

**North Indio Lot - 44093 Faye Street  
Projected Unit Mix & Rental Income CAP Value**

Single Family Detached	2 TownHome SFR 3500	ADU 1000SF	Jr. ADU 500SF	Quantity	VALUE PER SF	6.50% CAP Value Per Unit	Total Value
SFR 95 x 95 Lot	9,147	5,000		<b>Phase 1</b>			
				1	241.59	\$ 1,207,925	\$ 1,207,925
				1			
Average Totals		5,000		1	\$ 241.59	\$ 1,207,925	\$ 1,207,925

**North Indio Lot - 44093 Faye Street - Lot Residual Value Analysis**

<b>Rental Footage &amp; Rental Income Value</b>	<b>CPSF*</b>		<b>Totals</b>
Number of Doors		4	
Rental Home Footage		5,000	
Home Rental Income Value	\$ 241.59	\$ 1,207,925	
<b><i>Rental Income Investor</i></b>			
Lot Valuation @ 20% of Avg. Rental Income Unit	\$ 48.32	\$ 241,585	20.00% \$ 241,585
Site Development Cost	\$ (1.00)	\$ (5,000)	\$ (5,000)
Consulting Services Civil Engineer	\$ (0.50)	\$ (2,500)	\$ (2,500)
Permits/Inspection Fees (Sewer,Water..etc.)	\$ (3.00)	\$ (15,000)	\$ (15,000)
Refunds	\$ -	\$ -	\$ -
CFD Bond Reimbursements	\$ -	\$ -	\$ -
<b>Residual Land Value for Final Mapped Lot to Seller</b>	<b>\$ 43.82</b>	<b>\$ 219,085</b>	<b>\$ 219,085</b>
Arris Properties Broker Fee 5%	\$ (2.19)	\$ (10,954)	\$ (10,954)
Closing Costs 1%	\$ (0.22)	\$ (1,095)	\$ (1,095)
<b>Net Sale Proceeds to Seller</b>	<b>\$ 41.63</b>	<b>\$ 207,035</b>	<b>\$ 207,035</b>

\*Cost Per Square Foot

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

<b>Average Plan Size -5,000SF</b>	<b>CPSF*</b>		<b>Total</b>
Average Unit CAP Rental Income Value	\$ 241.59	\$ 1,207,925	\$ 1,207,925
Cost of Sales 4% commission + 1/2% Closing Costs	\$ -	\$ -	
<b>Finished Lot Cost to Developer</b>	<b>\$ (48.32)</b>	<b>\$ (241,585)</b>	
Indirect Construction Cost -Architectural..etc.	\$ (6.00)	\$ (30,000)	
Direct Shell Construction Cost	\$ (130.00)	\$ (650,000)	
Permits/Inspection Fees (Paid w/Building Permit Fees)	\$ (15.00)	\$ (75,000)	
Construction Financing Cost	\$ -		\$ (996,585)
<b>Capital Gain Year 2 Stabilized 50% Takeout Finance</b>		<b>\$ 211,340</b>	<b>21.21% \$ 211,340</b>
			<b>of Cost</b>