



**INVESTMENT OPPORTUNITY**  
**Eloy Development Partners, LLC**  
**Eloy, Arizona**  
**Subdivision Land for 115+/- Residential Lots**

Coast 2 Coast Equities, Inc. is offering for sale interest in the above referenced project. The property will be acquired in the City of Eloy, Arizona, and put under purchase contract for an extended escrow period. The total amount of capital required is \$550,000, with a minimum investment of \$25,000 (which equals a 2.27% share for each \$25,000). The project objective is to acquire an option of up to 13-months and obtain all necessary approvals from the City, during the escrow period, for an estimated 115 entry-level, single-family home sites. Upon receiving all required approvals, the property will be sold to a homebuilder or developer, along with all approved entitlement documents. The estimated turnaround is approximately 13 months.

**Project Particulars:**

- Great location in Eloy, AZ. (Southeast Phoenix Metro Area)
- Projected Term: 13-Months
- Zoned for Medium to Medium-High Density Residential
- Purchase Price: \$826,000
- 115+/- Residential Lots for Entry-level Homes

**Projected Costs:**

Escrow Deposits (Estimated)	\$	100,000
Acquisition Fees	\$	20,000
Planning & Civil Engineering	\$	65,000
Studies, Tests & Reports	\$	35,000
Legal & Accounting	\$	15,000
Marketing	\$	55,000
Management/G&A	\$	120,000
Misc. / Contingency	\$	140,000
Total	\$	550,000

**Projected Profits:**

Gross Sales	(Estimated 115 Approved Lots @ \$20,000 ea.)	\$ 2,300,000
Less Closing Costs & Commissions		\$ 175,000
Estimated Balance of Purchase Price		\$ 726,000
Net Proceeds		\$ 1,399,000
Return Investor Capital		\$ 550,000
Estimated Total Profits		\$ 849,000
Estimated Investors' Share of Profits (Adjusted to Dollar/Day Calc.)		\$ 424,500
Intended Project Term	13 Months	
Estimated Investors' <u>Annualized</u> Return		71%