

ENTRANCE-40 DEVELOPMENT

40-ac Subdivide 20-LOTS – (7ea. 3AC, 3ea. 2AC, 8ea. 1AC, 1ea. 1.5AC, 1ea. 2.5AC)

Existing mortgage (1st TD)—Clear Title before beginning 0

DEVELOPMENT COSTS

Final Plat Engineering	16,000	
Survey, geotechnical and perc tests	20,000	
Final Plat ADEQ, NSA requirement is expected.	4,500	
Water Distribution 4" @ \$4.00, 4,620 ft.	75,000	
Water Fittings, etc.	incl above	
Trenching and installation of pipe	incl above	
Water Tank 2,000 gal underground	5,000	
Booster Pump and connections, etc. 100-200 gpm	3,500	
Pressure tank WTA-405 & Isolux Arsenic removal	8,500	
APS electrical to well	4,500	
Fencing 5,000 lin ft. @ \$5.70/ft. Add-on to Lot Sales	-	
Road 1,500 ft. 50ft ROW ABC county specifications	195,000	332,000
Landscape	35,000	
Developer and Contractor—Profit	80,000	
TOTAL Development Costs		<u>447,000</u>
TOTAL ACQUISITION & DEVELOPMENT COSTS	11,175	/ac 447,000
40-ac Subdivide 20-LOTS Development Costs	332,000	
Landscaping incrementally	-	
Developer and Contractor	<u>80,000</u>	
	412,000	

LOT SALES PROJECTION



LOT SALES (20 Improved Lots) Entrance-40 STRATEGY							
		WORST CASE		EXPECTED CASE		OPTIMISTIC CASE	
3-ac Perimeter Lot	5	95,000	475,000	110,000	550,000	115,000	575,000
3-ac Interior Lot	2	65,000	130,000	95,000	190,000	98,000	196,000
1.5-ac Back Lot	1	50,000	50,000	55,000	55,000	59,000	59,000
3.5-ac Back Lot	1	50,000	50,000	55,000	55,000	59,000	59,000
1-ac Interior Lot	8	43,000	344,000	50,000	400,000	55,000	440,000
GROSS SALES		1,049,000		1,250,000		1,329,000	
Sales Commission	0	(62,940)		0	(75,000)		(79,740)
TOTAL NET SALES OF LOTS		986,060		1,175,000		1,249,260	
Less DEVELOPMENT COST		447,000		447,000		447,000	
PROFIT From VENTURE		539,060		728,000		802,260	