreage: 11.40 ac
- Net acreage (75%): 8.55 ac
- Unit count (max lots): 133
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

San Diego

- Multiple: 2.22×
- 12-mo ROI: 122%
- Equity needed (Investor): \$9,887,032.77
- Investor net profit: \$12,056,123.03
- Sale price to builder (post-entitlement): \$24,070,706.93
- Acquisition price (pre-entitlement): \$9,628,282.77
- Builder gross revenue: \$67,108,440.00
- Gross acreage: 4.25 ac
- Net acreage (75%): 3.19 ac
- Unit count (max lots): 49

- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Perris

- Multiple: 2.11×
- 12-mo ROI: 111%
- Equity needed (Investor): \$10,768,604.91
- Investor net profit: \$11,990,297.51
- Sale price to builder (post-entitlement): \$24,874,837.27
- Acquisition price (pre-entitlement): \$9,949,934.91
- Builder gross revenue: \$447,167,400.00
- Gross acreage: 67.36 ac
- Net acreage (75%): 50.52 ac
- Unit count (max lots): 785
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$695,000.00

Wildomar

- Multiple: 2.17×
- 12-mo ROI: 117%
- Equity needed (Investor): \$9,327,840.18
- Investor net profit: \$10,900,461.85
- Sale price to builder (post-entitlement): \$22,151,912.95
- Acquisition price (pre-entitlement): \$8,860,765.18
- Builder gross revenue: \$224,535,120.00
- Gross acreage: 30.35 ac
- Net acreage (75%): 22.76 ac
- Unit count (max lots): 354
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,250,000.00

Wildomar

- Multiple: 2.17×
- 12-mo ROI: 117%
- Equity needed (Investor): \$9,327,840.18
- Investor net profit: \$10,900,461.85
- Sale price to builder (post-entitlement): \$22,151,912.95
- Acquisition price (pre-entitlement): \$8,860,765.18

- Builder gross revenue: \$224,535,120.00
- Gross acreage: 30.35 ac
- Net acreage (75%): 22.76 ac
- Unit count (max lots): 354
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,250,000.00

Wildomar

- Multiple: 2.17×
- 12-mo ROI: 117%
- Equity needed (Investor): \$9,327,840.18
- Investor net profit: \$10,900,461.85
- Sale price to builder (post-entitlement): \$22,151,912.95
- Acquisition price (pre-entitlement): \$8,860,765.18
- Builder gross revenue: \$224,535,120.00
- Gross acreage: 30.35 ac
- Net acreage (75%): 22.76 ac
- Unit count (max lots): 354
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,250,000.00

Yucaipa

- Multiple: 2.18×
- 12-mo ROI: 118%
- Equity needed (Investor): \$8,931,118.63
- Investor net profit: \$10,526,062.50
- Sale price to builder (post-entitlement): \$21,314,721.58
- Acquisition price (pre-entitlement): \$8,525,888.63
- Builder gross revenue: \$182,507,000.00
- Gross acreage: 23.84 ac
- Net acreage (75%): 17.88 ac
- Unit count (max lots): 278
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,200,000.00

Moreno Valley

- Multiple: 2.17×
- 12-mo ROI: 117%

- Equity needed (Investor): \$8,625,781.32
- Investor net profit: \$10,093,152.44
- Sale price to builder (post-entitlement): \$20,500,078.31
- Acquisition price (pre-entitlement): \$8,200,031.32
- Builder gross revenue: \$194,635,080.00
- Gross acreage: 26.00 ac
- Net acreage (75%): 19.50 ac
- Unit count (max lots): 303
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Calimesa

- Multiple: 2.17×
- 12-mo ROI: 117%
- Equity needed (Investor): \$8,159,709.85
- Investor net profit: \$9,545,948.18
- Sale price to builder (post-entitlement): \$19,390,237.13
- Acquisition price (pre-entitlement): \$7,756,094.85
- Builder gross revenue: \$178,406,400.00
- Gross acreage: 23.67 ac
- Net acreage (75%): 17.75 ac
- Unit count (max lots): 276
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$4,000,000.00

Riverside

- Multiple: 2.19×
- 12-mo ROI: 119%
- Equity needed (Investor): \$6,888,174.54
- Investor net profit: \$8,188,995.04
- Sale price to builder (post-entitlement): \$16,522,286.35
- Acquisition price (pre-entitlement): \$6,608,914.54
- Builder gross revenue: \$95,160,180.00
- Gross acreage: 10.58 ac
- Net acreage (75%): 7.93 ac
- Unit count (max lots): 123
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$609,000.00

