

"DUKES HILL"

536 ACRE ESTATE SUBDIVISION FOR SALE

FORMERLY OWNED BY [JOHN WAYNE](#)

Nogales, AZ

Development / Financial Summary - 85 Lots

					<u>TOTAL</u>
Purchase Price	536 AC	\$	4,000	per AC	\$ 2,144,000
Soft Costs*					
Engineering		\$	200,000		
Commissions		\$	850,000		
Advertising		\$	120,000		
Interest - 1 yr.	7.00%	\$	140,000		\$ 1,310,000
Development Costs*					
Site Improvements		\$	688,156		
Water Improvements		\$	937,050		
Drainage Improvements		\$	24,690		
Offsite & Misc		\$	452,500		\$ 2,102,396
Total Project Cost					\$ 5,556,396
*Detailed costs available upon request			Cost Per Lot		\$ 65,369.37

<u>Sales Revenue Scenarios</u>	<u>85 Lots</u>				
Sales Price #1	\$	125,000		\$	10,625,000
		Profit		\$	5,068,604
		ROI			91%
Sales Price #2	\$	150,000		\$	12,750,000
		Profit		\$	7,193,604
		ROI			129%
Sales Price #3	\$	175,000		\$	14,875,000
		Profit		\$	9,318,604
		ROI			168%
Sales Price #4	\$	200,000		\$	17,000,000
		Profit		\$	11,443,604
		ROI			206%
Sales Price #5	\$	225,000		\$	19,125,000
		Profit		\$	13,568,604
		ROI			244%