



GLENROCK AT GRAND PARK

West Summerlin, NV

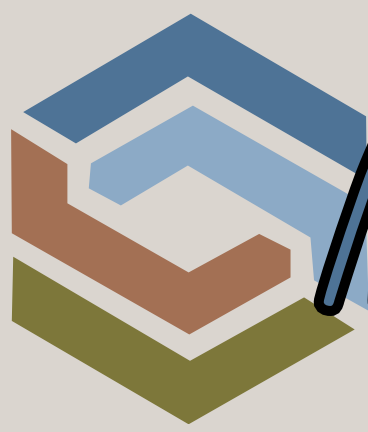
Urban Vista Homes

Building Community Through Storytelling



UNIVERSITY of
DENVER

Master of Science in Real Estate
& the Built Environment



MEET THE TEAM



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Urban Vista Homes embraces innovation as a compass, navigating even the toughest project landscapes. We answer every challenge with flexibility and integrity, proving our unwavering commitment to clients. Build your vision, without limits.



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EXECUTIVE SUMMARY

Urban Vista Homes proudly introduces Glenrock, a modern and secure neighborhood within Grand Park. We have carefully designed the property to optimize views of downtown Las Vegas and provide convenient access to Red Rocks National Conservation Area and Grand Park's open space. Our site layout proposal

includes:

168 total lots

40 premium 6,000 Sq Ft. Lots (60'x100')

4 Premium 6,600 Sq. Ft. lots (60'x110')

124 Standard 5,000 Sq. Ft. Lots (50'x 100')

1. A pocket park in the north end
2. Walking trails leading into Red Rocks National Conservation Area
3. Our proposed single family products include 3 distinct floor plans, offering a range of sizes and layouts and prices, to accommodate various budgets and preferences.

| MODEL NAME | PLANNED UNITS | BASE PRICE | SQ. FT. | MARGIN |
|-------------------|----------------------|--------------------|----------------|---------------|
| THE DILLON | 57 | \$1,150,000 | 2,702 | 35% |
| THE BURTON | 55 | \$1,600,000 | 3,543 | 43% |
| THE HUDSON | 55 | \$1,800,000 | 4,159 | 46% |

Figure 1.1

Each home model is available in 3 different elevation packages with a variety of interior upgrades for homebuyers to choose from. All three models include three different elevations and 14 interior optional upgrades including a luxurious outdoor pool. Additionally, all our products incorporate sustainable energy solutions and feature high-efficiency cooling equipment.

This proposal outlines a comprehensive strategy to optimize cash flow by implementing two phases, starting with land development for a year. Home sales are projected to begin in March 2025, with an estimated average of 3.5 home sales per month. The diverse sales strategy targets varying income levels, offering incentives like mortgage buy downs in collaboration with lending partners to facilitate the purchasing process for buyers.

Thorough financial analysis suggests a land acquisition price of \$55,000,000, accompanied by an Investment Rate of Return (IRR) of 30.16%.



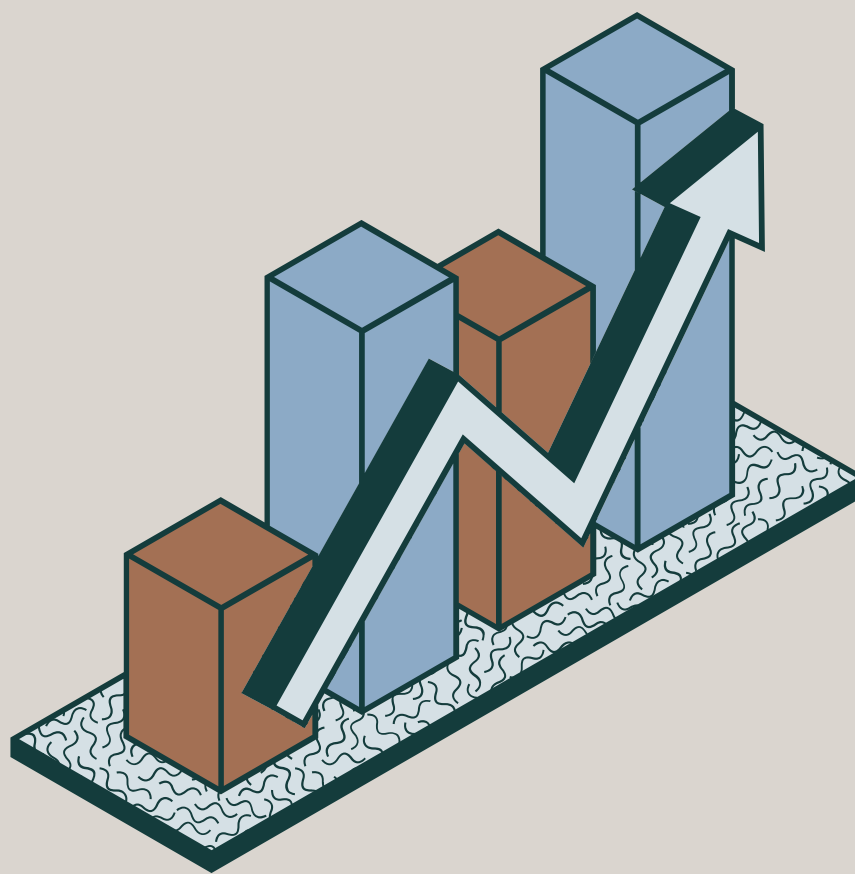
MARKET ANALYSIS

The People

Our target demographic consists of 35-54 year old, well educated individuals with multi-generational families. Glenrock will attract outdoor enthusiasts who prefer to feel somewhat removed from city life but also desire access to the Las Vegas city lifestyle. Residents will enjoy quick and easy access to Red Rocks National Conservation Area while still having a short commute to work and school. The homes at Glenrock are designed to accommodate a household size of 2-5 people. The target buyer will have an annual household income that exceeds \$200,000. A considerable portion of the population is employed in the health care and social services industry, closely followed by science and technology occupations.

The Area

Glenrock serves as the gateway to the breathtaking Red Rocks National Conservation Area and over 200 miles of trails that attracts nearly 4 million visitors annually. The region is currently experiencing significant growth. The Glenrock neighborhood is situated near premier golf courses, thriving shopping centers, and some of the most affluent neighborhoods in Las Vegas which contributes to the overall attractiveness of the area. Glenrock will offer homes at competitive prices compared to the high-end competition in the area.



SURROUNDING AREA

SURROUNDING AMENITIES

More than 300 parks in a range of sizes
200 miles of interconnected trails
Resident-exclusive community centers
10 golf courses
26 public, private, and charter schools
Public library & performing arts center
Medical & Shopping Centers
Red Rocks Conservation Area

| Amenity | Drive Time |
|--------------------------------------|-----------------------------------|
| Red Rocks National Conservation Area | 3 Minutes and Direct Trail Access |
| Albertsons | 5 Minutes |
| Lifetime Athletic | 9 Minutes |
| Summerlin Hospital | 10 Minutes |
| The Arroyo Golf Club | 12 Minutes |
| Grand Park | Direct Access |

Figure 2.1

CLIMATE & GEOGRAPHY

Summerlin provides an outdoor-friendly environment with over 300 sunny days yearly and temperatures reaching over 100°F in summer and staying mild in the 60s during winter. Situated at approximately 3,700 ft above sea level, Summerlin West enjoys temperatures that are 7-10 degrees less than the heat experienced on the east side of the Las Vegas Valley. This promotes residents to relish the renowned trail system and outdoor spaces integrated into home designs. With minimal rainfall at approximately 6.2 inches annually, mostly in January, Summerlin's desert climate remains perfect for outdoor living.



DEMOGRAPHICS & TARGET MARKET

Summerlin West has experienced a significant growth in population since 2010, with an impressive 86% increase over the past decade. The Summerlin area has surpassed the growth rate of Las Vegas itself, making it a highly popular area. Currently, Summerlin West is home to 15,000 residents, with the majority falling within the 35-54 age range. With a population density of 7,400 people per square mile, Summerlin West is one of the fastest-growing and largest communities in the Las Vegas metropolitan area.

TARGET MARKET

35-54 years olds with a desire
 Married/Multi-generational families
 College degree
 \$200,000+
 Household size of 2-5 people

POPULATION

| | 2010 Census | 2023 Q2 Census | 2028 Q2 Census |
|------------|-------------|----------------|--|
| Population | 44,885 | 51,528 | 52,990 2.8% ↑ 2023 14.8% ↑ 2010 |

OCCUPATION

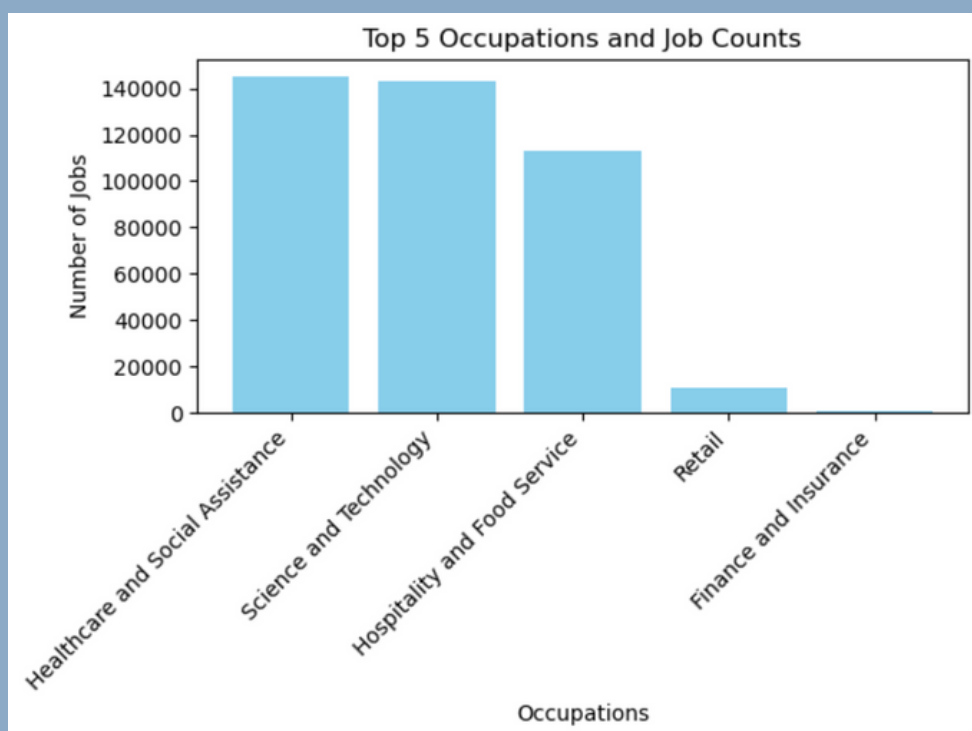


Figure 2.2

INCOME



Figure 2.3



GRAND PARK BUILDERS

Urban Vista Homes conducted comprehensive research on product prices from residential home closing market data from 2023. The focus was on the models sold by four major home builders in the Grand Park community throughout 2023. This analysis provides valuable insight into the local market, and served as a guide on how to position our products competitively.

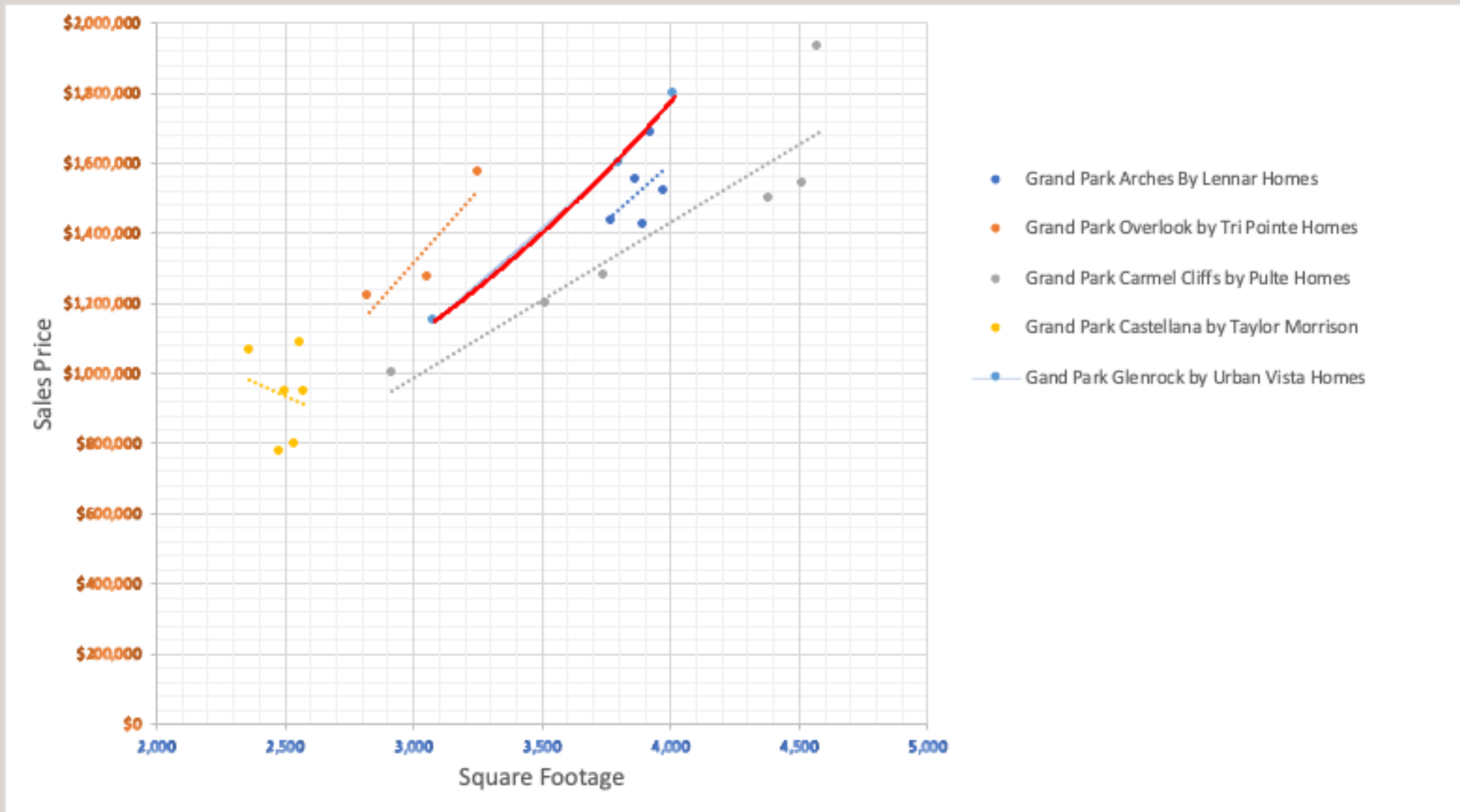


Figure 2.4

| | | |
|--|--------------------------|--------------------------------|
| GRAND PARK - ARCHES LENNAR HOME | AVG. SQFT - 3,854 | 2023 ASP - \$1,526,724 |
| GRAND PARK - OVERLOOK TRI POINT HOMES | AVG. SQFT - 3,226 | 2023 ASP - \$ 1,464,316 |
| GRAND PARK - CARMEL CLIFFS PULTE HOMES | AVG. SQFT - 4,205 | 2023 ASP - \$ 1,520,971 |
| GRAND PARK - CASTELLANA TAYLOR MORRISON HOMES | AVG. SQFT - 2,506 | 2023 ASP - \$ 884,572 |
| GRAND PARK - GLENROCK URBAN VISTA HOMES | AVG SQFT - 3,631 | ASP - \$1,516,667 |

