

# P-108 - Purity

## CALCULATIONS WITH ALL COSTS

## HOMES

Appraised Value	\$ 350	\$ 1,750,000.00
Cost Per Lot Including Overrun and Partners		\$ 212,037.04
Cost Per Square Foot		\$ 145.00
Construction Management Expense		\$ 30.00
Months to Build / Carry		18.00
Square Feet		5,000.00
Units		108.00
<b>Estimated Gross Revenue at Sale</b>	<b>0.0%</b>	<b>\$ 189,000,000.00</b>
Land Development		\$ 22,900,000.00
Home Construction		\$ 94,500,000.00
Total		\$ 117,400,000.00
Financing (% of Land and Costs)	12.0%	\$ 21,132,000.00
<b>Total Cost to Build</b>		<b>\$ 138,532,000.00</b>
<b>Gross Profit (SP-CTB)</b>		<b>\$ 50,468,000.00</b>
Sales / Marketing	8.0%	\$ 15,120,000.00
<b>Net Profit</b>		<b>\$ 35,348,000.00</b>

### COSTS:

Land Acquisition Balance	\$ 6,700,000.00
Cost if Vertical Construction Per Lot	\$ 150,000.00
<b>Total Horizontal Construction Costs</b>	<b>\$ 22,900,000.00</b>
<b>Cost Per Lot Total</b>	<b>\$ 212,037.04</b>

# P-50 - Serenity

## CALCULATIONS WITH ALL COSTS

## HOMES

Appraised Value	\$ 260	\$ 390,000.00
Cost Per Lot Including Overrun and Partners		\$ -
Cost Per Square Foot		\$ 145.00
Construction Management Expense		\$ 30.00
Months to Build / Carry		18.00
Square Feet		1,500.00
Units		50.00
<b>Estimated Gross Revenue at Sale</b>	<b>0.0%</b>	<b>\$ 19,500,000.00</b>
Land Development		\$ -
Home Construction		\$ 13,125,000.00
Total		\$ 13,125,000.00
Financing (% of Land and Costs)	12.0%	\$ 2,362,500.00
<b>Total Cost to Build</b>		<b>\$ 15,487,500.00</b>
<b>Gross Profit (SP-CTB)</b>		<b>\$ 4,012,500.00</b>
Sales / Marketing	8.0%	\$ 1,560,000.00
<b>Net Profit</b>		<b>\$ 2,452,500.00</b>

### COSTS:

Land Acquisition Balance	\$ -
Cost if Vertical Construction Per Lot	\$ -
<b>Total Horizontal Construction Costs</b>	<b>\$ -</b>