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INTRODUCTION

The goal of this business plan is to demonstrate the potential to develop a project for residential construction in a lot/property of 2 Acres, located in the immediate vicinity of Prairie View University, in city of Prairie View Texas.

Waller Texas region is now one of the main growing areas around Houston. In recent years, the Highway 290 that connects Houston-Austin and Houston-College station, was extended (three ways each direction) to the city of Waller/Prairie View..

This sector is being consolidated as development attraction for many companies such Cameron, Daikin, Alegacy, Amazon, Igloo among others.

Prairie View University in recent years have witnessed a great grown in student population, and residential units have not satisfied the demand at 100%. Since 2019, new residential developments are under construction very close to the University campus, developed by private builders.

The location of Prairie View, between Houston, Austin, college station, and the fact that is just 45 minutes from Houston downtown, present a great potential for new developments ahead of the inevitable near future expansion of the city.

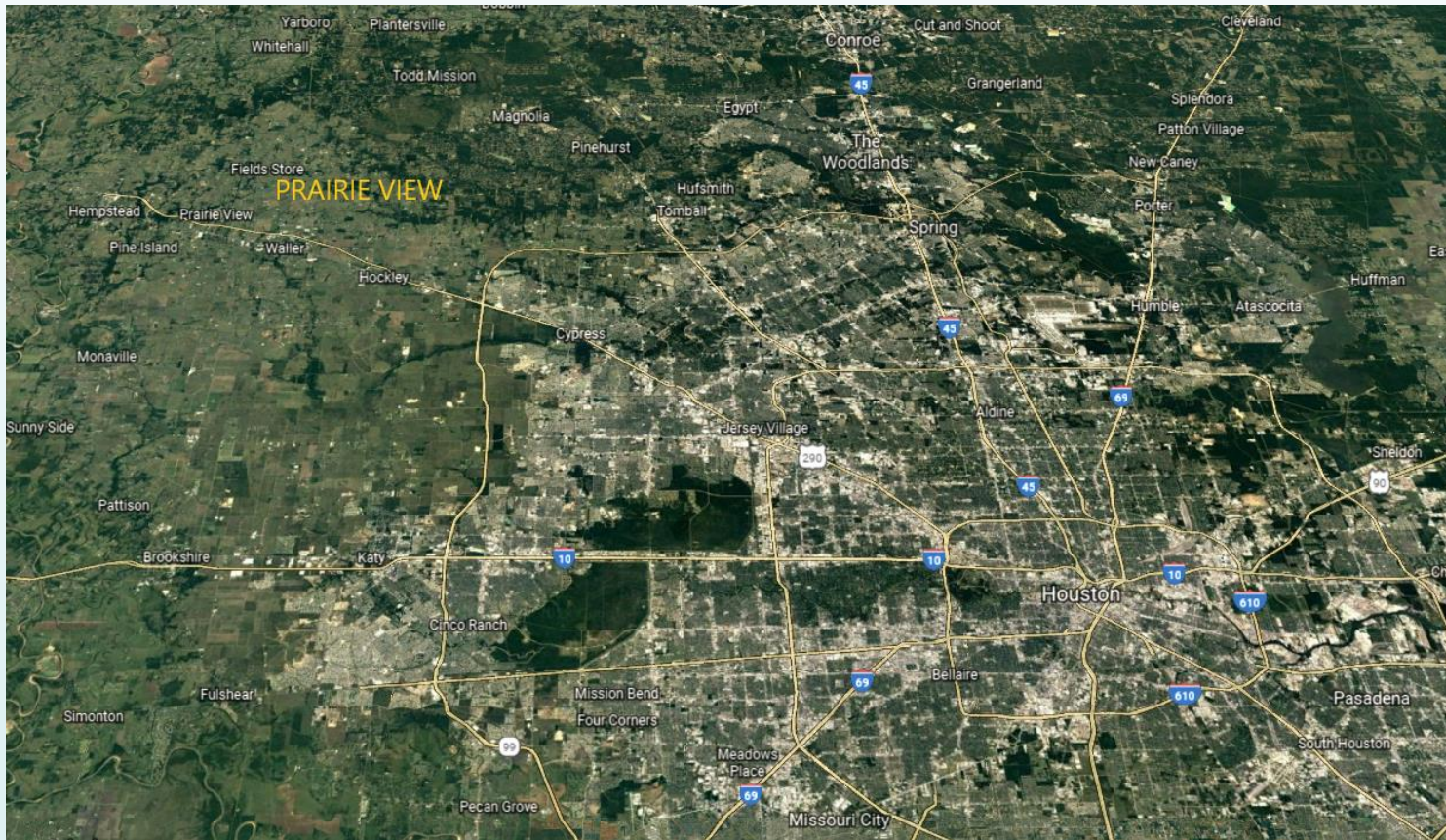
Already consolidated areas such woodlands, Katy, started like Waller/Prairie View 15 years ago and now are the most valuable areas in the region (best schools, newer developments, etc.).

Waller/Prairie view will be precisely like that in few years, and the process already started.

WALLER/PRAIRIE VIEW IN RELATION TO HOUSTON

In this map we can see Prairie View (North west) in relation to Houston area.

Note that Katy (south west) and woodland (North) were developed between 2000 to 2015. Now is Waller/Prairie View the new potential growing area for new developments).



FIRST APPROACH TO THE SECTOR

There are three small towns in the North West area of Houston. Prairie View University is located in the middle.

