DEVELOPMENT OPPORTUNITY SNAPSHOT

HWY 50 & 6700 Road | Montrose, Colorado

8.93 Acres | Asking Price $2,500,000 | 80-Unit Townhome Concept

COMMERCIAL PROPERTIES
Real Colorado Properties

NET PROFIT MARGIN
24% - 26.9%
Minimum modeled margin: 24%

GROSS PROFIT
$12.5M - $13.7M
Before combined development / soft costs

NET PROFIT
$7.2M - $8.4M
After all modeled project costs

GROSS SELLOUT
$30.0M - $31.2M
$375K - $390K/unit

TOTAL PROJECT COST
$22.80M
Basemodeled cost

VERTICAL COST
$15.00M
$150/SF

LAND BASIS
$31,250 / LOT
$2.5M total land

Simple Project Model

Metric	$375K / Unit	$390K / Unit
Gross Sales Revenue	$30.00M	$31.20M
Gross Profit*	$12.50M	$13.70M
Total Project Cost	$22.80M	$22.80M
Net Profit	$7.20M	$8.40M
Net Profit Margin	24.0%	26.9%

**Gross profit = revenue less land and vertical construction, before the combined development-cost allowance.*

COMMERCIAL CORNER OPPORTUNITY
$1.20M MODELED VALUE

Approx.1.5-acre premium corner may be sold, ground leased, or developed separately. Not included in base returns.

JOINT VENTURE OPPORTUNITY

Potential structure where developer contributes capital and expertise while seller participates in project upside.

SIMPLIFIED COST ASSUMPTION

$5.30M Combined Development / Soft Cost Allowance

Includesroads,utilities,drainage,engineering,entitlements,permits,financing,commissions, contingency, site work and other development expenses.

POTENTIAL CITY INCENTIVES

Montrose has previously used fee waivers and utility/public-infrastructure reimbursements for qualifying housing projects. Potential utility and road support would require separate City negotiation and approval.

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