

MAYFAIR GREEN, LLC

SELLING PRICE	\$4,320,000.00
240 ACRES @ \$18,000 PER ACRE	
1% UNIT SALES PRICE	\$43,200.00

UNIT PRICE DOWN PAYMENT = \$4,320.00
BALANCE TO BE FINANCED FOR 15 YEARS
FIRST 5 YEARS @ 9%, WITH A BALLOON
AFTER 5TH YEAR.

RETURN ON INVESTMENT

600 LOTS FOR SALE @ \$45,000 EACH	\$27,000,000.00
COST OF LAND (INVESTMENT)	(4,320,000.00)
COST TO DEVELOP 600 LOTS @ 14,500 EACH	(8,700,000.00)
PROFIT - RETURN TO INVESTORS AFTER INVESTMENT OF \$43,200 PAID BACK	13,980,000.00
PROFIT RETURN PER UNIT 3.2 TIMES ORIGINAL INVESTMENT	\$138,888.89

NOTE: IF PROPERTY IS DEVELOPED QUICKLY A MUCH LARGER
RETURN WOULD BE REALIZED BECAUSE VERY LITTLE MONEY
WOULD BE INVESTED BY INVESTOR.