Figure 2.5



COMPARABLES

PULTE HOMES



CARMEL CLIFFS

Base price \$1,506,707
Car Garage: 3
Beds: 5
Baths: 4
Sq. Ft: 4,233
Average Lot Size: 7,947 Sq Ft

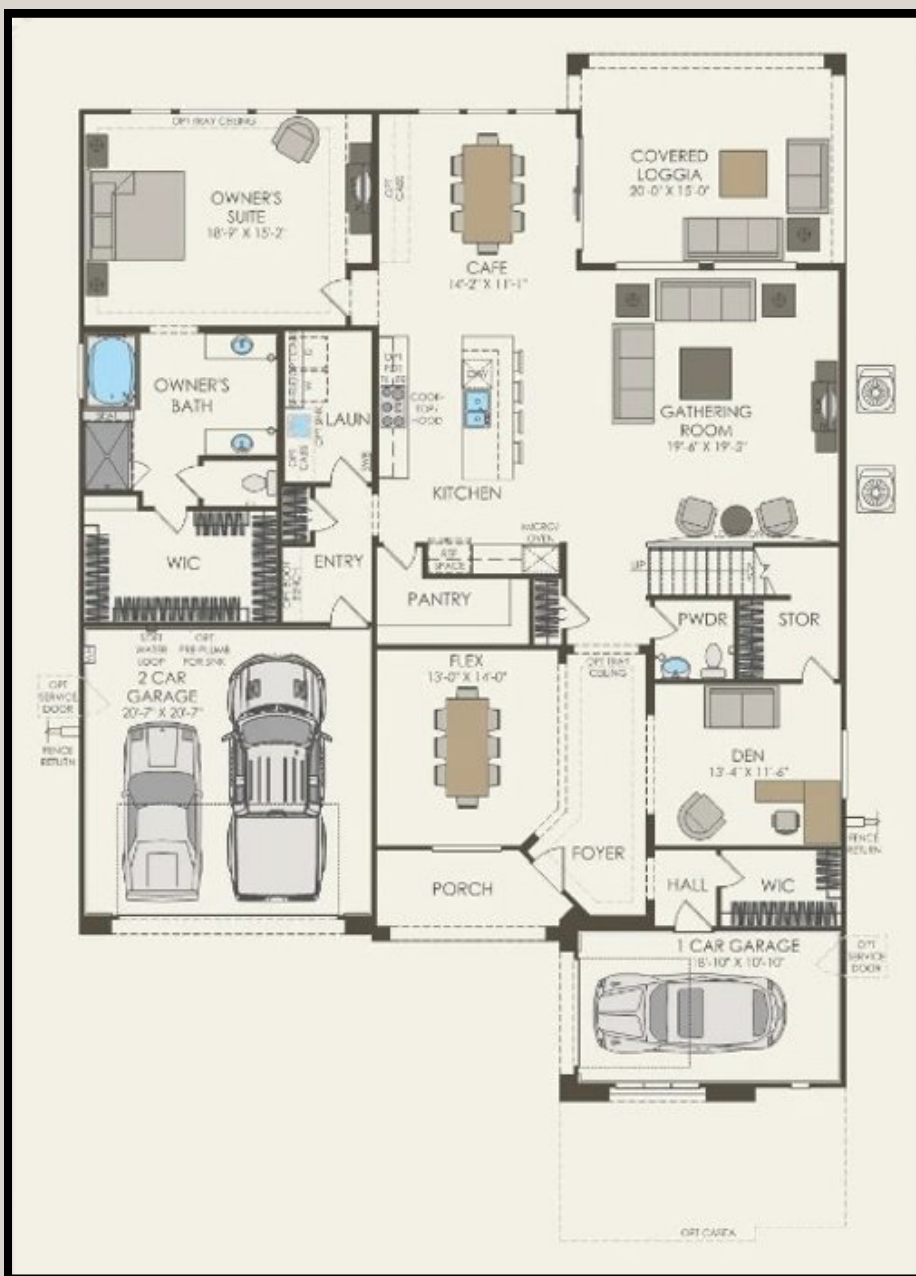


Figure 3.1

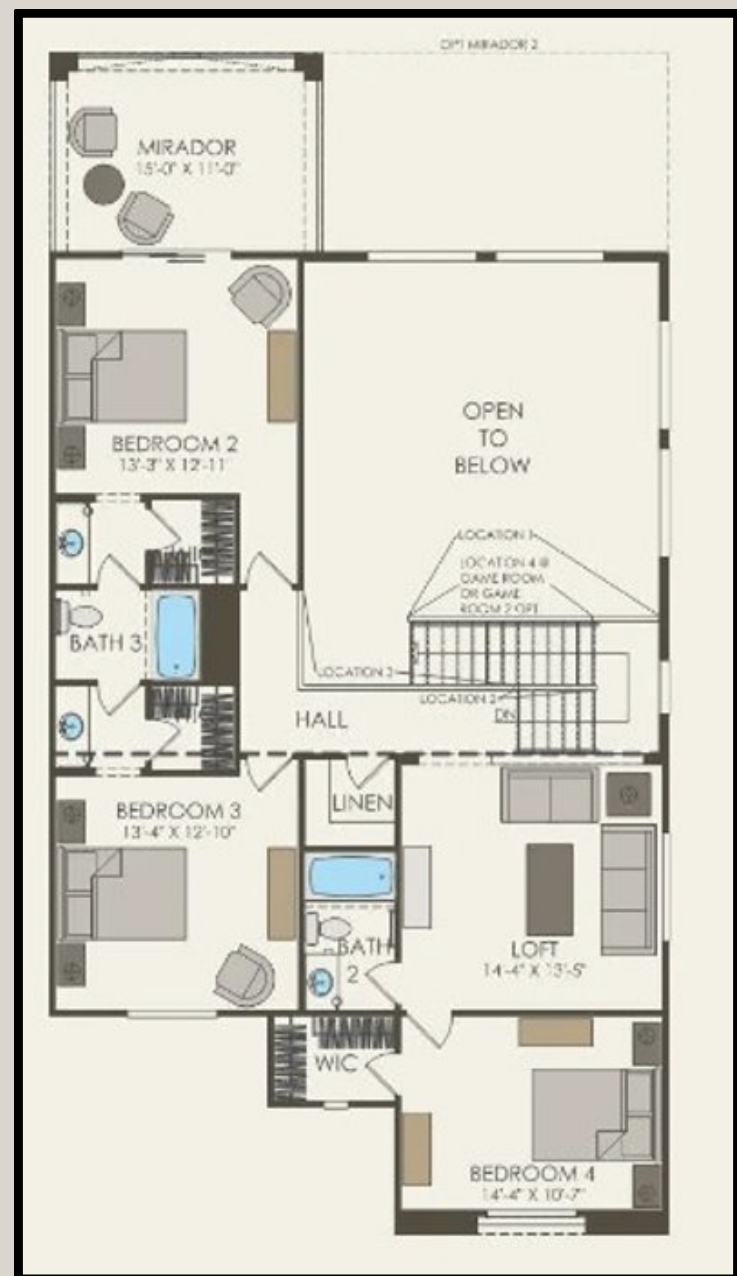


Figure 3.2



COMPARABLES

LENNAR HOMES



THE ARCHES

Base price \$1,329,156
Car Garage: 2
Beds: 3
Baths: 3
Sq. Ft: 3,375
Average Lot Size: 10,382 Sq Ft



Figure 3.3



COMPARABLES

TRI-POINTE HOMES



KINGS CANYON

Base price \$1,194,469
Car Garage: 4
Beds: 3
Baths: 3.5
Sq. Ft: 3,368
Average Lot Size: 8,022 Sq Ft



Figure 3.4



Figure 3.5



COMPARABLES

TAYLOR MORRISON HOMES



Base price \$1,062,935

Car Garage: 2

Beds: 4

Baths: 3

Sq. Ft: 2,484

Average Lot Size: 7,045 Sq Ft

CASTELLANA

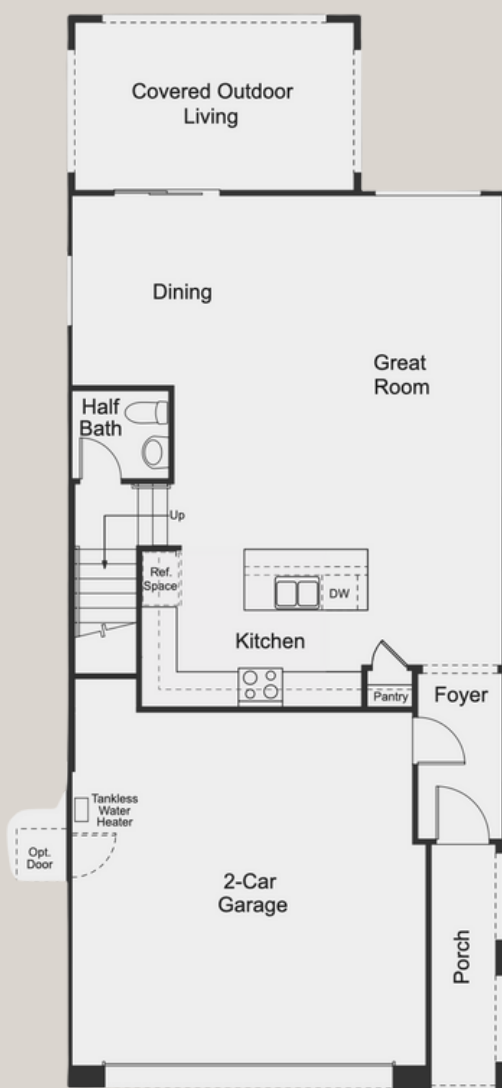


Figure 3.6

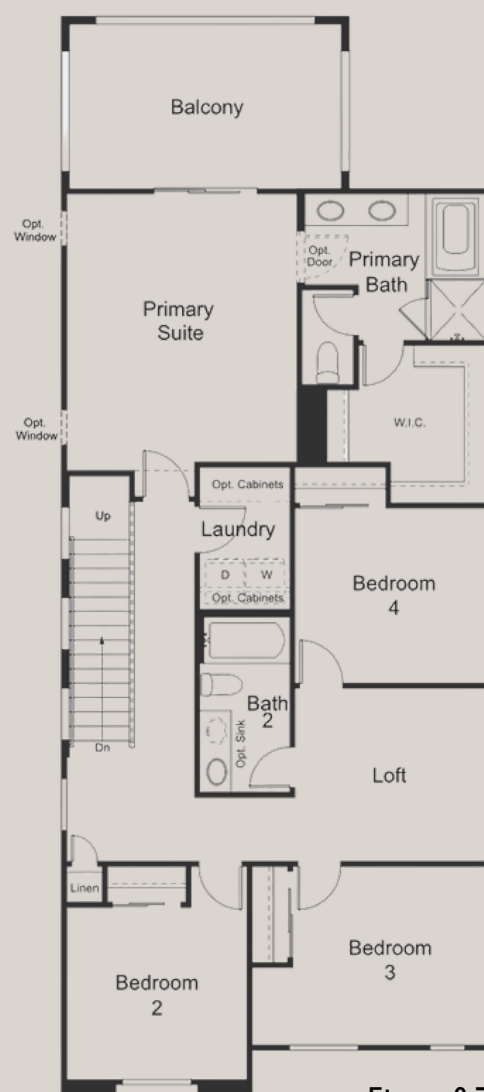


Figure 3.7

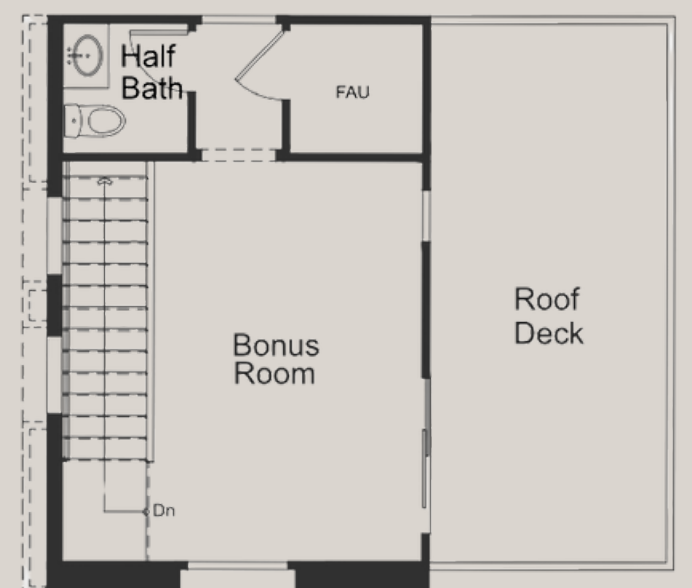


Figure 3.8



MARKET TRENDS

- **Homeownership Rate and Prices:**
 - Homeownership rate in Summerlin West: 72% in 2023.
 - Average sold price for a new single-family home: \$910,010.
 - Median closing price: \$772,060 (2.6% increase from 2022)
- **Housing Dynamics:**
 - Average household size: 2.61 people.
 - 447 new detached single-family home sales in the past year, averaging 2,558 square feet.
 - Current inventory: 2.17 months (indicating a seller's market; balanced market is typically 6 months)
- **Local Real Estate Landscape within 3-mile radius of Glenrock (Q2 2023)**
 - Total available lots: 602.
 - Starts: 566.
 - Steady decrease in new home supply, with 1,216 new homes sold in 2022 - September 2023.
- **Implications and Trends:**
 - Market normalization: Listing agents/sellers are not overpricing homes.
 - Seasonal slowdown during the holiday season.
 - Reduced affordability and buyer interest in purchasing homes.

