

Hunter's Ridge – 4 Pods



September 2018

# AGENDA



**1** Area of Focus

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**2** Paper Lots

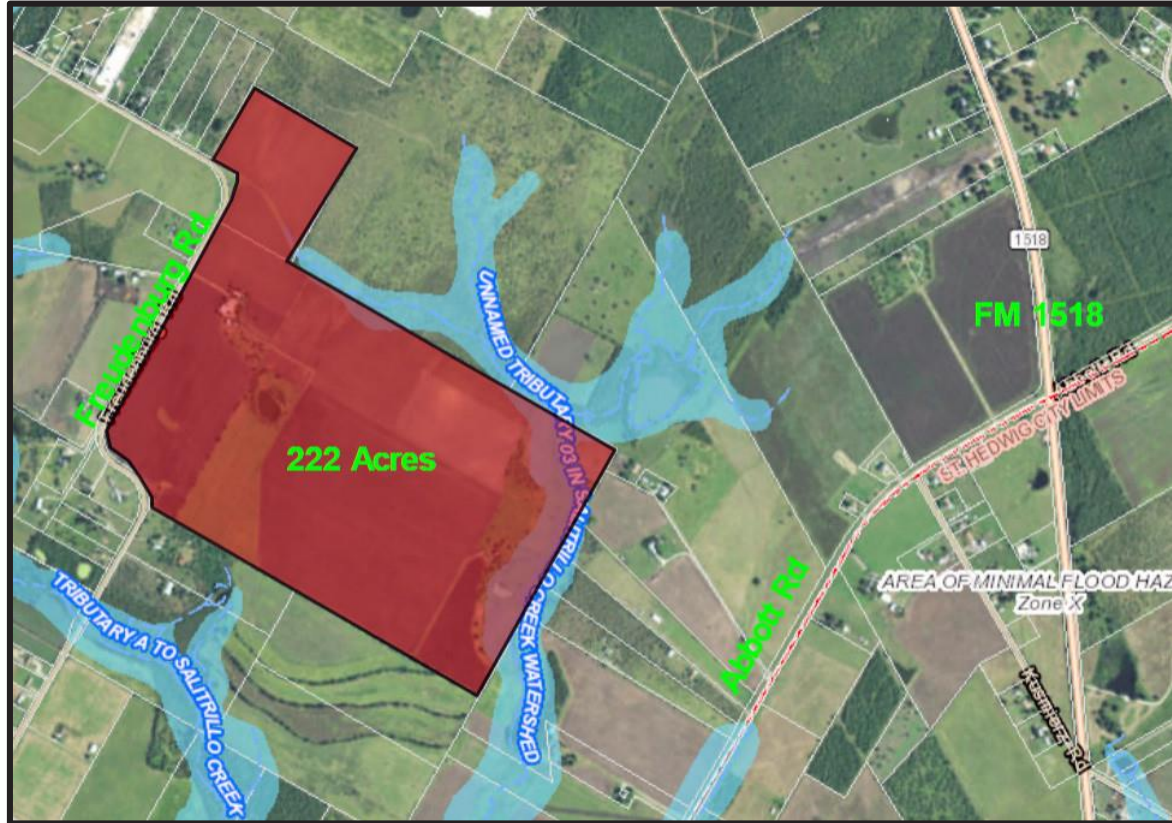
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**3** Developed Lots

