19 ACRES ONLY PROPERTY SUMMARY

Assumed Cost/Acre ($8.8M Total Land Cost)	$ 463,158	
Assumed Sale Price/Acre	$ 1,000,000	
$ 30,000	Per Key Multifamily Land Sale Price	

Property Elements	Size(Acres)	Bldg. Size(SF)	Parking- S=Surface G=Garage U=Underground	Land Cost	Pad Sale Value	Earnings on Land Sale	Estimated Construction Cost
Hotel	1		G	$ 463,158	$ 1,000,000	$ 536,842	$ 12,000,000
AISM	4.13	180,000	U	$ 1,913,876	$ 4,132,231	$ 2,218,356	$ 54,090,000
Small Retail	0.83	12,000	S	$ 382,775	$ 826,446	$ 443,671	$ 1,608,000
Large Retail/Grocery	1.50	19,000	S	$ 694,444	$ 1,499,369	$ 804,924	$ 3,021,000
Residential	0.80	35,000	G	$ 372,142	$ 803,489	$ 431,347	$ 2,728,000
Multifamily	3.20	192,000	G	$ 1,482,105	$ 6,600,000	$ 5,117,895	$ 48,692,806
Undeveloped Land	7.54			$ 3,491,499		$ (3,491,499)	
Totals	**19.00**	**737,250**		**$ 8,800,000**	**$ 14,861,536**	**$ 6,061,536**	**$ 122,139,806**

Site Development Cost	Acres	Cost
3% of Total Development Cost	19	$ 3,664,194

Investment (Land + Site Development)	$ 12,464,194
Personal Investment 20% (Equity)	**$ 2,492,839**
Loan Amount	$ 9,971,355

YOU OWN THE PROPERTY

Sale of Pads	$ 14,861,536
Loan Repayment (at 6% APR, 24 months)	$ 11,239,311
Net Income	**$ 3,622,225**
Return On Equity	**145%**