

**North Indio Lot - 44095 Faye Street  
Projected Unit Mix & Rental Income CAP Value**

Single Family Detached	Lot Size	House 3800SF Inc ADU 1200SF Jr. ADU 500SF	Quantity	VALUE PER SF	6.50% CAP Value Per Unit	Total Value
SFR 95 x 135 Lot	12,632	5,500	Phase 1 1	231.01	\$ 1,270,554	\$ 1,270,554
Average Totals		5,500	1	\$ 231.01	\$ 1,270,554	\$ 1,270,554

**North Indio Lot - 44095 Faye Street - Lot Residual Value Analysis**

Average Home Size & Rental Income Value	CPSF*		Totals
Number of Doors		4	
Rental Home Footage		5,500	
Home Rental Income Value	\$ 231.01	\$ 1,270,554	
<b><i>Rental Income Investor</i></b>			
Lot Valuation @ 20% of Avg. Rental Income Unit	\$ 46.20	\$ 254,111	20.00% \$ 254,111
Site Development Cost	\$ (0.91)	\$ (5,000)	\$ (5,000)
Consulting Services Civil Engineer	\$ (0.45)	\$ (2,500)	\$ (2,500)
Permits/Inspection Fees (Sewer,Water..etc.)	\$ (2.73)	\$ (15,000)	\$ (15,000)
Refunds	\$ -	\$ -	\$ -
CFD Bond Reimbursements	\$ -	\$ -	\$ -
<b>Residual Land Value for Final Mapped Lot to Seller</b>	<b>\$ 42.11</b>	<b>\$ 231,611</b>	<b>\$ 231,611</b>
Arris Properties Broker Fee 5%	\$ (2.11)	\$ (11,581)	\$ (11,581)
Closing Costs 1%	\$ (0.21)	\$ (1,158)	\$ (1,158)
<b>Net Sale Proceeds to Seller</b>	<b>\$ 40.01</b>	<b>\$ 218,872</b>	<b>\$ 218,872</b>

\*Cost Per Square Foot

**Projected Developer Gross Capital Gain - 1 Home w/ADU & Jr. ADU**

Average Plan Size -3,800SF	CPSF*		Total
Average Unit CAP Rental Income Value	\$ 231.01	\$ 1,270,554	\$ 1,270,554
Cost of Sales 4% commission + 1/2% Closing Costs	\$ -	\$ -	
<b>Finished Lot Cost to Developer</b>	<b>\$ (46.20)</b>	<b>\$ (254,111)</b>	
Indirect Construction Cost -Architectural..etc.	\$ (5.45)	\$ (30,000)	
Direct Shell Construction Cost	\$ (130.00)	\$ (715,000)	
Permits/Inspection Fees (Paid w/Building Permit Fees)	\$ (15.00)	\$ (82,500)	
Construction Financing Cost	\$ -		\$ (1,081,611)
<b>Capital Gain Year 2 Stabilized</b>		<b>\$ 188,943</b>	<b>17.47% \$ 188,943 of Cost</b>