

FULLY APPROVED LARGE LOT LUXURY SUBDIVISION IN KUNA, IDAHO

SKYLAR RANCH



rallensrealty.com

 **RALLENS REALTY**
CONSULTANTS

SKYLAR RANCH KUNA, ID

Approved Residential Subdivision

FOR SALE



PROPERTY INFORMATION

ADDRESS	TBD W Ardell Rd Kuna, ID 83634
PROPERTY TYPE	Approved Subdivision
LOTS	32 Buildable Lots
COUNTY	Ada
ZONING	City of Kuna R-4 and R-6
LAND SIZE	± 8.54 Acres
PRICE	\$2,799,000

HIGHLIGHTS

- Incredible infill opportunity surrounded by high-end residential development
- Fully approved project with complete horizontal CD's
- Owner is currently bidding horizontal construction
- Utilities and access stubbed to the property
- Large lots ideal for RV bays and 3-car garages
- Very low off-site costs
- Wide variety of lot sizes designed to maximize subdivision quality and appeal
- Excellent location near schools, grocery, retail, and other amenities
- Convenient access to I-84, Meridian, and Downtown Kuna

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

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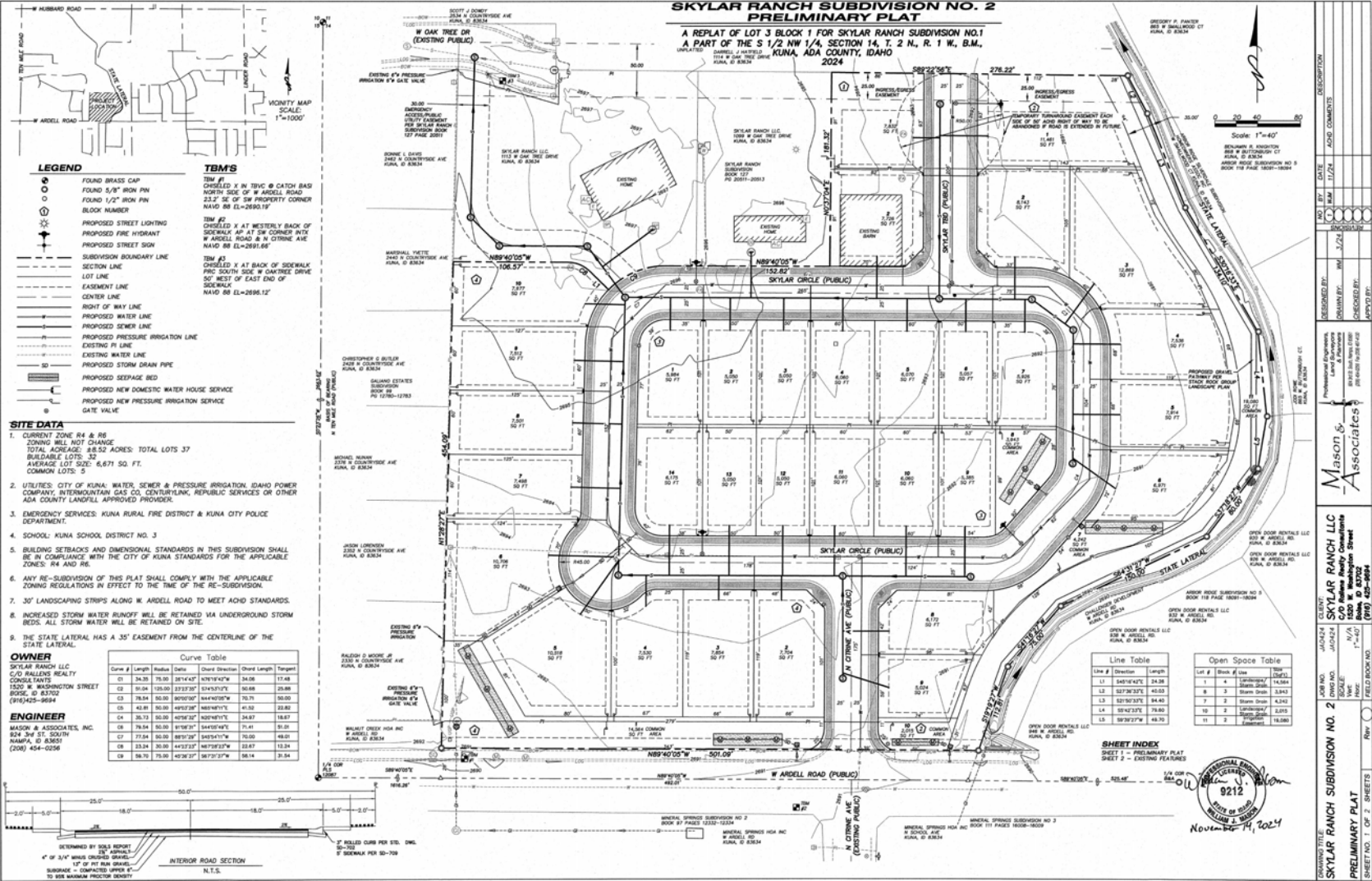
RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055



