



INVESTMENT OPPORTUNITY
Eloy 106, LLC
Eloy, Arizona
Subdivision Land for 371 Residential Lots

Coast 2 Coast Equities, Inc. is offering an opportunity to purchase interest in the above referenced project. This approximately 106 acre property sits on a major thoroughfare near a major crossroad in the City of Eloy, and is zoned up to 3.75 dwelling units per acre. The total amount of capital required is \$750,000. The project objective is to acquire an extended length option and obtain all necessary approvals from the City, during the escrow period, for 371 entry-level home sites. Upon receiving all required approvals, the property will be sold to a homebuilder, along with all approved entitlement documents.

Project Particulars:

- Great location in Eloy, AZ
- Projected Term: 12-Months
- 106 Acres in City of Eloy, Zoned for Medium High Density Residential
- Purchase Price: \$3,235,000
- 371+/- Residential Lots for Entry-level Homes

Projected Costs:

Escrow Deposits	\$	75,000
Acquisition & Development Fees	\$	286,200
Planning & Civil Engineering	\$	194,100
Studies, Tests & Reports	\$	32,350
Legal & Accounting	\$	32,350
Management/G&A/Due Diligence	\$	130,000
Total	\$	<u>750,000</u>

Projected Profits:

Gross Sales	(371 Approved Lots @ \$15,000 ea.)	\$	5,565,000
Less Closing Costs & Commissions		\$	<u>333,900</u>
Proceeds From Sale		\$	5,231,100
Less Balance of Purchase Price		\$	<u>3,160,000</u>
Net Proceeds		\$	2,071,100
Return Investor Capital		\$	750,000
Total Profits		\$	<u>1,321,100</u>
Investors' Share of Profits (Adjusted to Dollar/Day Calc.)		\$	462,385
Project Term			12 Months
Investors' <u>Annualized</u> Return			62%