

## DEVELOPMENT OPPORTUNITY

Views, Views, Views! Devils Slide-Montara Mountain-Montara Beach.

This lot calls for a fresh contemporary design that will incorporate a large open floor plan to take advantage of the spectacular views that will bring the outdoors in!



### 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!
- 1,700 Sq Ft Single Family Home
- Green Development
- Field Partner – Judy Taylor

### PRO-FORMA SUMMARY:

• INITIAL CAPITAL INVESTMENT	\$ 97,000
• TOTAL PROJECT COST (EST.)	\$ 755,000
• RESALE VALUE (EST.)	\$ 910,000
• <b>NET PROFIT (EST.)</b>	<b>\$ 155,000*</b>
• NET ROI	136%
• ANUALIZED ROI	204%
• 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.