

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

Estimated Profit \$ 1,228,187.50