

PINE TIME PROPERTIES

Long Valley C-1 Commercial Lot Valuation — 2026 Final Pricing

Highway 89 Corridor — Kane County, Utah

Prepared by Pine Time Properties | Duck Creek Village, UT | April 2026

Lot #	Site Address	Parcel #	Acres	Water	Zoning	Slope	2025 Price	2026 Individual	Conglomerate	\$/Acre
#1	Pecos Drive	35-A-1	0.65	N	C-1	4	\$120,000	\$105,715	\$96,100	\$162,638
#2	Pecos Drive	35-A-2	0.61	N	C-1	2	\$120,000	\$105,715	\$96,100	\$173,303
#3	Pecos Drive	35-A-3	0.66	N	C-1	1	\$120,000	\$105,715	\$96,100	\$160,174
#4	Pecos Drive	35-O-2	0.82	N	C-1	5	\$95,000	\$83,690	\$76,080	\$102,061
#5	Pecos Drive	35-O-1	0.57	N	C-1	7	\$65,000	\$57,265	\$52,055	\$100,465
#6	Pecos Drive	35-A-7	0.57	N	C-1	1	\$80,000	\$70,480	\$64,070	\$123,649
#7	Pecos Drive	35-A-8	0.58	N	C-1	1	\$80,000	\$70,480	\$64,070	\$121,517
#8	Havasupai Dr	35-A-9	0.50	N	C-1	2	\$80,000	\$70,480	\$64,070	\$140,960
#9	Chippewa Dr	35-A-10	0.65	N	C-1	2	\$80,000	\$70,480	\$64,070	\$108,431
#10	Chippewa Dr	35-A-11	0.36	N	C-1	1	\$65,000	\$57,265	\$52,060	\$159,069
#11	Chippewa Dr	35-A-12	0.62	N	C-1	1	\$70,000	\$61,670	\$56,060	\$99,468
#12	Chippewa Dr	35-A-13	0.61	N	C-1	1	\$67,500	\$59,465	\$54,060	\$97,484
#13	Chippewa Dr	35-A-14	0.65	N	C-1	1	\$60,000	\$52,860	\$48,055	\$81,323
#14	Chippewa Dr	35-A-15	0.63	N	C-1	2	\$57,500	\$50,655	\$46,050	\$80,405
Total			8.48				\$1,160,000	\$1,021,935	\$929,000	\$120,511

*Water impact fees: \$12,000 per lot (KCWCD) | All lots zoned C-1 | Electricity at road

PRICING SUMMARY		
Original 2025 Total		\$1,160,000
2026 Individual Total	(11.9% below 2025)	\$1,021,935
Conglomerate Package (all 14)	(19.9% below 2025)	\$929,000
Water Impact Fees (14 lots)		\$168,000
Conglomerate + Water (Total Dev Cost)		\$1,097,000

SELLER FINANCING TERMS (Conglomerate)	
Purchase Price	\$929,000
Down Payment (10%)	\$92,900
Financed Amount	\$836,100
Interest Rate	5.95%
Amortization	30 years
Monthly Payment	\$4,986.00
Balloon Due	5 years
Balloon Amount	\$777,545
Total Cash Received (first 5 yrs)	\$392,060
Total Interest Earned (first 5 yrs)	\$240,605

This analysis is a broker's opinion of value for consultation and pricing strategy purposes. It does not constitute a certified appraisal.

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