

**INVESTMENT PROJECT FINAL SUMMARY**  
**San Jacinto, California**  
**Project Term: 19 Months**  
**38 Acres Subdivision Land for**  
**150 R-1 Lots for Entry-Level Home Sites**

**Project Costs:**

Option & Escrow Payments	\$ 16,000.00
Escrow & Closing Costs	\$ 5,270.00
Planning	\$ 2,379.00
Engineering	\$ 12,000.00
Studies, Tests, Reports	\$ 10,000.00
City Fees	\$ 5,000.00
Legal / Accounting	\$ 10,201.00
Marketing	\$ 6,650.00
Management/G&A	\$ 90,000.00
Misc. / Contingency	\$ 7,500.00
Total	<u>\$ 165,000.00</u>

**Projected Profits:**

Gross Sales	\$ 1,705,000.00
Less Commissions	\$ 108,000.00
Less Closing Costs	\$ 7,246.00
Less Purchase Balance	\$ 984,000.00
Net Proceeds	\$ 605,754.00
Return Investor Capital	<u>\$ 165,000.00</u>
Total Profits	\$ 440,754.00
40% to Investor	\$ 176,301.60
For Each \$10,000 Investment	\$ 10,684.95
Investors ROI	107%
Investor's <u>Annualized</u> Return	67.5%