

TORREY PINES & PEBBLE / 2.5 ACRES

		<u>ACRES</u>
LAND PURCHASE PRICE	\$ 500,000.00	2.50
<i>AVREAGE PURCHASE PRICE/ACRE</i>	<i>\$ 200,000.00</i>	
EXPENSES/IMPROVEMENTS	\$ 10,000.00	
CARRY COST	\$ 5,000.00	
TOTAL	\$ 515,000.00	\$ 2.50

		<u>ACRES</u>
SALES PRICE	\$ 750,000.00	2.50
<i>SALES PRICE PER ACRE</i>	<i>\$ 300,000.00</i>	

<i>GROSS PROFIT</i>	<i>\$ 235,000.00</i>
<i>GROSS ROI</i>	<i>46%</i>

	<u>PURCHASE</u>	<u>SALE</u>	
INVESTMENT TIME FRAME	5/1/2014	10/1/2016	2 YEARS 5 MONTHS