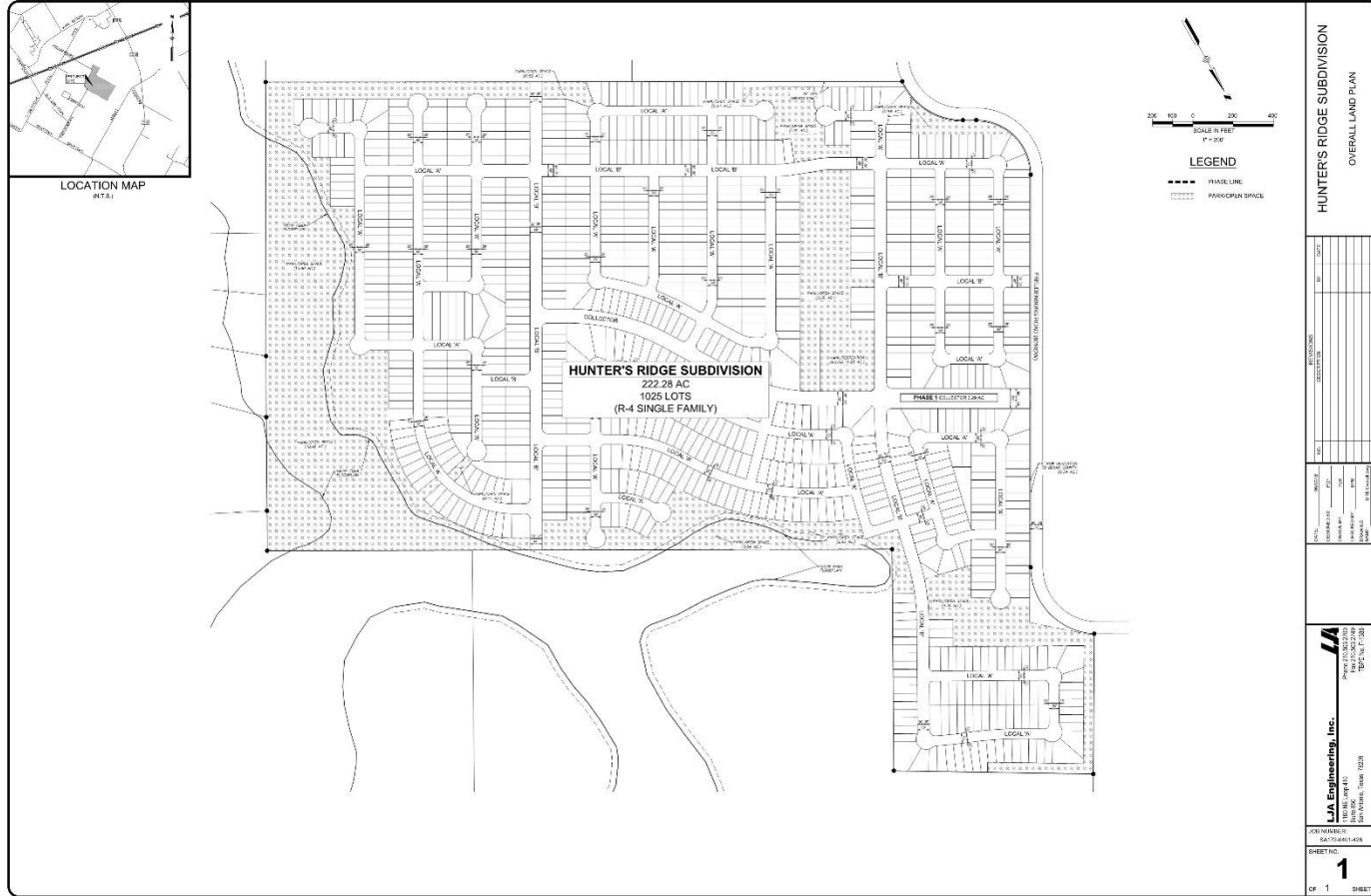
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# OPPORTUNITY | AREA OF FOCUS

*Hunter's Ridge – Converse, Texas – East Central ISD*



# OPPORTUNITY | AREA OF FOCUS



# OPPORTUNITY | POD 1



# OPPORTUNITY | PAPER LOTS – POD 1



## *Paper Lots include:*

- All Offsites
- MDP or Equivalent
- All Utility Service Agreements
- Full OPCC's
- Approved Zoning if required
- Drainage Study
- Traffic Impact Analysis
- Full Feasibility Report
- Escrowed Funds for Subdivision Amenity Center

- ❖ Total Acreage: 47.23
- ❖ Lot Size: 40' X 120'
- ❖ Total Number of Lots: 229\*



- ❖ Market Value/Lot: \$40,000\*
- ❖ Market Value/Front Foot: \$1,000
- ❖ Estimated Build Cost/Lot: \$22,500\*
- ❖ Price/Paper Lot: \$12,500\*\*



- ❖ Paper Lot/Front Foot: \$315
- ❖ Build Cost/Front Foot: \$565\*
- ❖ Price/Front Foot – Paper Lots: \$880\*

*\*Estimated – Final Numbers will be provided when received from Contracted Engineer.  
\*\*Pricing Does not include Utility Impact Fees*

# OPPORTUNITY | DEVELOPED LOTS – POD 1



- ❖ Total Acreage: 47.23
- ❖ Lot Size: 40' X 120'
- ❖ Total Number of Lots: 229\*



- ❖ Market Value/Lot: \$40,000\*
- ❖ Market Value/Front Foot: \$1,000
- ❖ Price/Developed Lot: \$40,000
- ❖ Price/Front Foot: \$1,000\*

*\*Estimated – Final Numbers will be provided when received from Contracted Engineer.*

*Developed Lot Price –  
Guaranteed Subject to the Following:*

- ✓ Completion of Paper Lot Transaction
- ✓ \$27,500/Lot in Line of Credit or Escrowed Funds available for Draws to Develop Lots
- ✓ Remaining Funds not utilized in the development process up to \$27,500/Lot Released upon Final Completion
- ✓ Mutually Agreed Upon Development Schedule

# OPPORTUNITY | POD 2






# OPPORTUNITY | PAPER LOTS – POD 2



## *Paper Lots include:*

- All Offsites
- MDP or Equivalent
- All Utility Service Agreements
- Full OPCC's
- Approved Zoning if required
- Drainage Study
- Traffic Impact Analysis
- Full Feasibility Report
- Escrowed Funds for Subdivision Amenity Center

- ❖ Total Acreage: 44.71
- ❖ Lot Size: 40' X 120'
- ❖ Total Number of Lots: 219\*

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- ❖ Market Value/Lot: \$40,000\*
  - ❖ Market Value/Front Foot: \$1,000
  - ❖ Estimated Build Cost/Lot: \$22,500\*
  - ❖ Price/Paper Lot: \$12,500\*\*