Riverside

- Multiple: 2.19×
- 12-mo ROI: 119%
- Equity needed (Investor): \$6,498,900.44
- Investor net profit: \$7,704,379.31
- Sale price to builder (post-entitlement): \$15,562,876.10
- Acquisition price (pre-entitlement): \$6,225,150.44
- Builder gross revenue: \$89,744,560.00
- Gross acreage: 10.00 ac
- Net acreage (75%): 7.50 ac
- Unit count (max lots): 116
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$799,000.00

Riverside

- Multiple: 2.19×
- 12-mo ROI: 119%
- Equity needed (Investor): \$6,498,900.44
- Investor net profit: \$7,704,379.31
- Sale price to builder (post-entitlement): \$15,562,876.10
- Acquisition price (pre-entitlement): \$6,225,150.44
- Builder gross revenue: \$89,744,560.00
- Gross acreage: 10.00 ac
- Net acreage (75%): 7.50 ac
- Unit count (max lots): 116
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$700,000.00

Mission Viejo

- Multiple: 2.19×
- 12-mo ROI: 119%
- Equity needed (Investor): \$6,290,902.78
- Investor net profit: \$7,471,057.30
- Sale price to builder (post-entitlement): \$15,080,381.96
- Acquisition price (pre-entitlement): \$6,032,152.78
- Builder gross revenue: \$44,682,400.00
- Gross acreage: 3.08 ac
- Net acreage (75%): 2.31 ac
- Unit count (max lots): 35

- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Riverside

- Multiple: 2.18×
- 12-mo ROI: 118%
- Equity needed (Investor): \$6,177,346.86
- Investor net profit: \$7,302,845.37
- Sale price to builder (post-entitlement): \$14,768,929.65
- Acquisition price (pre-entitlement): \$5,907,571.86
- Builder gross revenue: \$85,102,600.00
- Gross acreage: 9.47 ac
- Net acreage (75%): 7.10 ac
- Unit count (max lots): 110
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,894,000.00

Riverside

- Multiple: 2.18×
- 12-mo ROI: 118%
- Equity needed (Investor): \$6,177,346.86
- Investor net profit: \$7,302,845.37
- Sale price to builder (post-entitlement): \$14,768,929.65
- Acquisition price (pre-entitlement): \$5,907,571.86
- Builder gross revenue: \$85,102,600.00
- Gross acreage: 9.47 ac
- Net acreage (75%): 7.10 ac
- Unit count (max lots): 110
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,894,000.00

Riverside

- Multiple: 2.17×
- 12-mo ROI: 117%
- Equity needed (Investor): \$5,365,005.36
- Investor net profit: \$6,287,828.70
- Sale price to builder (post-entitlement): \$12,762,450.89
- Acquisition price (pre-entitlement): \$5,104,980.36

- Builder gross revenue: \$73,497,700.00
- Gross acreage: 8.17 ac
- Net acreage (75%): 6.13 ac
- Unit count (max lots): 95
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Riverside

- Multiple: 2.17×
- 12-mo ROI: 117%
- Equity needed (Investor): \$5,189,379.96
- Investor net profit: \$6,066,615.70
- Sale price to builder (post-entitlement): \$12,326,574.90
- Acquisition price (pre-entitlement): \$4,930,629.96
- Builder gross revenue: \$71,176,720.00
- Gross acreage: 7.95 ac
- Net acreage (75%): 5.96 ac
- Unit count (max lots): 92
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$3,950,000.00

San Bernardino

- Multiple: 2.15×
- 12-mo ROI: 115%
- Equity needed (Investor): \$5,087,964.80
- Investor net profit: \$5,861,023.88
- Sale price to builder (post-entitlement): \$11,983,287.01
- Acquisition price (pre-entitlement): \$4,793,314.80
- Builder gross revenue: \$98,672,960.00
- Gross acreage: 12.20 ac
- Net acreage (75%): 9.15 ac
- Unit count (max lots): 142
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$9,950,000.00

Riverside

- Multiple: 2.17×
- 12-mo ROI: 117%

- Equity needed (Investor): \$5,025,403.63
- Investor net profit: \$5,857,545.88
- Sale price to builder (post-entitlement): \$11,916,634.09
- Acquisition price (pre-entitlement): \$4,766,653.63
- Builder gross revenue: \$68,855,740.00
- Gross acreage: 7.70 ac
- Net acreage (75%): 5.78 ac
- Unit count (max lots): 89
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$349,062.00