3-MILE RADIUS OF GRAND PARK Q2 -2023 DATA

| | \$0-\$499,999 | \$500,000-\$599,999 | \$600,000-\$699,999 | \$700,000-\$799,999 | \$800,000-\$899,999 | \$900,000-\$999,999 | \$1000,000-\$1499,999 | \$1500,000-\$999,999 |
|------------------------------------|---------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|----------------------|
| Ann Starts | 39 | 118 | 99 | 90 | 75 | 29 | 103 | 13 |
| Ann Closings | 86 | 77 | 199 | 98 | 76 | 32 | 141 | 16 |
| Housing Inv | 26 | 93 | 84 | 69 | 72 | 25 | 57 | 28 |
| VDL Inv | 81 | 289 | 88 | 68 | 35 | 10 | 29 | 3 |
| Housing Supply (Months) VDL | 3.6 | 14.6 | 5.0 | 8.4 | 11.4 | 9.5 | 4.9 | 21.0 |
| Supply (Months) | 25.2 | 29.4 | 10.6 | 9.0 | 5.6 | 4.1 | 3.4 | 2.8 |
| Ann Starts | 6.8 % | 20.8 % | 17.5 % | 15.9 % | 13.3 % | 5.1 % | 18.2 % | 2.3 % |
| Ann Closings | 11.9 % | 10.6 % | 27.5 % | 13.6 % | 10.4 % | 4.4 % | 19.4 % | 2.2 % |
| Housing Inv | 5.7 % | 20.5 % | 18.4 % | 15.1 % | 15.9 % | 5.6 % | 12.6 % | 6.2 % |
| VDL Inv | 13.4 % | 48.0 % | 14.6 % | 11.2 % | 5.8 % | 1.6 % | 4.8 % | 0.5 % |

Figure 3.9

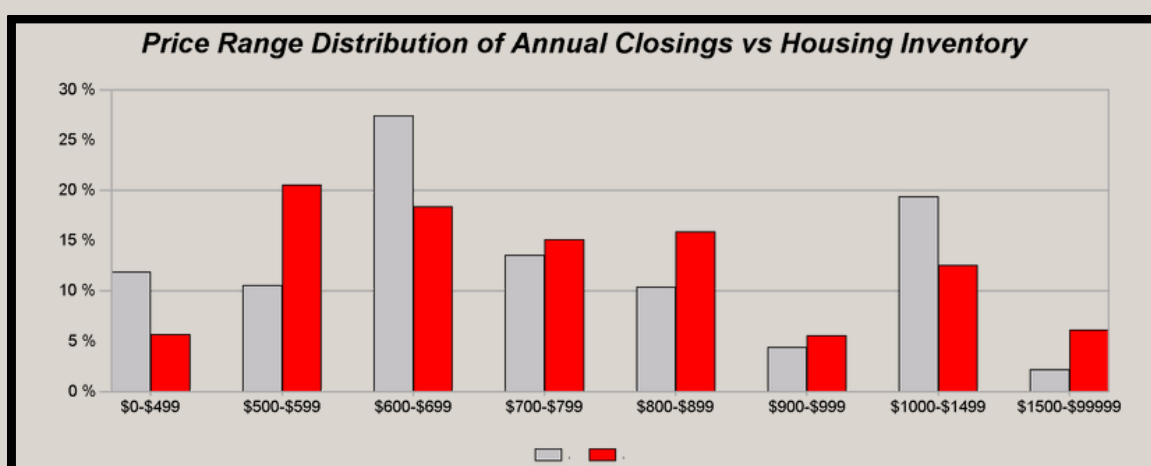


Figure 3.10

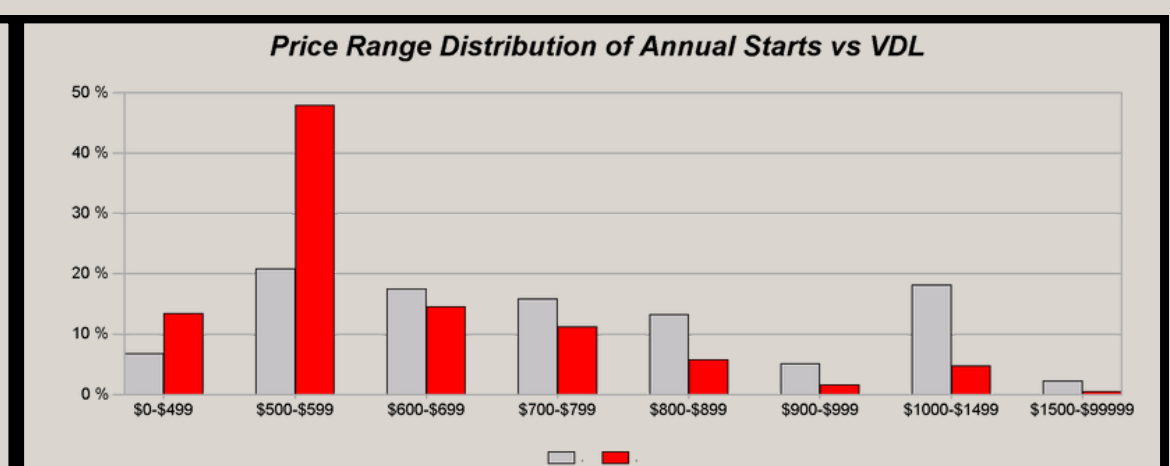


Figure 3.11



CRIME & EDUCATION

CRIME

Summerlin South, 3.9 miles from Summerlin West, has a crime rate slightly lower than the U.S. average with a B grade from crimegrade.com. This rating is based on 30.20 events per 1,000 residents annually, including 2.221 violent crimes, 14.06 property crimes, and 19.92 other crimes per 1,000 residents.

Summerlin North, 4.4 miles from West Summerlin, has a significantly lower crime rate than Summerlin South and has an A+ rating from crimegrade.com. This rating is based on 15.83 events per 1,000 residents annually, including 1.902 violent crimes, 7.501 property crimes, and 6.424 other crimes per 1,000 residents.

Lone Mountain, 6.4 miles from Summerlin West, has an A rating from crime gradecom. This community experiences a crime rate of 19.52 per 1,000 residents yearly, including 2.34 violent crimes, 8.48 property crimes, and 8.70 other crimes per 1,000 residents.

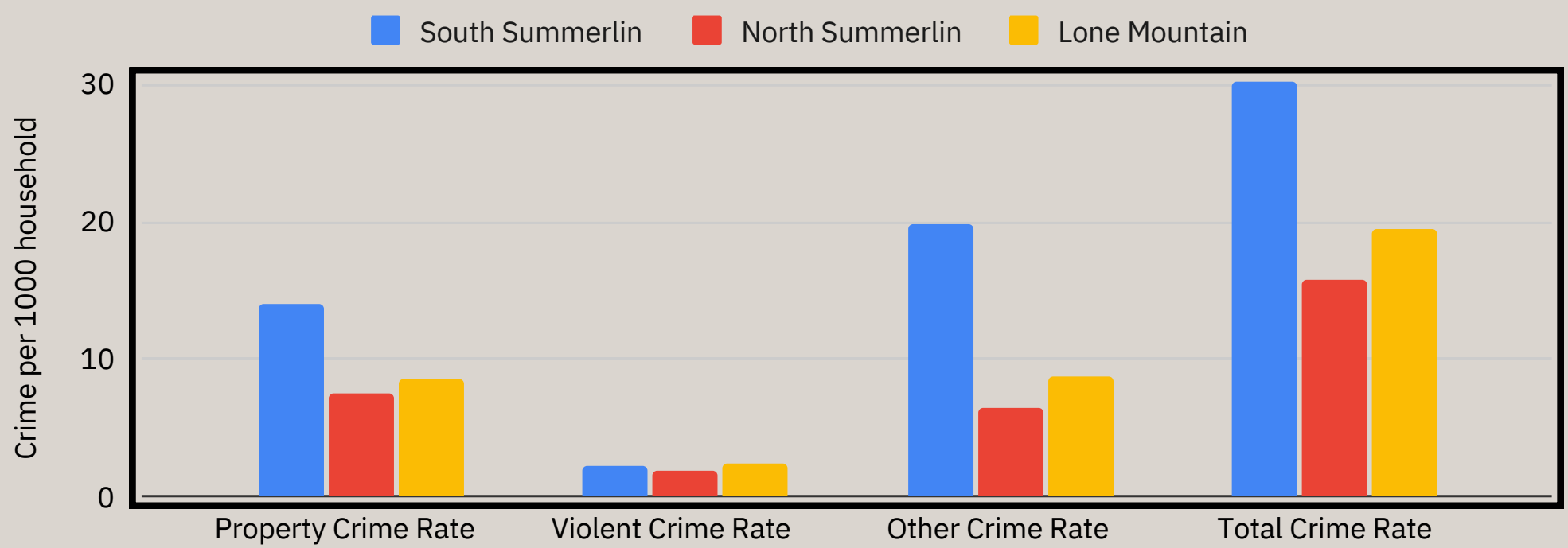


Figure 3.12

EDUCATION

School ratings are a crucial factor for families in our target market during the home buying process and Summerlin West is in close proximity to many top-quality schools.. The Howard Hughes Corporation prioritized education for the Summerlin area since it's inception. There are currently 26 schools: 10 nationally recognized private schools, 16 top-ranked public schools, and other highly acclaimed higher education facilities. Two of the public high schools are nationally acclaimed and offer International Baccalaureate programs.



AMENITIES

Summerlin is surrounded by a plethora of local amenities to serve those living in the community and visitors.

Summerlin is known for its variety of public and private golf courses, and extensive park system that encourages pedestrian connectivity between the neighborhood and the surrounding trail systems. There is a variety of restaurants, resorts and hotels for locals and visitors to enjoy. There is something for everyone to enjoy in Summerlin.

CHURCHES IN SUMMERLIN

Several churches including Church of Jesus Christ of Latter-Day Saints, Desert Springs Methodist Church, Faith Community Lutheran Church, Hindu Temple of Las Vegas, Mountain View Presbyterian Church, and more.

TOP 10 RESTAURANTS

Ocean Prime Las Vegas, BJ's Restaurant & Brewhouse, Pyramid Cafe, Vintner Grill, Maggiano's Little Italy, The Bagel Cafe, Kassi Beach House, Nittaya's Secret Kitchen, Ohlala French Bistro.

RESORT HOTELS

Red Rock Casino, Resort & Spa, Suncoast Hotel & Casino, JW Marriott Summerlin.

GOLF COURSES

Several golf courses including Bear's Best Las Vegas, Eagle Crest Golf Club, Highlands Falls Golf Club, Palm Valley Golf Club, Red Rock Country Club, Siena Golf Club, TPC Las Vegas, and more.

SUMMERLIN PARKS

Summerlin boasts nearly 250 parks of various sizes and types. Each village is centered around a large community park, and neighborhoods have smaller parks. Major community parks feature a variety of recreational amenities like tennis courts, baseball fields, basketball courts, pools, and more.

SUMMERLIN TRAIL SYSTEM

The extensive trail system spans over 150 miles, connecting neighborhoods and villages and providing safe routes for walking, jogging, and cycling. It includes completed trails along 215 Beltway, with ongoing expansion plans that will eventually link to Red Rock Canyon National Conservation Area.