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- ❖ Paper Lot/Front Foot: \$315
  - ❖ Build Cost/Front Foot: \$565\*
  - ❖ Price/Front Foot – Paper Lots: \$880\*

*\*Estimated – Final Numbers will be provided when received from Contracted Engineer.  
\*\*Pricing Does not include Utility Impact Fees*

# OPPORTUNITY | DEVELOPED LOTS – POD 2



- ❖ Total Acreage: 47.23
- ❖ Lot Size: 40' X 120'
- ❖ Total Number of Lots: 229\*



- ❖ Market Value/Lot: \$40,000\*
- ❖ Market Value/Front Foot: \$1,000
- ❖ Price/Developed Lot: \$40,000
- ❖ Price/Front Foot: \$1,000\*

## *Developed Lot Price – Guaranteed Subject to the Following:*

- ✓ Completion of Paper Lot Transaction
- ✓ \$27,500/Lot in Line of Credit or Escrowed Funds available for Draws to Develop Lots
- ✓ Remaining Funds not utilized in the development process up to \$27,500/Lot Released upon Final Completion
- ✓ Mutually Agreed Upon Development Schedule

*\*Estimated – Final Numbers will be provided when received from Contracted Engineer.*

# OPPORTUNITY | POD 3



# OPPORTUNITY | PAPER LOTS – POD 3



## *Paper Lots include:*

- All Offsites
- MDP or Equivalent
- All Utility Service Agreements
- Full OPCC's
- Approved Zoning if required
- Drainage Study
- Traffic Impact Analysis
- Full Feasibility Report
- Escrowed Funds for Subdivision Amenity Center

- ❖ Total Acreage: 65.97
- ❖ Lot Size: 40' X 120'
- ❖ Total Number of Lots: 345\*



- ❖ Market Value/Lot: \$40,000\*
- ❖ Market Value/Front Foot: \$1,000
- ❖ Estimated Build Cost/Lot: \$20,500\*
- ❖ Price/Paper Lot: \$14,500\*\*



- ❖ Paper Lot/Front Foot: \$365
- ❖ Build Cost/Front Foot: \$515\*
- ❖ Price/Front Foot – Paper Lots: \$880\*

*\*Estimated – Final Numbers will be provided when received from Contracted Engineer.  
\*\*Pricing Does not include Utility Impact Fees*

# OPPORTUNITY | DEVELOPED LOTS – POD 3



- ❖ Total Acreage: 47.23
- ❖ Lot Size: 40' X 120'
- ❖ Total Number of Lots: 229\*



- ❖ Market Value/Lot: \$40,000\*
- ❖ Market Value/Front Foot: \$1,000
- ❖ Price/Developed Lot: \$40,000
- ❖ Price/Front Foot: \$1,000\*

*\*Estimated – Final Numbers will be provided when received from Contracted Engineer.*

*Developed Lot Price –  
Guaranteed Subject to the Following:*

- ✓ Completion of Paper Lot Transaction
- ✓ \$25,500/Lot in Line of Credit or Escrowed Funds available for Draws to Develop Lots
- ✓ Remaining Funds not utilized in the development process up to \$25,500/Lot Released upon Final Completion
- ✓ Mutually Agreed Upon Development Schedule

# OPPORTUNITY | POD 4



# OPPORTUNITY | PAPER LOTS – POD 4



## *Paper Lots include:*

- All Offsites
- MDP or Equivalent
- All Utility Service Agreements
- Full OPCC's
- Approved Zoning if required
- Drainage Study
- Traffic Impact Analysis
- Full Feasibility Report
- Escrowed Funds for Subdivision Amenity Center

- ❖ Total Acreage: 61.05
- ❖ Lot Size: 40' X 120'
- ❖ Total Number of Lots: 232\*



- ❖ Market Value/Lot: \$40,000\*
- ❖ Market Value/Front Foot: \$1,000
- ❖ Estimated Build Cost/Lot: \$22,500\*
- ❖ Price/Paper Lot: \$12,500\*\*



- ❖ Paper Lot/Front Foot: \$315
- ❖ Build Cost/Front Foot: \$565\*
- ❖ Price/Front Foot – Paper Lots: \$880\*

*\*Estimated – Final Numbers will be provided when received from Contracted Engineer.  
\*\*Pricing Does not include Utility Impact Fees*

# OPPORTUNITY | DEVELOPED LOTS – POD 4



- ❖ Total Acreage: 47.23
- ❖ Lot Size: 40' X 120'
- ❖ Total Number of Lots: 229\*



- ❖ Market Value/Lot: \$40,000\*
- ❖ Market Value/Front Foot: \$1,000
- ❖ Price/Developed Lot: \$40,000
- ❖ Price/Front Foot: \$1,000\*

*\*Estimated – Final Numbers will be provided when received from Contracted Engineer.*

*Developed Lot Price –  
Guaranteed Subject to the Following:*

- ✓ Completion of Paper Lot Transaction
- ✓ \$27,500/Lot in Line of Credit or Escrowed Funds available for Draws to Develop Lots
- ✓ Remaining Funds not utilized in the development process up to \$27,500/Lot Released upon Final Completion
- ✓ Mutually Agreed Upon Development Schedule



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