

DEVELOPMENT OPPORTUNITY

This level lot has an ocean view and is in an established neighborhood near Devil's Slide tunnel and Montara Beach.

The proposed contemporary design will take advantage of the ocean views while the location offers a short commute to the Bay Area.



INVESTMENT HIGHLIGHTS:

- Estimated 31% Equity Position at Completion
- Local Comps between **\$750,000 to \$1,200,000**
- Average age of Comps is 30 years old!
- 1,500 Sq Ft Single Family Home
- Green Development
- Field Partner – Judy Taylor

PRO-FORMA SUMMARY:

• INITIAL CAPITAL INVESTMENT	\$ 93,000
• TOTAL PROJECT COST (EST.)	\$ 688,000
• RESALE VALUE (EST.)	\$ 825,000
• NET PROFIT (EST.)	\$ 136,000*
• NET ROI	127%
• ANUALIZED ROI	190%
• PROJECT DURATION	8 MONTHS

* Initial investment represents down payment for land acquisition. Estimated net profit based on 5% commission & 0.5% reserve budget. Actual costs may vary.