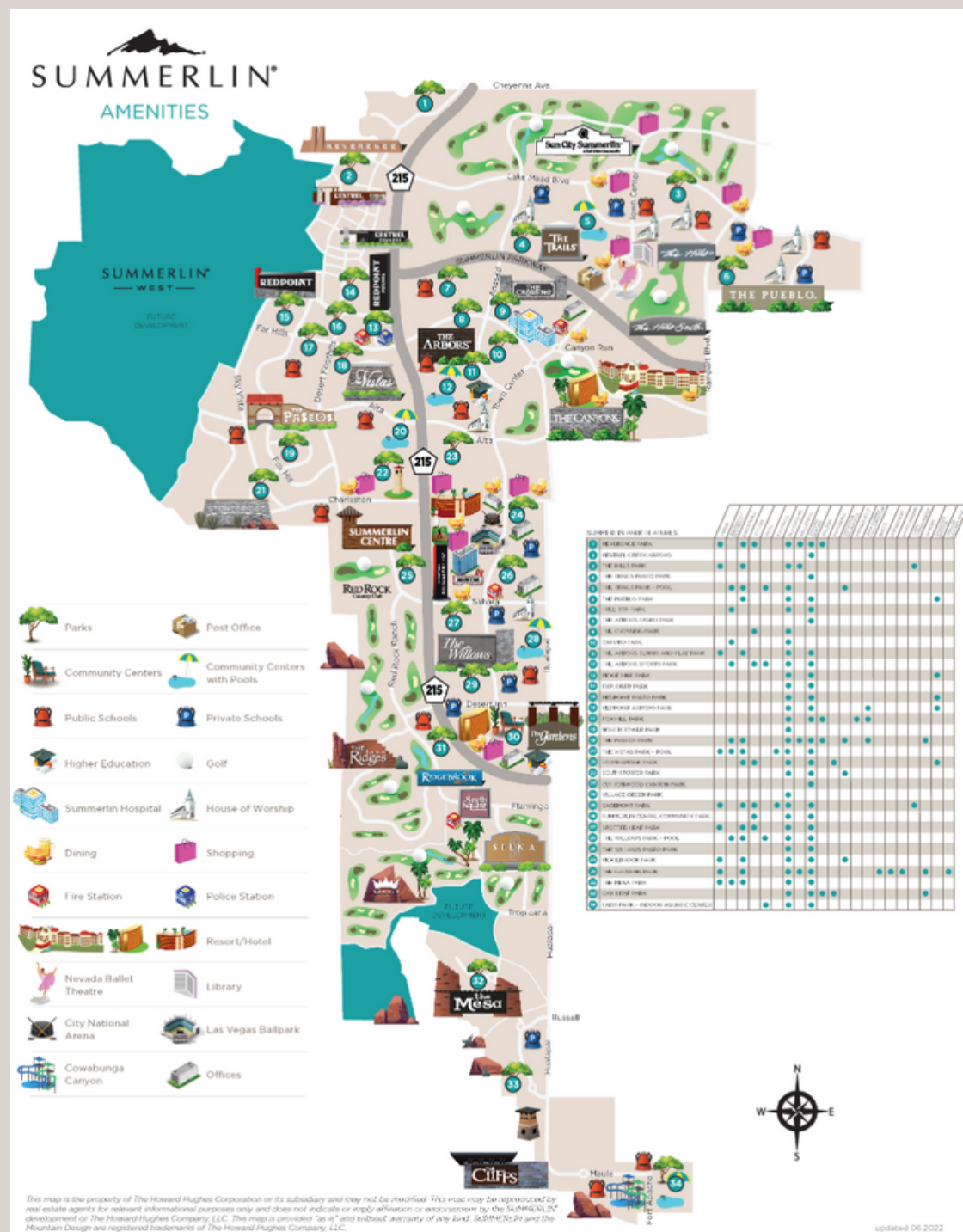


Figure 3.13



PRODUCT DESIGN

STANDARD FEATURES

EXTERIORS

Light Colored Metal Roof/Clay Tile Roof
Hardie Board Siding/Stucco Siding
Native plants and Landscaping for Front Yards/Turf for Backyards
Concrete Front Porch/Patios
Salvaged FSC Certified Trim
Stone Veneer
Exterior Solar Lights
Trex for Elevated Balcony and Elevated Wrap Around Patios

INTERIORS FINISHES

Porcelain Wood-like Tiles in all Common Areas
Carpets made from 100% Recycled Plastic, Reused Pallets
Level 5 Wall Finishes
Seamless Trim with Wall Edge

KITCHEN

Stainless Steel Energy Star Rated Appliances
Melamine Kitchen Cabinets
Induction Stovetop & Range
Steam Ovens
Concrete Countertops
LED Lighting

ELECTRICAL

LED Lighting along edges of Stairs and Seamless Trim
Energy Efficient Ceiling Fans in all Bedrooms
Smart Doors, Security, HVAC Lighting Systems
Split Level HVAC System

BATHROOMS

Concrete Finished Flooring
Water Sense Toilet & Vanity Fixtures
Tankless Water Heater



