

EXHIBIT 2

Factors used to determine the Current Estimated Value of a 4.25-acre purchase at Kofa Crest:

1. Sold Area Comps: 2021

Brian Storm purchase— 2.0 acres for \$64,000

- a. Water at the property line is supplied from the perched groundwater community well
- b. No overhead power lines
- c. Western view of mountains/sunsets
- d. No Onsite Infrastructure Improvements
- e. Buyer invested ≈\$100,000 in additional improvements after the purchase.

2. Sold Area Comps: 2022

a. Robert Choi/Mata purchased 1.8 acres for \$90,000

- i. Uneven parcel with 0.7 acres usable
- ii. Water is supplied from the perched groundwater shared well
- iii. No overhead power lines
- iv. Western view of mountains/sunsets
- v. Improvements included
 - 1. Water, power, septic and one RV hookup
 - 2. Raised parking pad ≈7,500 s.f.

b. Jay Spurgin purchased 1.8 acres for \$92,500

- i. Uneven parcel with 0.5 acres usable
- ii. Water is supplied from the perched groundwater shared well
- iii. No overhead power lines
- iv. Western view of mountains/sunsets
- v. Improvements included
 - 1. Water, power, septic and one RV hookup
 - 2. Raised parking pad ≈9,000 s.f.
 - 3. Buyer invested ≈\$30,000 in additional improvements after the purchase

4. Sold Area Comps: 2023

a. Magee purchased 3.1 acres for \$299,000

- i. Relatively narrow access to the entire parcel
- ii. Water supplied from the perched groundwater community well
- iii. Overhead power lines
- iv. Improvements included with the purchase
 - 1. Water, power, septic and two RV hookups
 - 2. 10x12x9 steel building and 10x12x9 cover pergola
 - 3. Raised parking pad and driveway ≈ 12,000 s.f.
 - 4. Modest landscaping
 - 5. Buyer invested additional ≈\$150,000 in improvements

La Paz Valley, Arizona Recent Sales History

- b. Magee purchased 2.25 acres for \$100,000
 - i. Accessible at the end of a 1.5-mile dirt road and via a 40-foot-wide opening from a paved road on 53rd St.
 - ii. Water is supplied via community well located on the property
 - iii. Overhead power lines
 - v. Improvements included with the purchase
 - 1. Water
 - 2. Buyer invested additional ≈\$15,000 in improvements
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The KOFA CREST project consists of approximately 10 acres, zoned 1-acre. It's initially being developed to accommodate two or more independent private RV acreage sites with upgraded amenities and plenty of room for expansion.

The development's **Initial Offering**

4.25 acres for \$320,000 (Discounted)

- i. Fully accessible and usable with **Paved Road access** and **two private driveways** (one gated)
- ii. **50' wide access road** built to county specifications
- iii. **Abundant water** from a large well drilled into the regional aquifer, with test results provided by a licensed hydrogeologist
- iv. **Underground power** (no overhead power lines in the development)
- v. **12,000 s.f. pad** with 4 RV hookups (water/power/Septic)
- vi. **20 x 51' RV cover**
- vii. **Views all around** – never-to-be-developed BLM valley, Sleeping Indian, Kofa Reserve, Dome Rock Mountains
- viii. ≈1,000 ft. **wrought-iron fencing** along the development's north property line, paved roadway
- ix. **Native garden** with additional palm and Palo Verde landscaping