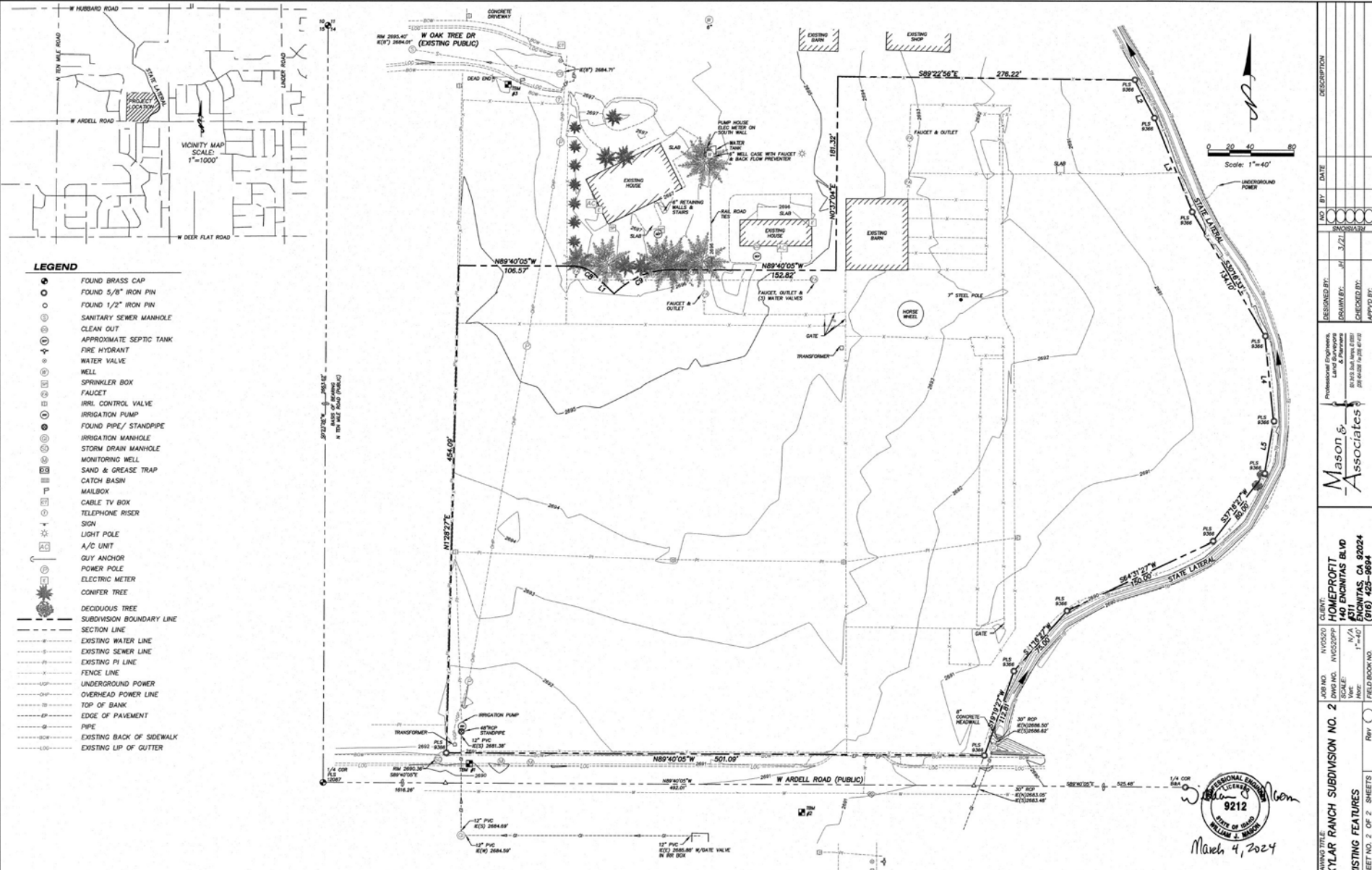
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FINISHED LOT DELIVERY 2027