THE DILLON



2702
sq ft



4
Beds



2.5
Baths



2
Floors



2
Garages



Figure 3.14

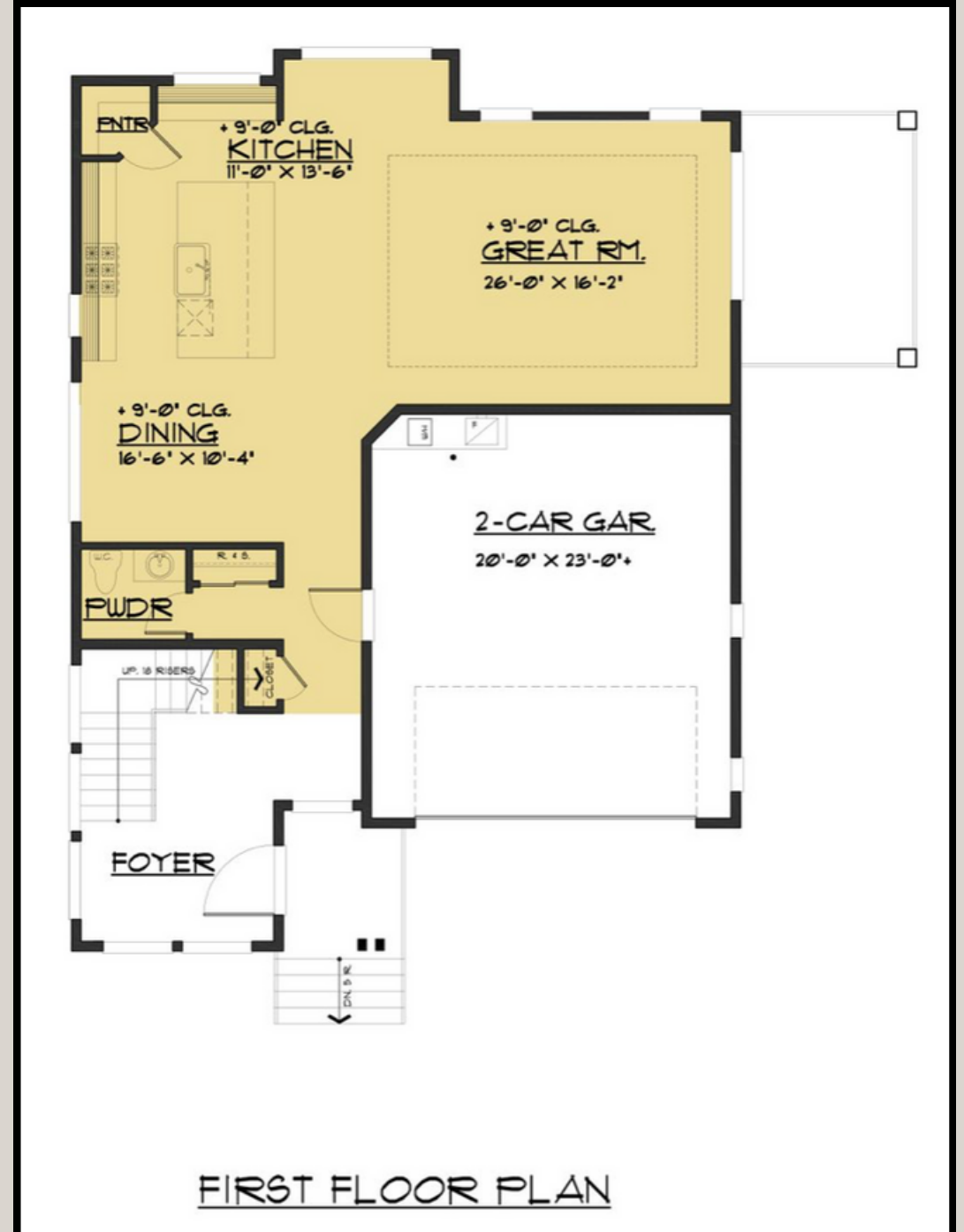


Figure 3.15



THE BURTON



3543
sq ft



4
Beds



3
Baths



2
Floors



3
Garages

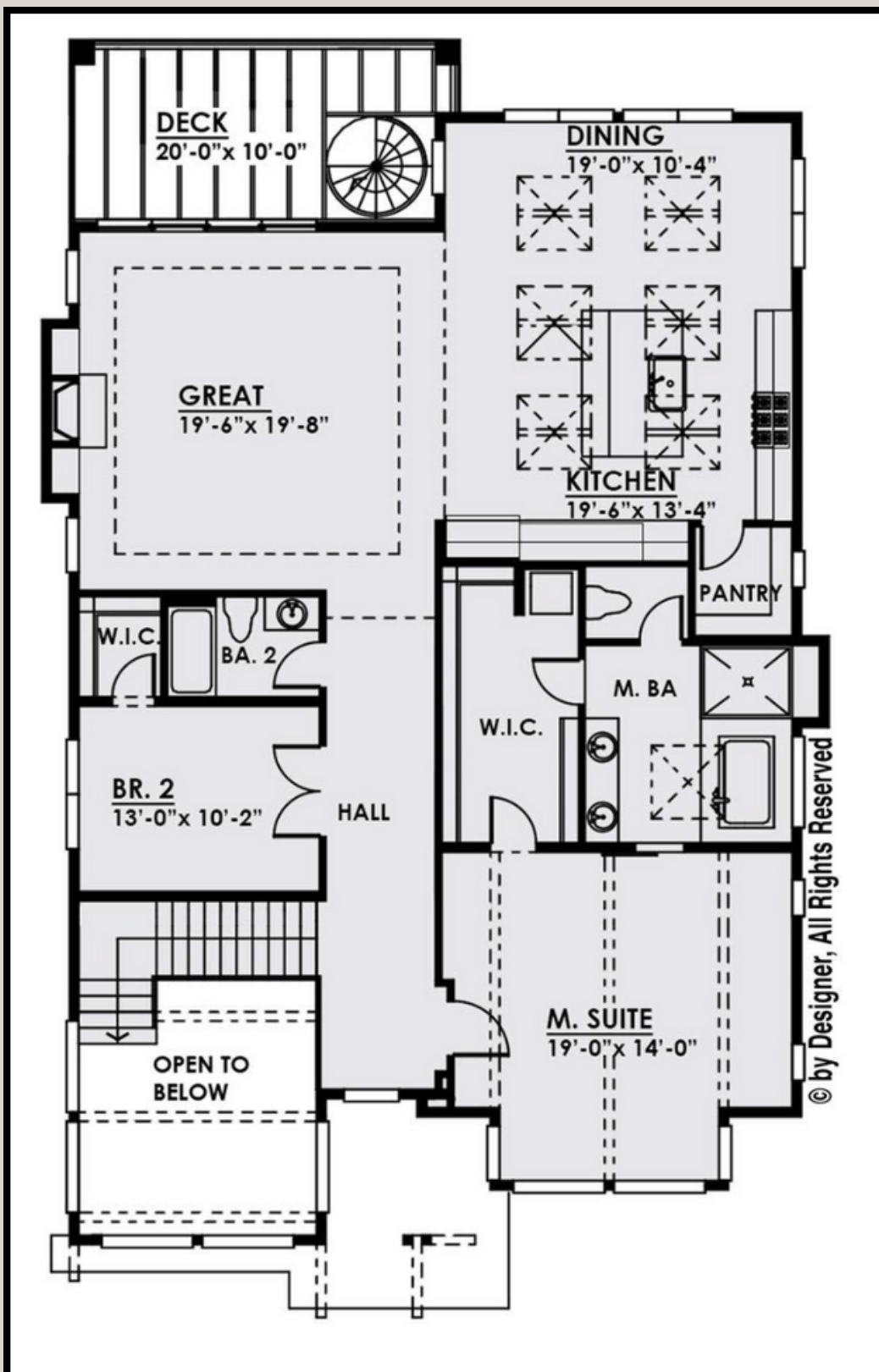


Figure 3.16

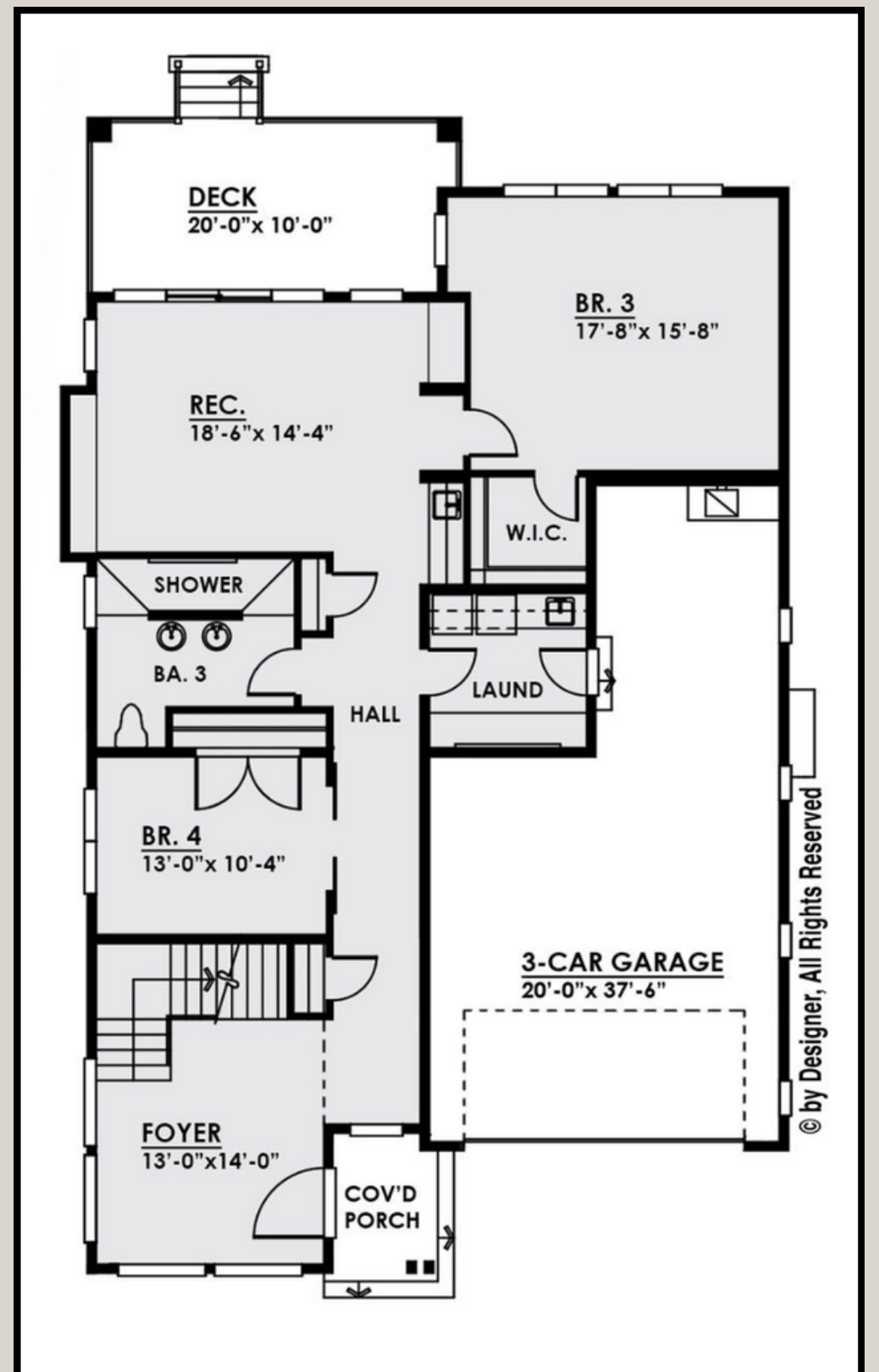


Figure 3.17



THE HUDSON



4159
sq ft



4
Beds



4.5
Baths



2
Floors



2
Garages



Figure 3.18



Figure 3.19



Figure 3.20



ADDITIONAL ELEVATIONS



THE DILLON



THE BURTON



THE HUDSON



PRODUCT DESIGN

OPTIONAL UPGRADES

POOL

SOLAR PANELS

WRAP AROUND PORCHE

OUTDOOR FIRE PIT/OUTDOOR FIREPLACE

SMART TECHNOLOGY/HOME AUTOMATION

OUTDOOR KITCHENS

ROOFTOP DECK

CUSTOM CABINETS

HARDWOOD FLOORING

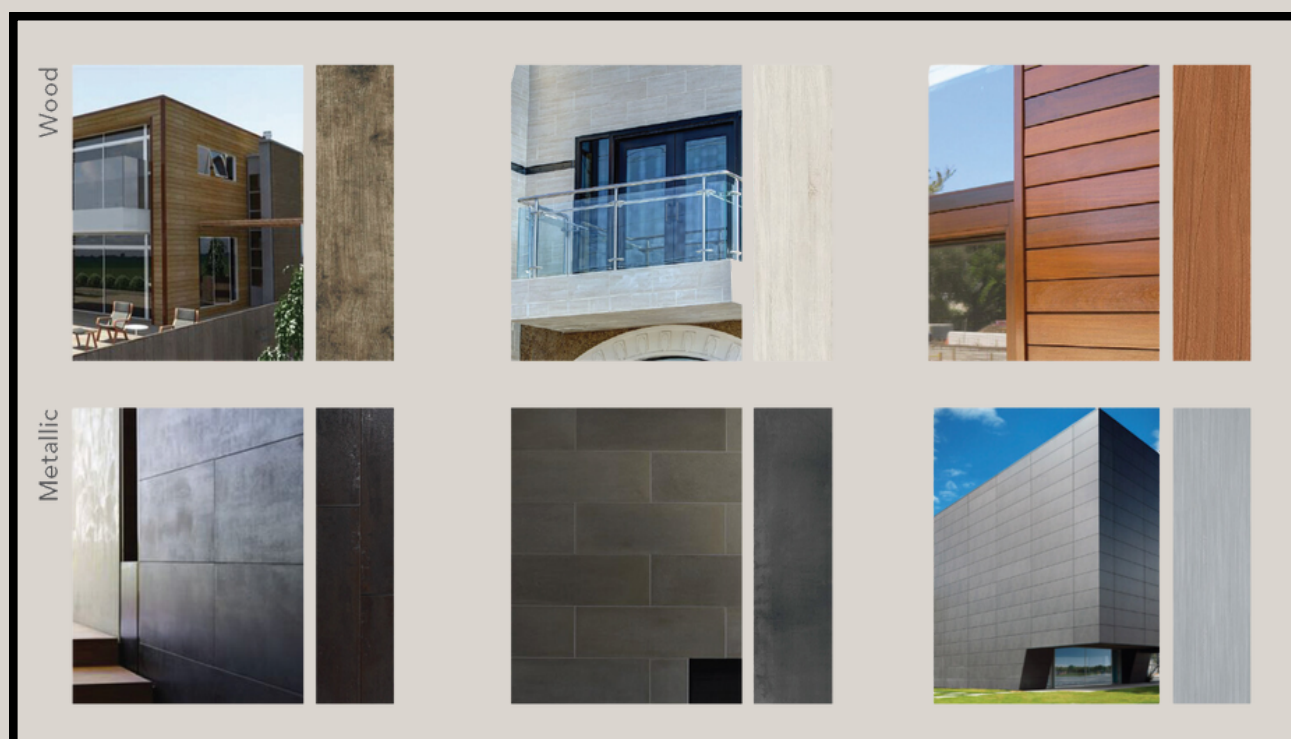
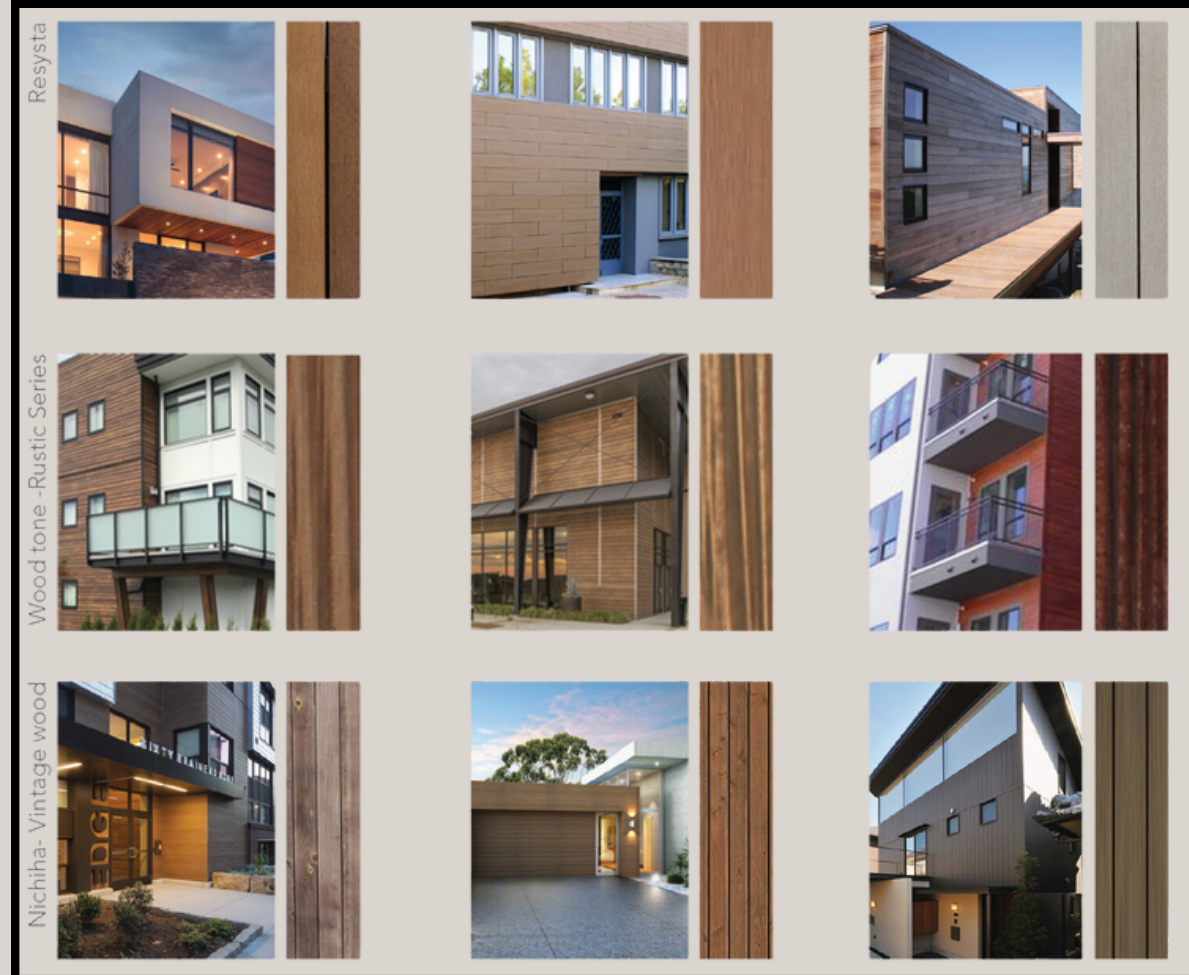
HEATED FLOORS

HOME THEATER

BATHROOM SPA/STEAM UPGRADE

MILLWORK UPGRADES

KITCHEN AND BATH COUNTERTOP UPGRADES

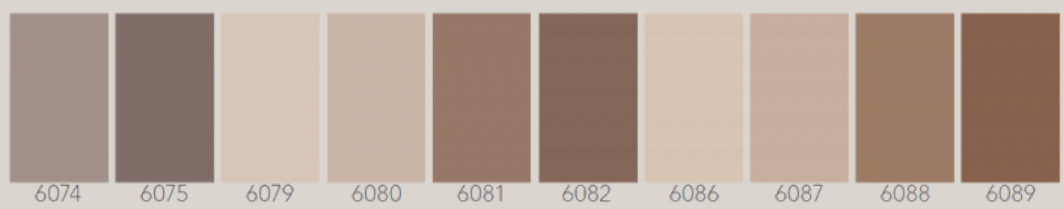
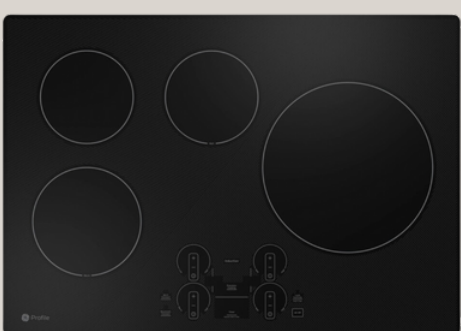
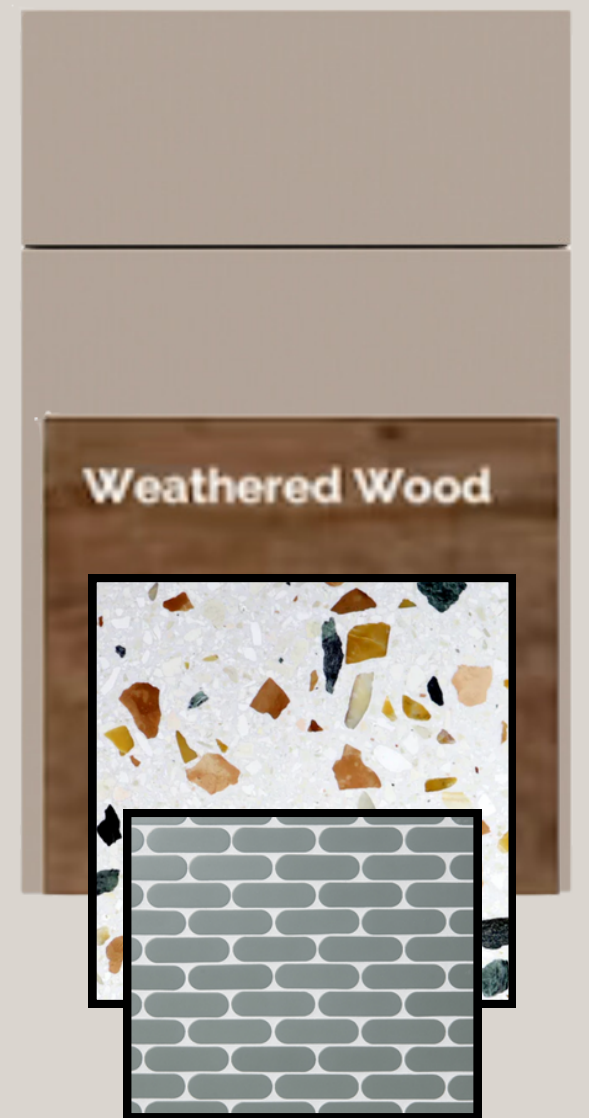
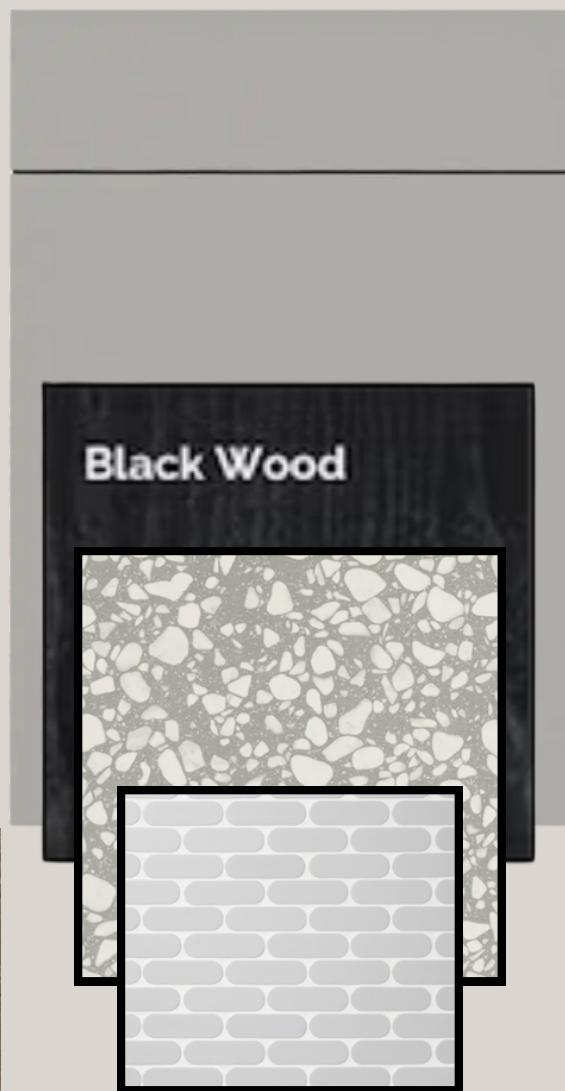


FEATURES

EXTERIOR OPTIONS



INTERIOR FINISHES



SITE DESIGN

Parcels K and L of the Glenrock residential development in Summerlin West, Las Vegas will feature a total of 168 single-family homes. The site encompasses an amenity tract for the residents, as well as multiple green spaces and walking trails strategically located throughout the area that promote easy pedestrian access and foster a strong connection with the beautiful surrounding Red Rocks Conservation Area. The amenity tract is designed with careful consideration for the target buyer and will feature an outlook area as well as a community entertainment area. Additionally, entry monument signs "GLENROCK" will be strategically placed at both entrances of the site to provide a sense of arrival and enhance the overall appeal of the development.



