

DEVELOPMENT OPPORTUNITY

This project is located on a nearly level lot with spectacular views. Located in the “Banana Belt” area of Half Moon Bay, plans call for a contemporary design that will be surrounded by equally upscale homes.

At 1,750 square feet of living space, this home will have more than enough room to entertain family and friends, or allow those who need a little peace and quite to escape the pressures of everyday life.



INVESTMENT HIGHLIGHTS:

- Estimated 30% Equity Position at Completion
- Active Comps between **\$869,950 to \$1,175,000**
- Average age of Comps is 22 years old!
- 1,750 Sq Ft Single Family Home
- Green Development
- Field Partner – Judy Taylor

PRO-FORMA SUMMARY:

• INITIAL CAPITAL INVESTMENT	\$ 92,000*
• TOTAL PROJECT COST (EST.)	\$ 768,000
• RESALE VALUE (EST.)	\$ 925,000
• NET PROFIT (EST.)	\$ 157,000*
• NET ROI	143%
• ANUALIZED ROI	215%
• 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.