VARIABLES

Cost of Capital
11.00%

Finished Lot Ratio
28.00%

Developer Profit
15.00%

LOT #	GARAGE SIZE	LOT SF	EST HOME SALE PRICE	FINISHED LOT PRICE	LOT DEV COSTS	DEV FEE	COST OF CAPITAL (1YR)	PROFIT ON LOTS	PAPER LOT VALUE
1	2	5,050	\$550,000	\$168,000	\$55,000	\$5,000	\$12,936	\$25,200	\$69,864
2	2	5,050	\$550,000	\$168,000	\$55,000	\$5,000	\$12,936	\$25,200	\$69,864
3	2	5,050	\$550,000	\$168,000	\$55,000	\$5,000	\$12,936	\$25,200	\$69,864
4	2	5,050	\$550,000	\$168,000	\$55,000	\$5,000	\$12,936	\$25,200	\$69,864
5	2	5,057	\$550,000	\$168,000	\$55,000	\$5,000	\$12,936	\$25,200	\$69,864
6	2	5,385	\$550,000	\$168,000	\$55,000	\$5,000	\$12,936	\$25,200	\$69,864
7	2	5,584	\$550,000	\$168,000	\$55,000	\$5,000	\$12,936	\$25,200	\$69,864
8	2	5,984	\$550,000	\$168,000	\$55,000	\$5,000	\$12,936	\$25,200	\$69,864
9	3	5,926	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
10	3	6,060	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
11	3	6,060	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
12	3	6,060	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
13	3	6,070	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
14	3	6,175	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
15	3	6,494	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
16	3	7,498	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
17	3	7,501	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
18	3	7,512	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
19	3	7,597	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
20	3	7,744	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
21	3	7,834	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
22	3	7,920	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
23	3	7,977	\$700,000	\$196,000	\$55,000	\$5,000	\$15,092	\$29,400	\$91,508
24	3	8,233	\$750,000	\$210,000	\$55,000	\$5,000	\$16,170	\$31,500	\$102,330
25	3	8,576	\$750,000	\$210,000	\$55,000	\$5,000	\$16,170	\$31,500	\$102,330
26	3	9,029	\$750,000	\$210,000	\$55,000	\$5,000	\$16,170	\$31,500	\$102,330
27	3	9,697	\$750,000	\$210,000	\$55,000	\$5,000	\$16,170	\$31,500	\$102,330
28	3	10,004	\$850,000	\$224,000	\$55,000	\$5,000	\$17,248	\$33,600	\$113,152
29	3	10,598	\$850,000	\$224,000	\$55,000	\$5,000	\$17,248	\$33,600	\$113,152
30	3	10,706	\$850,000	\$224,000	\$55,000	\$5,000	\$17,248	\$33,600	\$113,152
31	3	10,970	\$850,000	\$224,000	\$55,000	\$5,000	\$17,248	\$33,600	\$113,152
32	3	10,978	\$850,000	\$224,000	\$55,000	\$5,000	\$17,248	\$33,600	\$113,152