Figure 4.1

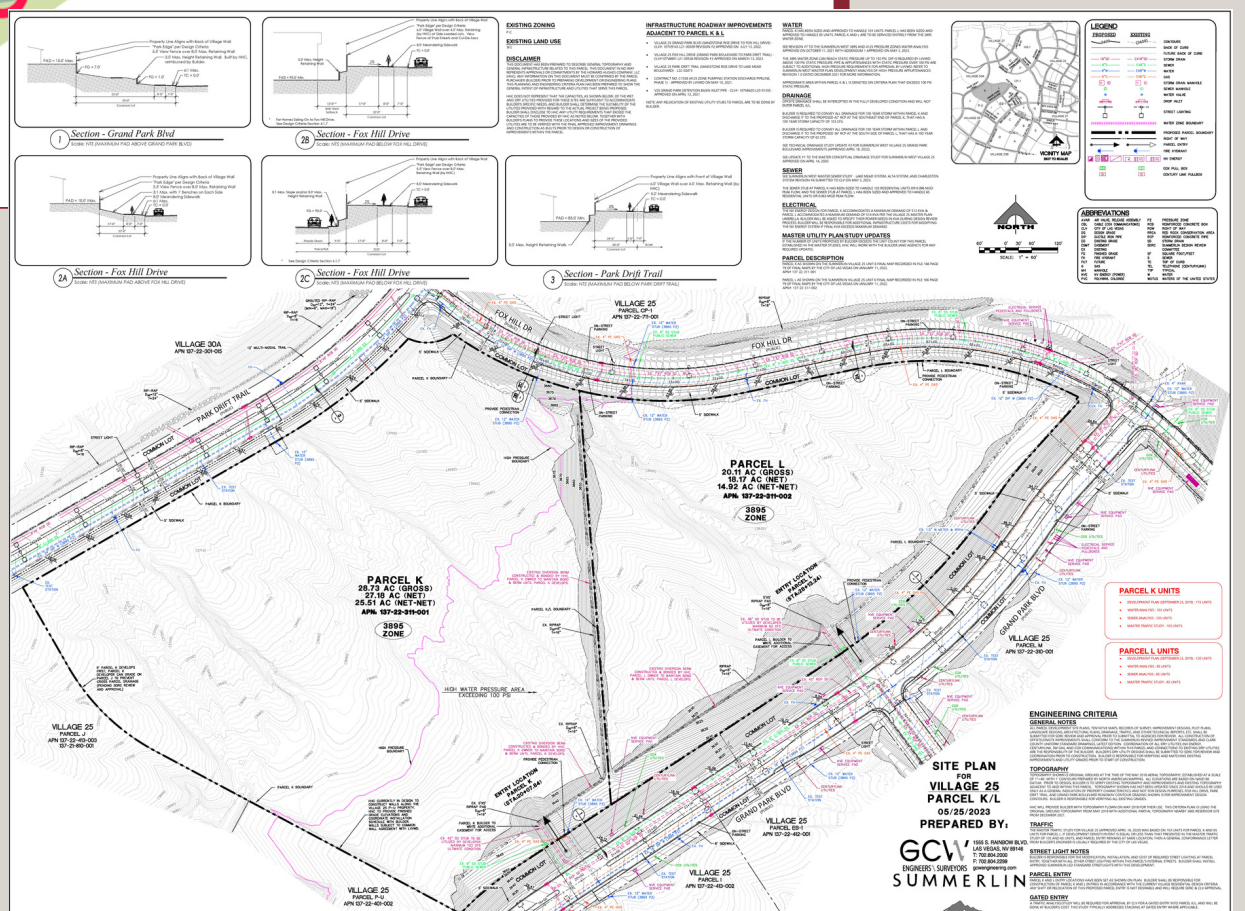


Figure 4.2

INFRASTRUCTURE

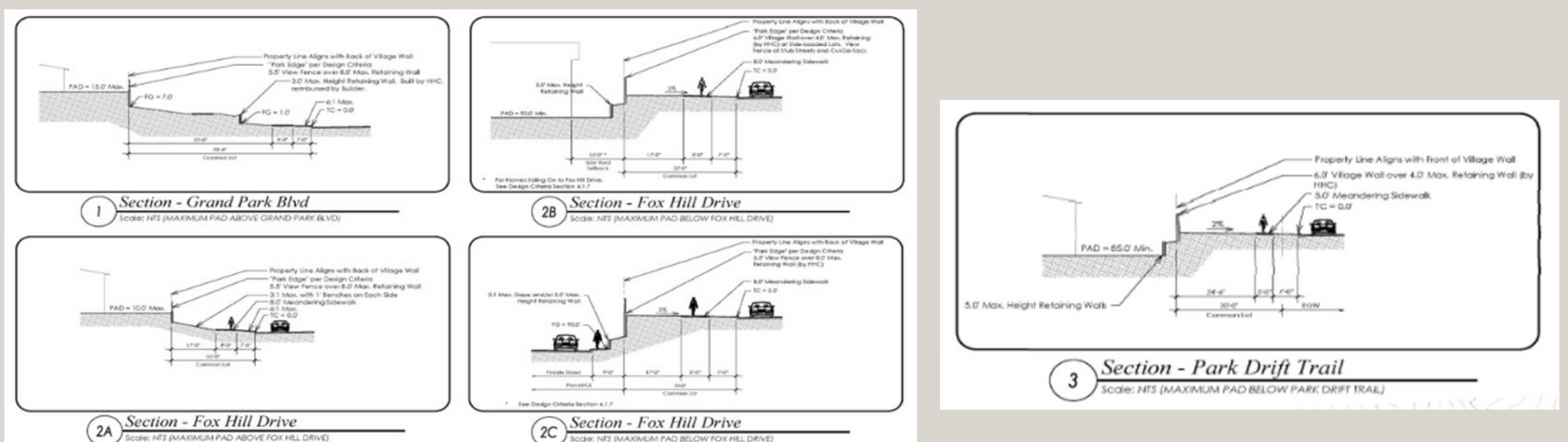


Figure 4.3



STORMWATER MANAGEMENT

A comprehensive stormwater management analysis supports the use of a retention basin. An underground pipe system will efficiently direct water from all streets and facilitate the smooth flow of water directly to the designated detention basin. The strategic location of the basin will collect runoff from different sources, including highways, roads, parking lots, rest areas, and maintenance zones. The goal is to temporarily hold runoff in calm conditions so the sediment and particles can settle out before the treated runoff is released in a controlled manner.

The Gravity Sewer System requires compliance with stringent standards without compromise. Water service pipe installation mandates adherence to NSF 61 and specific pressure rating requirements to ensure durability and functionality. Additionally, meticulous attention will be given to the separation of water service and building sewer. Trenching, pipe installation, and backfilling will follow strict guidelines, especially where both systems share a trench. Creating a minimum horizontal separation between water service and building sewer is crucial, with exceptions outlined for specific instances, such as sleeving when crossing sewer pipes. These regulations are implemented to safeguard infrastructure integrity, prevent contamination, and maintain the system's operational efficiency.



UTILITIES

GRAVITY SEWER SYSTEM

The Clark County, Las Vegas Building Codes provide a variety of regulations and calculations to create a set of guidelines for the Glenrock development. The following are codes found in the plumbing section identifying the required size and technique for separating water services & building sewers.

P2906.4 WATER SERVICE PIPE

Water service pipe shall conform to NSF 61 and shall conform to one of the standards indicated in Table P2906.4. Water service pipe or tubing, installed underground and outside of the structure, shall have a working pressure rating of not less than 160 pounds per square inch at 73°F (1103 kPa at 23°C). Where the water pressure exceeds 160 pounds per square inch (1103 kPa) piping material shall have a rated working pressure equal to or greater than the highest available pressure. Water service piping materials, not third-party certified for water distribution, shall terminate at or before the full open valve located at the entrance to the structure. Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104/A21.4.

P2906.4.1 SEPARATION OF WATER SERVICE AND BUILDING SEWER

Trenching, pipe installation, and backfilling shall be in accordance with Section P2604. Where water service piping is located in the same trench with the building sewer, such sewer shall be constructed of materials listed in Table P3002.1(2) Where the building sewer piping is not constructed of materials indicated in Table P3002.1(2) the water service pipe and the building sewer shall be horizontally separated by not less than 5 feet (1524 mm)of undisturbed or compacted earth. The required separation distance shall not apply where a water service pipe crosses a sewer pipe, provided that the water service is sleeved to a point not less than 5 feet (1524 mm)horizontally from the sewer pipe centerline on both sides of such crossing. The sleeve shall be of pipe materials indicated in Table P2906.4, P3002.1(2)or P3002.2. The required separation distance shall not apply where the bottom of the water service pipe that is located within 5 feet (1524 mm)of the sewer is not less than 12 inches (305 mm)above the highest point of the top of the building sewer.

P2903.1 WATER SUPPLY SYSTEM DESIGN CRITERIA

The water service and water distribution systems shall be designed and pipe sizes shall be selected such that under conditions of peak demand, the capacities at the point of outlet discharge shall not be less than shown in Table P2903.1.

TABLE P2903.1
REQUIRED CAPACITIES AT POINT OF OUTLET DISCHARGE

| FIXTURE SUPPLY OUTLET SERVING | FLOW RATE (gpm) | FLOW PRESSURE (psi) |
|---|------------------|---------------------|
| Bathtub, balanced-pressure, thermostatic or combination balanced-pressure/thermostatic mixing valve | 4 | 20 |
| Bidet, thermostatic mixing valve | 2 | 20 |
| Dishwasher | 2.75 | 8 |
| Laundry tray | 4 | 8 |
| Lavatory | 0.8 | 8 |
| Shower, balanced-pressure, thermostatic or combination balanced-pressure/thermostatic mixing valve | 2.5 ^a | 20 |
| Sillcock, hose bibb | 5 | 8 |
| Sink | 1.75 | 8 |
| Water closet, flushometer tank | 1.6 | 20 |
| Water closet, tank, close coupled | 3 | 20 |
| Water closet, tank, one-piece | 6 | 20 |

For SI: 1 pound per square inch = 6.895 kPa, 1 gallon per minute = 3.785 L/m.

a. Where the shower mixing valve manufacturer indicates a lower flow rating for the mixing valve, the lower value shall be applied.

Figure 4.4

RATIONAL FORMULA METHOD
RUNOFF COEFFICIENTS AND
AVERAGE PERCENT IMPERVIOUS AREA

| LAND USE OR SURFACE CHARACTERISTICS | AVERAGE PERCENT IMPERVIOUS AREA | RUNOFF COEFFICIENTS | | | |
|--|---------------------------------|---------------------|---------------------|--------------------|---------------------|
| | | 10-YEAR | | 100-YEAR | |
| | | GRASS ¹ | DESERT ² | GRASS ¹ | DESERT ² |
| Business and Commercial: | | | | | |
| Downtown Areas | 95 | .88 | .88 | .89 | .89 |
| Neighborhood Areas | 70 | .70 | .75 | .80 | .83 |
| Residential (Average Lot Size): | | | | | |
| 1/8 Acre or less (Multi-Unit) | 65 | .68 | .73 | .78 | .80 |
| 1/4 Acre | 38 | .55 | .62 | .65 | .74 |
| 1/3 Acre | 30 | .50 | .57 | .60 | .70 |
| 1/2 Acre | 25 | .45 | .53 | .55 | .67 |
| 1 Acre | 20 | .40 | .49 | .50 | .64 |
| 2 Acre | 12 | .35 | .45 | .40 | .60 |
| Industrial: | 72 | .72 | .76 | .82 | .84 |
| Open Space (Lawns, Parks, Golf Courses) | 5 | .10 | - | .30 | - |
| Undeveloped Areas (Natural Vegetation) | 0 | - | .25 | - | .50 |
| Streets and Roads: | | | | | |
| Paved | 100 | .90 | - | .93 | - |
| Gravel | 20 | .40 | - | .50 | - |
| Drives and Walks: | 95 | .88 | - | .89 | - |
| Roofs: | 90 | .85 | - | .87 | - |

Notes:
¹ Grass - Grassed Landscaping or Irrigated Vegetation
² Desert - Desert Landscaping or Natural Vegetation

WRC ENGINEERING REFERENCE: USDCM, DRCOG, 1969 (with modifications) TABLE 601

Figure 4.5

Figures 4.4 indicate the engineering calculations necessary for a site to follow appropriate water management calculations to manage runoff, soil and impervious area. To implement the stormwater management plan effectively, these calculations will provide guidelines for installation.



SUSTAINABILITY

Sustainable options are an important consideration for the GLENROCK development and our target market. A sustainability plan was developed with consideration for the sustainably-minded home buyer. Sustainable options and upgrades are listed below, with the majority built into the cost of the home.

