

	A	B	C	D	E	F	G
1	THE LANDING AT LAKE GRIFFIN						
2	1000 LOT TOWNHOUSESUBDIVISION - LADY LAKE, FLORIDA						
3	Home (Ave.)	Lot Ratio	Lot Price (net)	Home sq.ft.	DIRT \$ LOT	DEV. LOT \$	# OF LOTS
4	\$235,000	25.50%	\$59,925	1,250	\$9,000	42,775	1,000
5	INCOME						100%
6	# Lots	Income @ Lot	Income				
7	1,000	\$59,925	\$59,925,000				
8							
9							
10							
11	LOT INCOME TOTAL		\$59,925,000		AREA		225000
12	Land Acquisition						
13	Parcel	\$9,000,000		Width	Depth	Total Sq.Ft.	Acres
14	Land Cost:	\$9,000,000	\$9,000,000	1940	2246	4,357,240	
15					TOTAL S.F.	4,357,240	100.03
16						lots	
17	Development Costs	Dev. Cost @ Lot	Dev. Cost	NOTES	HOUSES	1,000	
18	# Lots						
19	1,000	\$3,230	\$3,230,000	TAPS,LATERALS			10.00
20	1,000	\$2,000	\$2,000,000	SIDEWALKS, GREEN			LOTS PER ACRE
21	Street L.F.	\$ per l.f.					
22	32,500	\$415	\$13,487,500	Private Rd utility & sewer,			
23		Site Challenges	\$10,050,000	DIRT IMPORT-MITIGATION-OFFSITE			
24		Entrances, etc.	\$275,000	GATED			
25	Misc.	Engineering/Legal	\$1,000,000				
26	4.0%	Developer Fee	\$1,121,700				
27		Development Cost:	\$31,164,200				
28		Land & Dev. Cost:	\$40,164,200	per lot \$:	\$40,164		
29	7.0%	Financing Cost	\$2,610,693	90%Land+100%Dev.Costx% @ 9 months			
30		Closing/Realtor Cost:	\$4,314,600	BULK SALES PRICE:>>>>>>>		\$53,932,500	\$53,933
31		Marketing	\$15,000	90%		BULK SALE PER LOT	^^^^^^^^^
32		TOTAL INVESTMENT:	\$47,104,493	Profit %	27%		
33	LOT PROFIT NO DISCOUNT:		\$12,820,507	TIME TO DEVELOP>>>>>>>>>		12	MONTHS
34	LOT PROFIT IF BULK SALE		\$6,828,007				
35							
36	This 1000 lot CONCEPT subdivision is based on a proposed PUD for townhouses expecting approval for 10 units per usable acre.						
37	The PLANNED UNIT DEVELOPMENT (PUD)will need to be confirmed with a qualified engineering firm.						
38							
39	At present, the cost of the fill dirt is expected to be lower than estimated since a source has been found that is within 20 minutes of the site						
40	and will be available for a cost that is about 40% lower than other sources. However, this dirt is going fast and will need to be reserved.						
41							
42	The sweet spot for the home builders for ready lots is a ratio of 25% to 28% of the sales price of the home. This subdivision fits that easily						
43	allowing for a profit margin for a developer who only wishes to sell the lots and not build houses.						
44							
45	This subdivision should clear between \$6,800,000 (bulk - bought all in 18 to 20 mths) to \$12,800,000 (non-bulk - in 24 to 30 mths)						
46	depending on whether a bulk sale of finished lots is to one or more of the established HOME builders NON-PHASED.						
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48							
49							
50							
51							