AVERAGE HOME PRICE: \$692,188

TOTAL PAPER PLAT VALUE: \$2,874,146

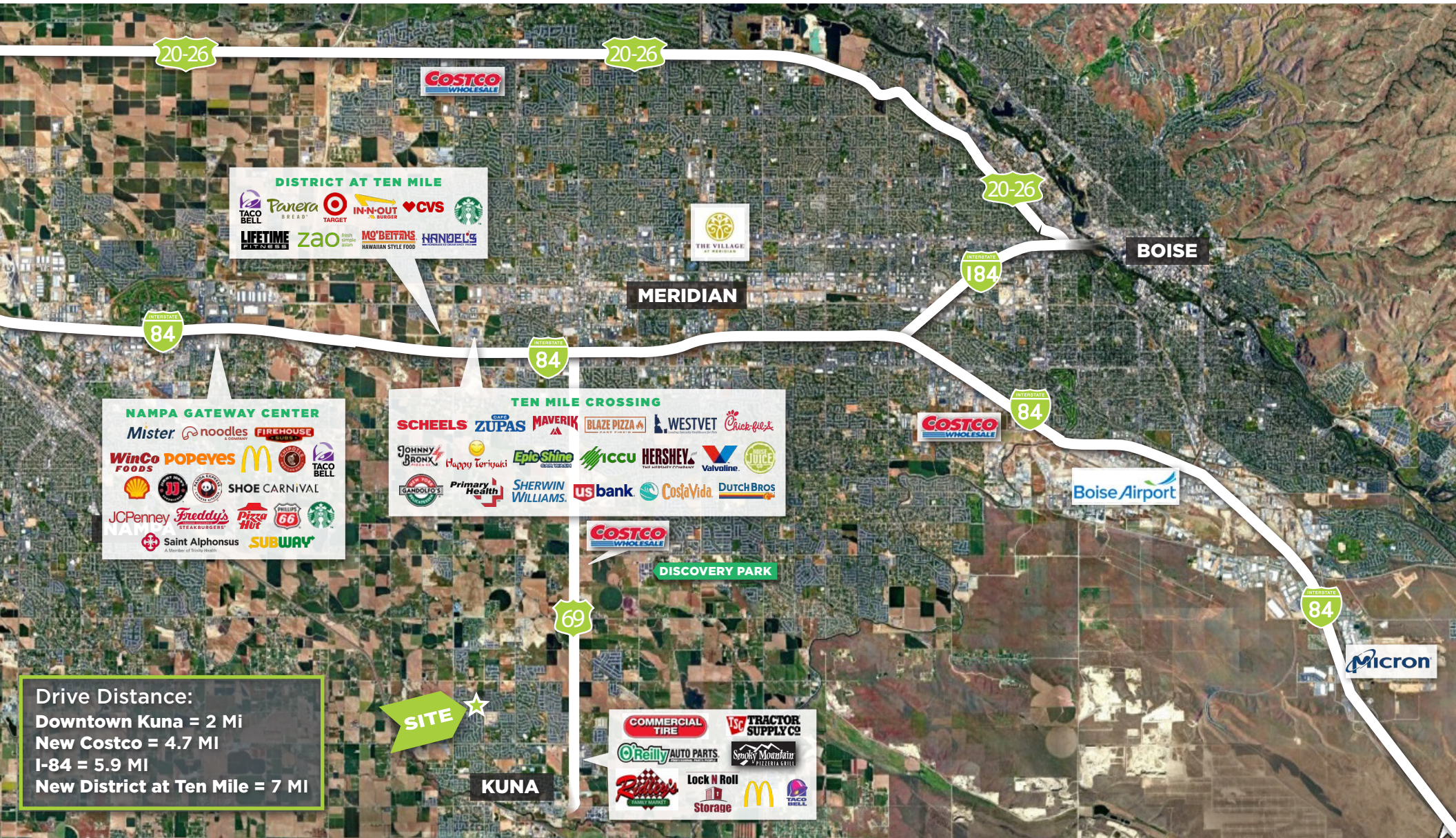
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