

INVESTMENT PROJECT FINAL SUMMARY
San Jacinto, California
Project Term: 20 Months
68 Acres Subdivision Land for 250 R-1 Entry-Level Home Lots

Projected Costs:

Option Payments	\$ 31,800.00
Planning	\$ 15,988.00
Engineering	\$ 19,650.00
Studies, Tests, Reports	\$ 13,557.00
City Fees	\$ 6,248.00
Legal / Accounting	\$ 4,567.00
Marketing	\$ 8,190.00
Management/G&A	\$ 60,000.00
Total	<u>\$ 160,000.00</u>

Projected Profits:

Gross Sales	\$ 2,720,000.00
Less Commissions	\$ 102,000.00
Less Closing Costs	\$ 12,146.00
Option Balance	<u>\$ 1,889,500.00</u>
Net Proceeds	\$ 716,354.00
Return Investor Capital	<u>\$ 160,000.00</u>
Total Profits	<u>\$ 556,354.00</u>
46.4% to Investor	\$ 258,148.26
For Each \$10,000 Investment	\$ 16,134.27
Investor ROI	161%
Investor's <u>Annualized</u> Return	97%