

**INVESTMENT PROJECT FINAL SUMMARY**  
**Banning California**  
**Project Term: 30 Months**  
**9.25 Acre Commercial Land Development**

**Projected Costs:**

Option & Escrow Payments	\$ 68,396.00
Planning	\$ 6,335.00
Engineering	\$ 11,221.00
Studies, Tests, Reports	\$ 3,000.00
City Fees	\$ 2,001.00
Legal / Accounting	\$ 5,293.00
Property Taxes	\$ 14,957.00
Marketing	\$ 6,797.00
Management/G&A	\$ 122,000.00
Misc. / Contingency	\$ -
Total	\$ 240,000.00

**Projected Profits:**

Gross Sales	
Parcel #1 (6.25 AC)	\$ 1,600,000.00
Parcel #2 (3 AC)	\$ 50,000.00
	\$ 1,650,000.00
Less Commissions	\$ 160,000.00
Less Closing Costs	\$ 4,390.00
Less Balance Due on Purchase	\$ 525,000.00
Net Proceeds	\$ 960,610.00
Return Investor Capital	\$ 240,000.00
Total Profits	\$ 720,610.00
50% to Investor	\$ 360,305.00
For Each \$10,000 Investment	\$ 15,012.71
Investor ROI	150%
Investor's <u>Annualized</u> Return	60%