

North Indio Lot - 83137 Avenue 44
Projected Unit Mix & Rental Income CAP Value

| Single Family Detached | Lot Size | House 1700SF Inc ADU 1000SF Jr. ADU 500SF | Quantity | VALUE PER SF | 6.50% CAP Value Per Unit | Total Value |
|------------------------|----------|---|----------|--------------|--------------------------|-------------|
| Phase 1 | | | | | | |
| SFR 35 x 158 Lot | 5,662 | 3,200 | 1 | 230.64 | \$ 738,036 | \$ 738,036 |
| Average Totals | | | 1 | \$ 230.64 | \$ 738,036 | \$ 738,036 |

North Indio Lot - 83137 Avenue 44 - Lot Residual Value Analysis

| <u>Average Home Size & Rental Income Value</u> | CPSF* | | Totals |
|---|-----------------|-------------------|-------------------|
| Number of Doors | 3 | | |
| Rental Home Footage | 3,200 | | |
| Home Rental Income Value | \$ 230.64 | \$ 738,036 | |
| <i>Rental Income Investor</i> | | | |
| Lot Valuation @ 25% of Avg. Rental Income Unit | \$ 46.13 | \$ 147,607 | 20.00% \$ 147,607 |
| Site Development Cost | \$ (1.56) | \$ (5,000) | \$ (5,000) |
| Consulting Services Civil Engineer | \$ (0.78) | \$ (2,500) | \$ (2,500) |
| Permits/Inspection Fees (Sewer,Water..etc.) | \$ (4.69) | \$ (15,000) | \$ (15,000) |
| Refunds | \$ - | \$ - | \$ - |
| CFD Bond Reimbursements | \$ - | \$ - | \$ - |
| Residual Land Value for Final Mapped Lot to Seller | \$ 39.10 | \$ 125,107 | \$ 125,107 |
| Arris Properties Broker Fee 5% | \$ (1.95) | \$ (6,255) | \$ (6,255) |
| Closing Costs 1% | \$ (0.20) | \$ (626) | \$ (626) |
| Net Sale Proceeds to Seller | \$ 37.14 | \$ 118,226 | \$ 118,226 |

*Cost Per Square Foot

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

| <u>Average Plan Size -3,200SF</u> | CPSF* | | Total |
|---|-------------------|---------------------|------------------------------------|
| Average Unit CAP Rental Income Value | \$ 230.64 | \$ 738,036 | \$ 738,036 |
| Cost of Sales 4% commission + 1/2% Closing Costs | \$ - | \$ - | |
| Finished Lot Cost to Developer | \$ (46.13) | \$ (147,607) | |
| Indirect Construction Cost -Architectural..etc. | \$ (9.38) | \$ (30,000) | |
| Direct Shell Construction Cost | \$ (130.00) | \$ (416,000) | |
| Permits/Inspection Fees (Paid w/Building Permit Fees) | \$ (15.00) | \$ (48,000) | |
| Construction Financing Cost | \$ - | \$ (641,607) | \$ (641,607) |
| Capital Gain Year 2 Stabilized | | \$ 96,429 | 15.03% \$ 96,429 of Cost |