ENVIRONMENTAL SUSTAINABILITY:

- High quality insulation
- Energy efficient appliances
- Smart home appliances - OPTIONAL UPGRADE
- Wi-Fi light systems
- LED lighting
- Solar panels

WATER CONSERVATION

Native plants and water-efficient landscaping will prevent solid erosion, decrease water runoff, and conserve water use for irrigation along with drip systems that promote water conservation. Innovative greywater recycling systems and water efficient fixtures can reduce overall water consumption.

MATERIALS AND CONSTRUCTION

- Local sourcing of materials will minimize the carbon footprint of construction
- High performance windows.
- Constructing with recycled and other energy efficient materials
- Reclaimed steel
- Engineered wood framing products
- Advanced framing techniques to minimize construction waste

WASTE MANAGEMENT

Waste reduction and recycling during day-to-day activities while building these homes will minimize the environmental impact of the project.

SUSTAINABILITY RATING

According to our research, Nevada is not in the top 10 in the US for building LEED certified homes. Currently, there may not be a strong demand for sustainable homes, but we want to be at the forefront of the movement towards sustainable practices in the Summerlin West area. Market research shows that the target market has a desire to live in more energy efficient homes, so while the Nevada market might not desire this, the target demographic does, which supports the emphasis on sustainability for the Glenrock development. Refer to the ICC-700 2020 Standards Book for sustainable products.



VDL Cost Estimate

December 1, 2023

| | |
|------------------------------|------------------------------|
| PROJECT TOTAL | \$ 12,470,137 |
| COST PER LOT/PER FOOT | 168 \$ 74,227 \$1,599 |
| CENTERLINE COLLECTOR | 0 |
| CENTERLINE LOCAL | 7800 |
| CENTERLINE ALLEY | 0 |

| FEES | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
|---------------------------------|------------------|-------|-------|---------------------|-----------------------------|
| CLOSING AND ACQUISITION COSTS | \$ - | LOT | 168 | \$ - | |
| LEGAL FEES | \$ - | LOT | 168 | \$ - | |
| IMPACT FEES | \$ - | LOT | 168 | \$ - | builder responsibility |
| SUBTOTAL | \$ - | | | \$ - | |
| PROFESSIONAL SERVICES | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| AGENCY REVIEW FEES | \$ 44,220.34 | LS | 1 | \$ 44,220.34 | 0.5% |
| PLANNING | \$ 132,661.03 | LS | 1 | \$ 132,661.03 | 1.5% |
| ENGINEERING | \$ 486,423.79 | LS | 1 | \$ 486,423.79 | 5.5% |
| LANDSCAPE ARCHITECTURE | \$ 132,661.03 | LS | 1 | \$ 132,661.03 | 1.5% |
| STAKING | \$ 309,542.41 | LS | 1 | \$ 309,542.41 | 3.5% |
| SOILS AND ENVIRONMENTAL TESTING | \$ 309,542.41 | LS | 1 | \$ 309,542.41 | 3.5% |
| CONSTRUCTION ADMIN/CLOSEOUT | \$ 309,542.41 | LS | 1 | \$ 309,542.41 | 3.5% |
| SUBTOTAL | \$ 10,265 | | | \$ 1,724,593 | |
| GRADING | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| TOPSOIL | \$ 2.00 | CY | 7560 | \$ 15,120.00 | 10% |
| OVERLOT GRADING | \$ 2.45 | CY | 75600 | \$ 185,220.00 | 450 |
| SUBEXCAVATION | \$ 2.45 | CY | 0 | \$ - | builder responsibility |
| ROCK EXCAVATION | \$ 7.75 | CY | 0 | \$ - | 0% |
| SUBTOTAL | \$ 1,193 | | | \$ 200,340 | |
| EROSION CONTROL | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| EROSION CONTROL | \$ 1,150.00 | LOT | 168 | \$ 193,200.00 | maintenance by homebuilding |
| SUBTOTAL | \$ 1,150 | | | \$ 193,200 | |
| UTILITY TRENCHING | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| UTILITY TRENCHING | \$ 25.00 | LF | 0 | \$ - | |
| SUBTOTAL | \$ - | | | \$ - | |
| UTILITY CHARGES | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| ELECTRIC DISTRIBUTION | \$ 4,100.00 | LOT | 168 | \$ 688,800.00 | Common Trench |
| GAS DISTRIBUTION | \$ 1,500.00 | LOT | 168 | \$ 252,000.00 | Common Trench |
| TELECOMMUNICATION DISTRIBUTION | \$ 250.00 | LOT | 168 | \$ 42,000.00 | Common Trench |
| TRAFFIC SIGNAL | \$ - | LS | 168 | \$ - | Signal Modifications |
| STREET LIGHTS | \$ 10,250.00 | EA | 26 | \$ 266,500.00 | 300 |
| SUBTOTAL | \$ 7,436 | | | \$ 1,249,300 | |
| SANITARY SEWER IMPROVEMENTS | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| 4" SDR UD | \$ 12.50 | LF | 7800 | \$ 97,500.00 | Common Trench |
| 6" SDR UD | \$ 16.50 | LF | 0 | \$ - | Common Trench |
| PIPE 8" PVC W/BEDDING | \$ 46.23 | LF | 7800 | \$ 360,594.00 | |
| PIPE 10" PVC W/BEDDING | \$ 48.91 | LF | 0 | \$ - | |
| PIPE 12" PVC W/BEDDING | \$ 66.65 | LF | 0 | \$ - | |
| 6" PVC FORCEMAIN | \$ 80.63 | LF | 0 | \$ - | |
| EXTRA DEPTH 10'-12' | \$ 2.26 | LF | 1560 | \$ 3,521.70 | 20% |
| EXTRA DEPTH 12' - 14' | \$ 7.11 | LF | 780 | \$ 5,546.68 | 10% |
| EXTRA DEPTH 14' - 16' | \$ 12.42 | LF | 390 | \$ 4,842.34 | 5% |
| EXTRA DEPTH 16' - 18' | \$ 28.05 | LF | 390 | \$ 10,939.28 | 5% |
| EXTRA DEPTH 18' - 20' | \$ 52.71 | LF | 0 | \$ - | 0% |
| EXTRA DEPTH 20' - 22' | \$ 64.90 | LF | 0 | \$ - | 0% |
| ROCK CUT | \$ 47.35 | CY | 0 | \$ - | 0% |
| 8" X 4" WYE, BEND, CAP | \$ 110.73 | EA | 168 | \$ 18,601.80 | |
| M.H. - 4' DIA (0-10') | \$ 4,200.00 | EA | 26 | \$ 109,200.00 | 300 |
| M.H. - 5' DIA (0-10') | \$ 6,600.00 | EA | 0 | \$ - | 300 |
| M.H. - EXTRA DEPTH | \$ 120.00 | VF | 130 | \$ 15,600.00 | 5 |
| 6" CLEANOUT ASSEMBLY | \$ 940.63 | EA | 26 | \$ 24,456.25 | |

| | | | | | |
|--------------------------|-----------------|----|------|-------------------|----|
| 4" PVC SERVICE (40' AVG) | \$ 1,640.00 | EA | 168 | \$ 275,520.00 | |
| MARKER POSTS | \$ 150.00 | EA | 0 | \$ - | 0% |
| TIE TO EXISTING STUB | \$ 1,600.00 | EA | 1 | \$ 1,600.00 | |
| AIR TEST MAIN | \$ 0.67 | LF | 7800 | \$ 5,198.70 | |
| DEFLECTION TEST MAIN | \$ 0.86 | LF | 7800 | \$ 6,708.00 | |
| JETT SEWER MAINLINE | \$ 0.81 | LF | 7800 | \$ 6,288.75 | |
| TV SEWER LINE | \$ 0.91 | LS | 7800 | \$ 7,127.25 | |
| SPECIAL | \$ - | LS | 0 | \$ - | |
| SUBTOTAL | \$ 5,674 | | | \$ 953,245 | |

| STORM DRAINAGE IMPROVEMENTS | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
|--|--------------|-------|------|---------------|----------|
| 15" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 77.20 | LF | 0 | \$ - | 0% |
| 18" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 101.75 | LF | 1950 | \$ 198,412.50 | 25% |
| 21" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 109.65 | LF | 0 | \$ - | 0% |
| 24" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 118.00 | LF | 3510 | \$ 414,180.00 | 45% |
| 30" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 145.00 | LF | 0 | \$ - | 0% |
| 36" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 172.00 | LF | 1950 | \$ 335,400.00 | 25% |
| 42" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 205.00 | LF | 0 | \$ - | 0% |
| 48" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 245.00 | LF | 390 | \$ 95,550.00 | 5% |
| 54" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 285.00 | LF | 0 | \$ - | 0% |
| 60" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 282.00 | LF | 0 | \$ - | 0% |
| 72" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 345.00 | LF | 0 | \$ - | 0% |
| 84" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 405.00 | LF | 0 | \$ - | 0% |
| 84" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 495.00 | LF | 0 | \$ - | 0% |
| 96" RCP CL III TG/ C-443 0-8' w/squeegee | \$ 610.00 | LF | 0 | \$ - | 0% |
| EXTRA DEPTH 8'-10' | \$ 2.88 | VF | 780 | \$ 2,245.08 | 10% |
| EXTRA DEPTH 10'-12' | \$ 7.59 | VF | 390 | \$ 2,958.23 | 5% |
| EXTRA DEPTH 12' - 14' | \$ 14.96 | VF | 0 | \$ - | 0% |
| EXTRA DEPTH 14' - 16' | \$ 25.00 | VF | 0 | \$ - | 0% |
| EXTRA DEPTH 16' - 18' | \$ 36.01 | VF | 0 | \$ - | 0% |
| ROCK CUT | \$ 48.54 | CY | 0 | \$ - | 0% |
| 24" FES | \$ 3,634.58 | EA | 0 | \$ - | |
| 30" FES | \$ 5,375.00 | EA | 0 | \$ - | |
| 36" FES | \$ 6,235.00 | EA | 0 | \$ - | |
| 42" FES | \$ 6,450.00 | EA | 0 | \$ - | |
| 48" FES | \$ 7,310.00 | EA | 0 | \$ - | |
| 54" FES | \$ 7,740.00 | EA | 0 | \$ - | |
| 60" FES | \$ 9,782.50 | EA | 0 | \$ - | |
| 4' Diameter MH (0-8) w/24" Cover | \$ 4,850.00 | EA | 22 | \$ 106,700.00 | 250 |
| 5' Diameter MH (0-8) w/24" Cover | \$ 6,005.00 | EA | 8 | \$ 48,040.00 | 250 |
| 6' MH (0-8'depth) & 24" Cover | \$ 7,350.00 | EA | 2 | \$ 11,466.00 | 250 |
| Box Base Manhole | \$ 22,750.00 | EA | 0 | \$ - | 250 |
| Riprap, Grouted (Type M/L/H) | \$ 299.12 | CY | 0 | \$ - | |
| Riprap, Grouted 2' Boulders | \$ 395.06 | CY | 0 | \$ - | |
| Riprap, Grouted 3' Boulders | \$ 434.57 | CY | 0 | \$ - | |
| Riprap, Placed (Type M/L/H) | \$ 97.92 | TN | 0 | \$ - | |
| Riprap, Placed Type VH | \$ 105.26 | TN | 0 | \$ - | |
| Soil Riprap Placed | \$ 81.27 | TN | 0 | \$ - | |
| 5' Type 'R' Inlet Up to 5' Deep | \$ 5,485.00 | EA | 6 | \$ 32,910.00 | |
| Extra Depth Inlet Over 5' Deep | \$ 507.94 | VF | 0 | \$ - | |
| 10' Type 'R' Inlet Up to 5' Deep | \$ 7,450.00 | EA | 6 | \$ 44,700.00 | |
| Extra Depth Inlet Over 5' Deep | \$ 846.56 | VF | 0 | \$ - | |
| 15' Type 'R' Inlet Up to 5' Deep | \$ 12,350.00 | EA | 4 | \$ 49,400.00 | |
| Extra Depth Inlet Over 5' Deep | \$ 1,100.53 | VF | 0 | \$ - | |
| 20' Type 'R' Inlet Up to 5' Deep | \$ 16,450.00 | EA | 2 | \$ 32,900.00 | |
| Extra Depth Inlet Over 5' Deep | \$ 1,495.59 | VF | 0 | \$ - | |
| Single No. 13 & 16 | \$ 3,750.00 | EA | 2 | \$ 7,500.00 | |
| Extra depth | \$ 362.33 | EA | 0 | \$ - | |
| Double No. 13 & 16 | \$ 6,200.00 | EA | 2 | \$ 12,400.00 | |
| Extra depth | \$ 524.87 | EA | 0 | \$ - | |
| Triple No. 13 & 16 | \$ 8,300.00 | EA | 0 | \$ - | |
| Extra depth | \$ 728.04 | EA | 0 | \$ - | |
| Type C Inlet (close mesh grate) | \$ 5,100.00 | EA | 0 | \$ - | |
| Extra Depth | \$ 355.56 | EA | 0 | \$ - | |

