

DEVELOPMENT OPPORTUNITY

On a wooded lot with a creek in the background this development project takes advantage of the natural surroundings and gives you a very private setting in a beach community.

Located close to the commute corridor, this modern design single family home offers elegance and privacy and is within walking distance to the beach.



INVESTMENT HIGHLIGHTS:

- Estimated 31% Equity Position at Completion
- Local Comps between **\$865,000 to \$1,175,000**
- Average age of Comps is 22 years old!
- 1,850 Sq Ft Single Family Home
- Green Development
- Field Partner – Judy Taylor

PRO-FORMA SUMMARY:

• INITIAL CAPITAL INVESTMENT	\$ 105,000
• TOTAL PROJECT COST (EST.)	\$ 766,000
• RESALE VALUE (EST.)	\$ 920,000
• NET PROFIT (EST.)	\$ 153,000*
• NET ROI	125%
• ANUALIZED ROI	188%
• 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.