



Kelly Mill Springs
Projected Pro Forma @ 3.25 Lots per Acre
(Sewer Facility on Adjoining Property)

Res4 Yielding 3.25 lots per acre x 25.84 acres = 84 lots

22% Green Space
+ 10% Right of Ways
= 68% Buildable

1 Acre = 43,560²' x 68% = 29,620²' Buildable
29,620²' ÷ 3.25 = 9,114²' per Lot (6,000²' is min required)

Potential Lot Size Combinations - Res4 – 9,114²' lots:

65' x 140'
70' x 130'
75' x 121'
80' x 113'
84' x 107'

Price per Acre:		\$ 150,000
Raw Lot Price:		\$ 46,143
Projected Development Cost per Lot:		\$ 35,000
Total Cost per Developed Lot:		\$ 81,143
Developer Profit per Lot:		\$ 24,343
Developed Lot Price to Builder:		\$ 105,485
Potential Developer Profit:	84 Lots x \$24,343	\$2,044,812
Average Home Price:	\$105,485 x 4	\$ 421,940