

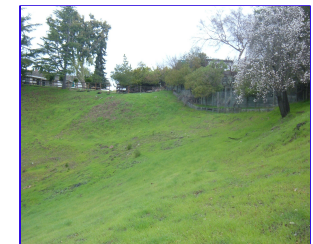
OPPORTUNITY OVERVIEW

This is a property that most people dream of. It's 4.8 acres in an area of \$3M - \$5M homes. The existing home needs to be demolished, but the site will support a 4,500 – 5,000 sq. ft. home. Best of all this lot can be split thanks to some initial engineering done by the seller.

The views from this site offer 180° of Los Gatos Valley, while remaining private from your neighbors. The private lane is in and has a separate driveway for the new 1+ acre second lot which can sell for \$500,000 easily.

INVESTMENT HIGHLIGHTS

- 1 – 2 CUSTOM HOMES
- EXISTING STRUCTURE
- LOT SPLIT POTENTIAL
- SELLER MOTIVATED
- BEST NEIGHBORHOOD
- PRIVACY AND VIEWS GALORE



OFFERING SUMMARY

• PROPOSED PURCHASE PRICE	\$2,000,000
• CAPITAL INVESTMENT	\$400,000
• ESTIMATED COST TO BUILD	\$1,190,400
• TOTAL PROJECT COST	\$3,190,400
• RESALE VALUE (\$3.9M house/\$.5M lot)	\$4,400,000
• GROSS PROFIT	\$1,209,600
• NET PROFIT	\$786,082*
• NET ROI	175%
• ANUALIZED ROI	233%
• PROJECT DURATION	9 MONTHS

* Net profit based on 5% commission & 1% marketing budget. Actual costs may be less.

Exclusive Development Opportunity

New Custom Estate Home

Los Gatos, CA



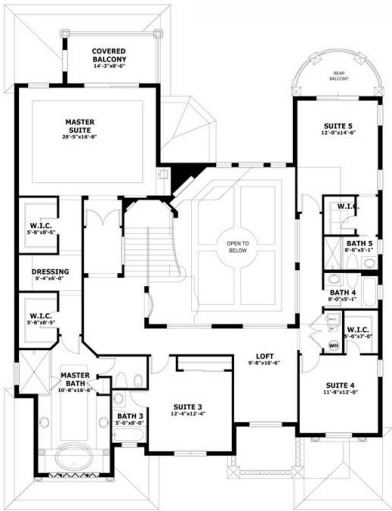
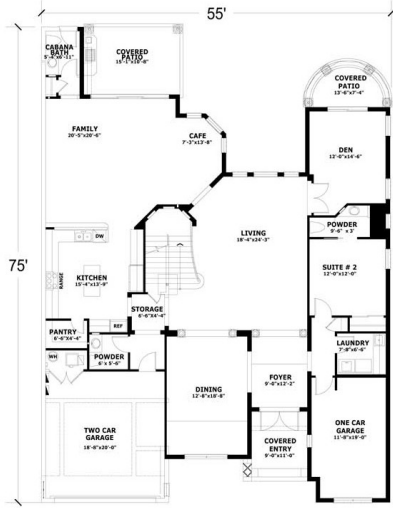
DETAILED OVERVIEW

The concept homes depicted will fit on the pad area of the existing home. The plan can be flipped so the Master Suite takes advantage of the incredible views. Although the property is located in the hills, the home only takes up 3,000 sq. ft. of the ~7,000 sq. ft. level area on the lot.

The lot split will generate a second usable lot that can support a beautiful hillside home with tremendous views as well, or you can simply sell the lot for a huge profit.

PLAN DETAILS:

SIZE: 5,000 Sq. Ft
 BEDROOMS: 5
 BATHS: 5
 GARAGE: 3 CAR
 OTHER: Potential Lot



COMPARABLE SALES WITHIN 12 MONTHS

	Sale Price	Date	Bd/Bth	Sq Ft
• 111 Forester Ct.	\$4,000,000	05/13/08	5/4.5	5,966
• 104 Teresita Way	\$3,600,000	04/03/08	4/3.5	4,690
• 102 Angel Ct.	\$4,000,000	03/21/08	4/4.5	4,299
• 201 Forester Ct.	\$3,485,000	12/12/07	4/4	4,782
• 291 Mountain Laurel	\$3,450,000	07/27/07	6/5.5	4,612
• <u>287 Mountain Laurel</u>	<u>\$3,725,000</u>	<u>07/18/07</u>	<u>6/6.5</u>	<u>4,900</u>
AVERAGE	\$3,732,000		5/5	4912

Average age of comp home is 10yrs. old!

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, as to the accuracy of the information. References to land, building sizes and cost to build are approximate. Buyer must verify the information and bears all risk for any discrepancies or inaccuracies.