Rancho Cucamonga

- Multiple: 2.16×
- 12-mo ROI: 116%
- Equity needed (Investor): \$4,859,917.38
- Investor net profit: \$5,646,550.91
- Sale price to builder (post-entitlement): \$11,502,918.45
- Acquisition price (pre-entitlement): \$4,601,167.38
- Builder gross revenue: \$56,236,800.00
- Gross acreage: 5.54 ac
- Net acreage (75%): 4.16 ac
- Unit count (max lots): 64
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Los Angeles

- Multiple: 2.16×
- 12-mo ROI: 116%
- Equity needed (Investor): \$4,720,805.08
- Investor net profit: \$5,469,182.72
- Sale price to builder (post-entitlement): \$11,155,137.69
- Acquisition price (pre-entitlement): \$4,462,055.08
- Builder gross revenue: \$33,140,120.00
- Gross acreage: 2.30 ac
- Net acreage (75%): 1.73 ac
- Unit count (max lots): 26
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Bloomington

- Multiple: 2.16×
- 12-mo ROI: 116%
- Equity needed (Investor): \$4,645,985.13
- Investor net profit: \$5,373,787.29
- Sale price to builder (post-entitlement): \$10,968,087.82
- Acquisition price (pre-entitlement): \$4,387,235.13
- Builder gross revenue: \$51,784,720.00
- Gross acreage: 5.00 ac
- Net acreage (75%): 3.75 ac
- Unit count (max lots): 58
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$3,995,000.00

Moreno Valley

- Multiple: 2.12×
- 12-mo ROI: 112%
- Equity needed (Investor): \$4,740,851.62
- Investor net profit: \$5,291,677.06
- Sale price to builder (post-entitlement): \$10,966,354.04
- Acquisition price (pre-entitlement): \$4,386,541.62
- Builder gross revenue: \$138,107,400.00
- Gross acreage: 18.48 ac
- Net acreage (75%): 13.86 ac
- Unit count (max lots): 215
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$6,995,000.00

Rancho Cucamonga

- Multiple: 2.15×
- 12-mo ROI: 115%
- Equity needed (Investor): \$4,569,581.78
- Investor net profit: \$5,276,373.02
- Sale price to builder (post-entitlement): \$10,777,079.45
- Acquisition price (pre-entitlement): \$4,310,831.78
- Builder gross revenue: \$52,722,000.00
- Gross acreage: 5.20 ac
- Net acreage (75%): 3.90 ac
- Unit count (max lots): 60

- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Moreno Valley

- Multiple: 2.11×
- 12-mo ROI: 111%
- Equity needed (Investor): \$4,618,339.24
- Investor net profit: \$5,146,173.15
- Sale price to builder (post-entitlement): \$10,672,660.60
- Acquisition price (pre-entitlement): \$4,269,064.24
- Builder gross revenue: \$134,253,240.00
- Gross acreage: 17.95 ac
- Net acreage (75%): 13.46 ac
- Unit count (max lots): 209
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$4,000,000.00

Montclair

- Multiple: 2.15×
- 12-mo ROI: 115%
- Equity needed (Investor): \$4,464,733.23
- Investor net profit: \$5,142,691.12
- Sale price to builder (post-entitlement): \$10,514,958.09
- Acquisition price (pre-entitlement): \$4,205,983.23
- Builder gross revenue: \$47,583,120.00
- Gross acreage: 4.53 ac
- Net acreage (75%): 3.40 ac
- Unit count (max lots): 52
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$5,000,000.00

Riverside

- Multiple: 2.15×
- 12-mo ROI: 115%
- Equity needed (Investor): \$4,334,435.03
- Investor net profit: \$4,976,560.91
- Sale price to builder (post-entitlement): \$10,189,212.57
- Acquisition price (pre-entitlement): \$4,075,685.03

- Builder gross revenue: \$58,798,160.00
- Gross acreage: 6.56 ac
- Net acreage (75%): 4.92 ac
- Unit count (max lots): 76
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,980,000.00

Moreno Valley

- Multiple: 2.11×
- 12-mo ROI: 111%
- Equity needed (Investor): \$4,392,852.79
- Investor net profit: \$4,875,231.68
- Sale price to builder (post-entitlement): \$10,128,419.48
- Acquisition price (pre-entitlement): \$4,051,367.79
- Builder gross revenue: \$127,829,640.00
- Gross acreage: 17.13 ac
- Net acreage (75%): 12.85 ac
- Unit count (max lots): 199
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,027,800.00

