

DEVELOPMENT OPPORTUNITY

This proposed “green” single family home will be built in the beach community of Half Moon Bay, CA. With ocean views, the contemporary one story design will make this a very desirable home.

Key attractions of Half Moon Bay, CA

- Pillar Point Harbor – Commercial & Recreational
- Half Moon Bay Airport – General Aviation
- Half Moon Bay Golf Links – LPGA Course



INVESTMENT HIGHLIGHTS:

- Estimated 52% Equity Position at Completion
- Active Comps between \$649,000 to \$1,450,000
- Average age of Comps is 31 years old!
- 1,616 Sq Ft Single Family Home
- Green Development
- Wetlands directly behind property
- Field Partner – Judy Taylor

PRO-FORMA SUMMARY:

• INITIAL CAPITAL INVESTMENT	\$ 375,000
• TOTAL PROJECT COST (EST.)	\$ 584,000
• RESALE VALUE (EST.)	\$ 789,000
• NET PROFIT (EST.)	\$ 205,000*
• PROJECT DURATION	8 MONTHS

* Estimated net profit based on 5% commission & 1.0% reserve budget. Actual costs may vary.