

COMMERCE & ELKHORN / 2.5 ACRES

		<u>ACRES</u>
LAND PURCHASE PRICE	\$ 80,000.00	2.50
<i>AVREAGE PURCHASE PRICE/ACRE</i>	<i>\$ 32,000.00</i>	
EXPENSES/IMPROVEMENTS	\$ 5,000.00	
CARRY COST	\$ 5,000.00	
TOTAL	\$ 90,000.00	\$ 2.50

		<u>ACRES</u>
SALES PRICE	\$ 255,000.00	2.50
<i>SALES PRICE PER ACRE</i>	<i>\$ 102,000.00</i>	

<i>GROSS PROFIT</i>	<i>\$ 165,000.00</i>
<i>GROSS ROI</i>	<i>183%</i>

	<u>PURCHASE</u>	<u>SALE</u>	
INVESTMENT TIME FRAME	12/1/2010	6/1/2016	5 YEARS 6 MONTHS