Lake Mathews

- Multiple: 2.14×
- 12-mo ROI: 114%
- Equity needed (Investor): \$4,258,427.66
- Investor net profit: \$4,856,223.39
- Sale price to builder (post-entitlement): \$9,971,631.65
- Acquisition price (pre-entitlement): \$3,988,652.66
- Builder gross revenue: \$77,547,800.00
- Gross acreage: 9.47 ac
- Net acreage (75%): 7.10 ac
- Unit count (max lots): 110
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,894,000.00

San Bernardino

- Multiple: 2.13×
- 12-mo ROI: 113%

- Equity needed (Investor): \$3,850,926.49
- Investor net profit: \$4,342,715.64
- Sale price to builder (post-entitlement): \$8,960,003.71
- Acquisition price (pre-entitlement): \$3,584,001.49
- Builder gross revenue: \$73,657,280.00
- Gross acreage: 9.09 ac
- Net acreage (75%): 6.82 ac
- Unit count (max lots): 106
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$349,990.00

Chino

- Multiple: 2.13×
- 12-mo ROI: 113%
- Equity needed (Investor): \$3,811,798.88
- Investor net profit: \$4,310,199.82
- Sale price to builder (post-entitlement): \$8,882,622.20
- Acquisition price (pre-entitlement): \$3,553,048.88
- Builder gross revenue: \$49,102,160.00
- Gross acreage: 5.09 ac
- Net acreage (75%): 3.82 ac
- Unit count (max lots): 59
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,999,500.00

Chino

- Multiple: 2.13×
- 12-mo ROI: 113%
- Equity needed (Investor): \$3,811,798.88
- Investor net profit: \$4,310,199.82
- Sale price to builder (post-entitlement): \$8,882,622.20
- Acquisition price (pre-entitlement): \$3,553,048.88
- Builder gross revenue: \$49,102,160.00
- Gross acreage: 5.09 ac
- Net acreage (75%): 3.82 ac
- Unit count (max lots): 59
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$1,999,500.00

Bonsall

- Multiple: 2.12×
- 12-mo ROI: 112%
- Equity needed (Investor): \$3,628,612.75
- Investor net profit: \$4,076,637.51
- Sale price to builder (post-entitlement): \$8,424,656.88
- Acquisition price (pre-entitlement): \$3,369,862.75
- Builder gross revenue: \$44,858,140.00
- Gross acreage: 4.60 ac
- Net acreage (75%): 3.45 ac
- Unit count (max lots): 53
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Chino

- Multiple: 2.12×
- 12-mo ROI: 112%
- Equity needed (Investor): \$3,564,246.41
- Investor net profit: \$3,994,570.43
- Sale price to builder (post-entitlement): \$8,263,741.04
- Acquisition price (pre-entitlement): \$3,305,496.41
- Builder gross revenue: \$45,773,200.00
- Gross acreage: 4.76 ac
- Net acreage (75%): 3.57 ac
- Unit count (max lots): 55
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$2,950,000.00

Jurupa Valley

- Multiple: 2.11×
- 12-mo ROI: 111%
- Equity needed (Investor): \$3,417,202.11
- Investor net profit: \$3,807,088.94
- Sale price to builder (post-entitlement): \$7,896,130.28
- Acquisition price (pre-entitlement): \$3,158,452.11
- Builder gross revenue: \$59,727,360.00
- Gross acreage: 7.28 ac
- Net acreage (75%): 5.46 ac
- Unit count (max lots): 84

- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: Not listed

Colton

- Multiple: 2.11×
- 12-mo ROI: 111%
- Equity needed (Investor): \$3,353,104.32
- Investor net profit: \$3,725,364.26
- Sale price to builder (post-entitlement): \$7,735,885.80
- Acquisition price (pre-entitlement): \$3,094,354.32
- Builder gross revenue: \$56,650,900.00
- Gross acreage: 6.84 ac
- Net acreage (75%): 5.13 ac
- Unit count (max lots): 79
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$450,000.00

San Bernardino

- Multiple: 2.11×
- 12-mo ROI: 111%
- Equity needed (Investor): \$3,251,419.00
- Investor net profit: \$3,595,715.48
- Sale price to builder (post-entitlement): \$7,481,672.50
- Acquisition price (pre-entitlement): \$2,992,669.00
- Builder gross revenue: \$61,844,320.00
- Gross acreage: 7.68 ac
- Net acreage (75%): 5.76 ac
- Unit count (max lots): 89
- Unit square footages: Plan 1: 1,800 sf; Plan 2: 2,000 sf; Plan 3: 2,200 sf
- Asking price: \$2,950,000.00