290 Highway running south-east to North-west, connects very important cities and regions (Houston-Austin-College station). Prairie view only 45 minutes from Houston Downtown, 30 minutes to Katy, 30 minutes to woodlands.

Prairie View Privileged location presents a great potential for new developments.



LOT APPROACH

There are new residential multifamily projects under construction in the vicinity of our lot in discussion. All of these projects started on 2019 and all in the immediate vicinity of University campus.

The owner of the lot has attached property with a nine (9) residential units, and he is willing to incorporate it to the project. This presents a great potential to be converted to commercial for a franchise chain restaurant.



LOT APPROACH 2

This aerial photo shows the house on the north left, which has 9 residential units.
On the right in the lot in which you can develop 20 independent residential lots.

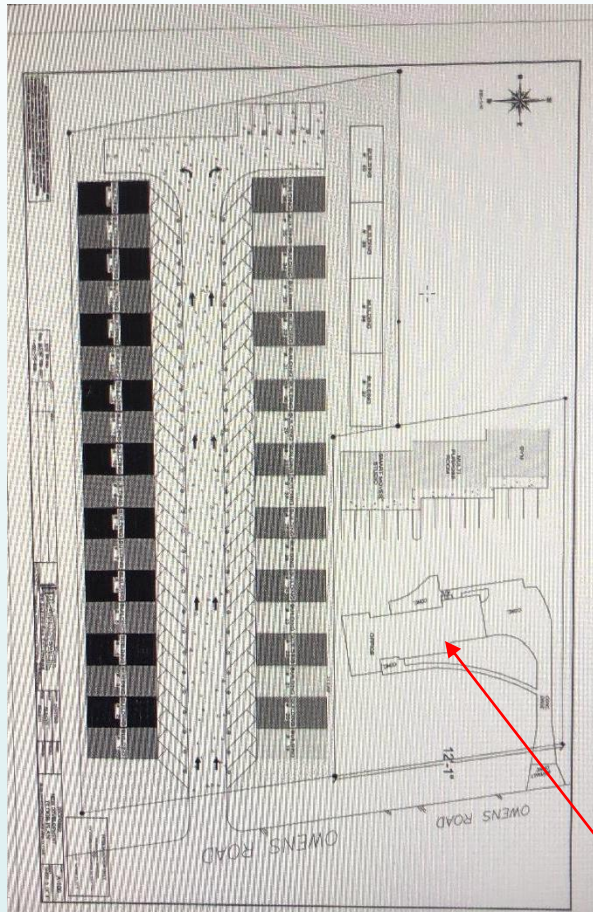


RECENT COMMERCIAL
PROJECT RETAIL -
STARBUCKS

LOT-HOUSE 9
UNITS. POTENTIAL
NEAR FUTURE
FOR COMERCIAL
PROJECT

LOT TO DEVELOP 20
RESIDENTIAL UNITS

IDEA 1 - DEVELOPMENT PROPOSAL



The first idea is to develop a continuous attached residential units as townhomes.

The main road can private.



The 9 Units house, in independent lot, can we converted in the near future to a commercial project.

IDEA 2 - DEVELOPMENT PROPOSAL

The second idea is to develop patio homes, separated with patio in the back.

We have previously calculated at least 20 potential lots.



Traditional construction



Contemporary construction

IDEA 2 - DEVELOPMENT PROPOSAL

In this 20 Independent residential lots, can support up to 3,000 Square Feet residential houses. The concept should be either contemporary or modern.



Traditional/Contemporary construction



Modern construction

FINANTIAL ANALYSIS

The following is the financial analysis for the development-construction of 20 residential units in independent lot after a programmed re-plat.

OVERALL PREFACTIBILITY ANALYSIS LOT OWENS			
TOTAL AMOUNT OF LOT TO BE CREATED=20			
HOUSES TO BE BUILD= 20			
Initially, we build 8 houses facing the streets and the remaining 12 will be build once the pond and internal way are done. Assuming patio homes of 2,500 square Feet in Lots of 35' x 80 or 100 feet			
PRELIMINARY CIVIL WORK			
Replat and Engineering civil drawings	\$	40,000.00	
City permits	\$	5,000.00	
Storm Lines	\$	34,000.00	
Sewer lines	\$	17,000.00	
Dtention Pond	\$	50,000.00	
Lift Stations =2	\$	50,000.00	
Generator	\$	15,000.00	
Centerpoint Energy	\$	15,000.00	
Concrete 25 wide internal street	\$	90,312.50	
Sub-Total Engineering work	\$	316,312.50	
ARCHITECTURAL WORK			
Landscaping, gate and watch gazibo	\$	50,000.00	
20 patio homes direct construction cost	\$	4,250,000.00	This is at \$85 per Sq. Ft.
Sub-Total Architectural work	\$	4,300,000.00	
INDIREC COST			
realtor's commissions at 3%	\$	187,500.00	
Supervision at \$6,000 per home	\$	108,000.00	
Billboard and Publicity	\$	10,000.00	
Houses drawings at \$5,000	\$	100,000.00	
Sub-Total Indirect cost	\$	405,500.00	
TOTAL INVESTMENT	\$	5,021,812.50	
Sales price on the 20 patio Homes at \$125 per Sq.Ft.	\$	6,250,000.00	
Sales price per patio Home	\$	312,500.00	
OVERALL PREFACTIBILITY ANALYSIS LOT OWENS	\$	1,228,187.50	