

DEVELOPMENT OPPORTUNITY

This proposed “green” single family home is located in the desirable community of Half Moon Bay. With sweeping panoramic views of the ocean, the contemporary two story design will make this a very desired location for it's future owner at the end of the day.

Located close to Highway 92 means a short, easy commute to the Bay Area and Silicon Valley. A secluded location near the beach will make this an ideal home to entertain and relax.



INVESTMENT HIGHLIGHTS:

- Estimated 32% Equity Position at Completion
- Active Comps between **\$770,000 to \$1,540,000**
- Average age of Comps is 26 years old!
- 1,600 Sq Ft Single Family Home
- Green Development
- Wetlands directly behind property
- Field Partner – Judy Taylor

PRO-FORMA SUMMARY:

• INITIAL CAPITAL INVESTMENT	\$ 92,000
• TOTAL PROJECT COST (EST.)	\$ 671,000
• RESALE VALUE (EST.)	\$ 810,000
• NET PROFIT (EST.)	\$ 139,000*
• NET ROI	128%
• ANUALIZED ROI	192%
• 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.