| | | | | | |
|---|-------------------|--------------|------------|---------------------|-----------------|
| OUTLET STRUCTURE | \$ 45,000.00 | EA | 0 | \$ - | |
| CHECK STRUCTURES | \$ 82.50 | LF | 0 | \$ - | |
| CONNECT TO EXISTING PIPE | \$ 2,700.00 | LS | 1 | \$ 2,700.00 | |
| SUBTOTAL | \$ 8,318 | | | \$ 1,397,462 | |
| WATER IMPROVEMENTS | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 43.17 | LF | 7800 | \$ 336,762.56 | - |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 54.18 | LF | 0 | \$ - | |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 60.20 | LF | 0 | \$ - | |
| 16" PVC w/Bedding & 12ga Tracer wire | \$ 73.62 | LF | 0 | \$ - | |
| 20" PVC w/Bedding & 12ga Tracer wire | \$ 132.06 | LF | 0 | \$ - | |
| 24" PVC w/Bedding & 12ga Tracer wire | \$ 137.73 | LF | 0 | \$ - | |
| 30" PVC w/Bedding & 12ga Tracer wire | \$ 355.84 | LF | 0 | \$ - | |
| 8" MJ Gate Valve W/Box & Restraints | \$ 2,483.25 | EA | 16 | \$ 39,732.00 | 500 |
| 10" MJ Gate Valve W/Box & Restraints | \$ 3,806.15 | EA | 0 | \$ - | 750 |
| 12" MJ Gate Valve W/Box & Restraints | \$ 4,531.93 | EA | 0 | \$ - | 250 |
| 16"BFV Valve W/Box & Restraints | \$ 19,583.81 | EA | 0 | \$ - | 750 |
| 20 BFV Valve W/Box & Restraints | \$ 15,102.68 | EA | 0 | \$ - | 750 |
| 24" BFV Valve W/Box & Restraints | \$ 19,753.13 | EA | 0 | \$ - | 750 |
| 30" BFV Valve W/Box & Restraints | \$ 33,904.26 | EA | 0 | \$ - | 750 |
| Vaults for BFV | \$ 23,703.75 | EA | 0 | \$ - | |
| Fire Hydrants | \$ 9,500.00 | EA | 26 | \$ 247,000.00 | 300 |
| 8" Fittings | \$ 671.88 | EA | 16 | \$ 10,750.00 | 500 |
| 10" Fittings | \$ 838.50 | EA | 0 | \$ - | 750 |
| 12" Fittings | \$ 1,290.00 | EA | 0 | \$ - | 250 |
| 16" Fittings | \$ 1,687.48 | EA | 0 | \$ - | 750 |
| 20" Fittings | \$ 3,724.88 | EA | 0 | \$ - | 750 |
| 24" Fittings | \$ 4,285.86 | EA | 0 | \$ - | 750 |
| 30" Fittings | \$ 4,910.06 | EA | 0 | \$ - | 750 |
| Remove Plug & Tie in | \$ 2,031.75 | EA | 2 | \$ 4,063.50 | |
| Tie in after testing | \$ 3,762.50 | EA | 2 | \$ 7,525.00 | |
| Cl,Clear Water & Pressure Test | \$ 4,837.50 | EA | 1.5 | \$ 7,256.25 | |
| MARKER POSTS | \$ 145.13 | EA | 1 | \$ 145.13 | 1,000 |
| WATER SERVICE | \$ 2,825.00 | EA | 168 | \$ 474,600.00 | |
| SPECIAL | \$ 20,000.00 | LS | 2 | \$ 40,000.00 | PRV |
| SUBTOTAL | \$ 6,951 | | | \$ 1,167,834 | |
| RETAINING WALLS | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| RETAINING WALLS | \$ 35.50 | LF | 10000 | \$ 355,000.00 | |
| SUBTOTAL | \$ 2,113 | | | \$ 355,000 | |
| ASPHALT PAVING IMPROVEMENTS (INTERNAL) | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| ROAD BASE 8" | \$ 13.20 | SY | 0 | \$ - | |
| PAVING (5" - Assumed Full Depth Asphalt) | \$ 27.50 | SY | 26000 | \$ 715,000.00 | 30.00 |
| PAVING (9" - Assumed Full Depth Asphalt) | \$ 49.50 | SY | 0 | \$ - | 30.00 |
| PAVING (12" - Assumed Full Depth Asphalt) | \$ 66.00 | SY | 0 | \$ - | - |
| PAVING - SUBGRADE PREPARATION | \$ 3.05 | SY | 26000 | \$ 79,300.00 | |
| SUBEXCAVATION | \$ 2.50 | CY | 10400 | \$ 26,000.00 | 3.0 |
| PAVING 2 | \$ 11.50 | SY | 0 | \$ - | - |
| PAVEMENT MARKINGS | \$ 0.85 | LF | 23400 | \$ 19,890.00 | 3.0 |
| SIGNAGE | \$ 450.00 | EA | 11 | \$ 4,950.00 | 750 |
| TRAFFIC CONTROL | \$ 7,500.00 | LS | 1 | \$ 7,500.00 | |
| SLEEVES | \$ 16.10 | LF | 3200 | \$ 51,520.00 | 8 |
| RAISE WATER VALVES | \$ 230.00 | EA | 42 | \$ 9,660.00 | |
| RAISE MANHOLES | \$ 800.00 | EA | 58 | \$ 46,048.00 | |
| RAISE RANGEBOXES | \$ 375.00 | EA | 0 | \$ - | |
| SUBTOTAL | \$ 5,714 | | | \$ 959,868 | |
| CONCRETE IMPROVEMENTS(INTERNAL) | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| CURB & GUTTER - 1' GUTTER | \$ 21.50 | LF | 0 | \$ - | 2 |
| CURB & GUTTER - 2' GUTTER | \$ 20.80 | LF | 0 | \$ - | 2 |
| CURB & GUTTER - 2' MOUNTABLE | \$ 27.25 | LF | 15600 | \$ 425,100.00 | 2 |
| ALLEYS - 6" CONCRETE | \$ 9.55 | SF | 0 | \$ - | 16 |
| CURB AND GUTTER SUB GRADE PREPARATION | \$ 2.50 | LF | 15600 | \$ 39,000.00 | |
| SUBEXCAVATION ALLEYS | \$ 2.50 | CY | 0 | \$ - | 3.0 |
| CROSS PANS | \$ 9.55 | SF | 6400 | \$ 61,120.00 | 16 |
| HANDICAP RAMPS (CORNER) | \$ 3,650.00 | EA | 30 | \$ 109,500.00 | 16 |

| | | | | | |
|---------------------------------|-------------------|--------------|------------|----------------------|-----------------|
| MIDBLOCK HANDICAP RAMPS | \$ 1,600.00 | EA | 3 | \$ 4,800.00 | 10 |
| 5' SIDEWALK - 6" | \$ 5.25 | SF | 78000 | \$ 409,500.00 | 2 |
| 4' SIDEWALK - 6" | \$ 5.25 | SF | 0 | \$ - | 1 |
| 8' TRAIL - 6" | \$ 5.25 | SF | 0 | \$ - | 2 |
| SIDEWALK SUB GRADE PREP | \$ 2.10 | LF | 78000 | \$ 163,800.00 | |
| SUBTOTAL | \$ 7,219 | | | \$ 1,212,820 | |
| LANDSCAPING IMPROVEMENTS | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| OPEN SPACE | \$ 3.15 | SF | 40000 | \$ 126,000.00 | |
| FORMAL - STREETS | \$ 8.20 | SF | 0 | \$ - | - |
| FORMAL - PARKS | \$ 8.20 | SF | 40000 | \$ 328,000.00 | |
| MONUMENTS | \$ 30,000 | EA | 1 | \$ 30,000.00 | |
| FENCING | \$ 35.00 | LF | 10000 | \$ 350,000.00 | Soundwalls |
| TRAILS | \$ 5.25 | SF | 0 | \$ - | |
| MAIL BOXES | \$ 3,500.00 | EA | 6 | \$ 21,000.00 | |
| AMENITY | \$ 150,000 | EA | 2 | \$ 300,000.00 | |
| SUBTOTAL | \$ 6,875 | | | \$ 1,155,000 | |
| ADDITIONAL COSTS | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| LETTERS OF CREDIT/BONDS | \$ 8,844,069 | LS | 0.5% | \$ 44,220 | |
| WARRANTY | \$ 8,844,069 | LS | 3.0% | \$ 265,322 | |
| MOBILIZATION | \$ 8,844,069 | LS | 3.0% | \$ 265,322 | |
| CONTINGENCY | \$ 8,844,069 | LS | 15.0% | \$ 1,326,610 | |
| | \$ - | | | \$ - | |
| SUBTOTAL | \$ 11,318 | | | \$ 1,901,475 | |
| COST PARTICIPATION | UNIT PRICE | UNITS | QTY | COST | COMMENTS |
| REIMBURSEMENT | \$ - | LS | 0 | \$ - | |
| SUBTOTAL | \$ - | | | \$ - | |
| PROJECT TOTAL | \$ 74,227 | | | \$ 12,470,137 | |

HORIZONTAL COST ESTIMATE

VDL SUMMERLIN DEVELOPMENT OVERVIEW:

Project Investment: The VDL Summerlin development in Nevada entails a comprehensive investment of \$12,470,137. This includes various key components to ensure a well-rounded and sustainable community.

INFRASTRUCTURE FOCUS:

The development prioritizes essential elements such as professional services, grading, erosion control, utility trenching, and charges. These foundational aspects lay the groundwork for a robust and resilient community.

SUSTAINABLE UTILITIES:

Sanitary sewer and storm drainage improvements, along with water system enhancements, are integral to the project. These components not only contribute to the functionality of the community but also underscore a commitment to sustainable living.

STRUCTURAL ELEMENTS:

The development incorporates essential structural elements like retaining walls, asphalt paving, and concrete improvements. These features are designed to enhance both the durability and aesthetic appeal of the community.

SCENIC LANDSCAPING:

Landscaping plays a crucial role in creating an appealing environment. The project allocates resources for open spaces, formal streets and parks, monuments, fencing, trails, mailboxes, and amenities, promoting an enriched living experience.

CONTINGENCY AND ADDITIONAL COSTS:

Recognizing the need for flexibility and unforeseen circumstances, the project allocates a significant portion to contingency, alongside additional costs such as letters of credit/bonds, warranty, mobilization, and cost participation.

COMMUNITY VISION:

The VDL Summerlin development aims to create a thriving and sustainable community, blending modern amenities with natural beauty, ensuring a high quality of life for its residents.



VERTICAL COST ESTIMATE

THE DILLON

| Single Family Price and Cost Breakdown | | | | |
|--|------------------------|---------------|-----------|-------------------------|
| SF of Home | 2702 | \$/SF | | |
| | | | \$ 120.00 | |
| I. Sale Price Break Down | | | | |
| Average | | | | |
| Total Construction Cost | \$ 324,240.00 | 28.19% | | |
| Finished Lot Cost (Including Financing cost) | \$ 326,700.00 | 28.41% | | |
| Financing Cost | \$ 23,000.00 | 2.00% | | |
| Overhead and General Expenses | \$ 75,000.00 | 6.52% | | |
| Marketing Cost | \$ 15,000.00 | 1.30% | | |
| Sales Commission | \$ 45,000.00 | 3.91% | | |
| Profit | \$ 341,060.00 | 29.66% | | |
| Total Sales Price | \$ 1,150,000.00 | 100% | | |
| II. Construction Cost Breakdown | | | | |
| Average | | Per % | | |
| I. Permit Fees | | | | |
| Building Permit Fees | \$ 3,890.88 | 1.2% | | |
| Water and Sewer fees | \$ 4,539.36 | 1.4% | | |
| Architecture, Engineering | \$ 5,187.84 | 1.6% | | |
| Other | \$ 2,269.68 | 0.7% | | |
| Total Permit Fees | \$ 15,887.76 | 5% | | |
| II. Foundations | | | | |
| Scrape Lot | \$ 972.72 | 0.3% | 1 | Duration (Working Days) |
| Excavation, Foundation, Concrete, and Backfill | \$ 19,454.40 | 6.0% | 16 | |
| Total Foundation | \$ 20,427.12 | 6% | | |
| III. Framing | | | | |
| Framing - Wall Panels and Trusses | \$ 51,878.40 | 16.0% | 19 | |
| Sheathing & Weather Barrier | \$ 3,242.40 | 1.0% | 9 | |
| General Metal, Steel | \$ 1,296.96 | 0.4% | 9 | |
| Total Framing | \$ 56,417.76 | 17% | | |
| IV. Exterior Finishes | | | | |
| Roofing | \$ 11,348.40 | 3.5% | 6 | |
| Windows and Doors | \$ 16,212.00 | 5.0% | 3 | |
| Exterior Wall Finishes | \$ 25,939.20 | 8.0% | 8 | |
| Pool (Optional) / Yard Finish | \$ 35,000.00 | 10.8% | 40 | |
| Total Exterior Finishes | \$ 88,499.60 | 17% | | |
| VI. Interior Finishes | | | | |
| Plumbing Rough In | \$ 13,942.32 | 4.3% | 3 | |
| HVAC Rough In | \$ 14,266.56 | 4.4% | 3 | |
| Electric Rough In | \$ 13,618.08 | 4.2% | 3 | |
| Insulation | \$ 7,133.28 | 2.2% | 4 | |
| Drywall | \$ 13,293.84 | 4.1% | 14 | |
| Interior Trims, Doors, and Mirrors | \$ 13,942.32 | 4.3% | 24 | |
| Painting | \$ 10,051.44 | 3.1% | 7 | |
| Finish Electrical/Lighting | \$ 3,890.88 | 1.2% | 2 | |
| Cabinets, Countertops | \$ 29,181.60 | 9.0% | 19 | |
| Appliances | \$ 4,863.60 | 1.5% | 1 | |
| Flooring | \$ 20,427.12 | 6.3% | 14 | |
| Plumbing Fixtures | \$ 3,242.40 | 1.0% | 2 | |
| Fireplace | \$ 6,484.80 | 2.0% | 1 | |
| Other | \$ 1,621.20 | 0.5% | 1 | |
| Total Interior Finishes | \$ 155,959.44 | 48% | | |
| VII. Final Steps | | | | |
| Landscaping | \$ 6,809.04 | 2.1% | 5 | |
| Outdoor Structures | \$ 4,863.60 | 1.5% | 4 | |
| Driveway & Sidewalk | \$ 7,133.28 | 2.2% | 2 | |
| Clean up | \$ 2,269.68 | 0.7% | 2 | |
| Other | \$ 972.72 | 0.3% | 1 | |
| Contingency | \$ - | 0.0% | 14 | |
| Total Final Step | \$ 22,048.32 | 7% | | |
| Total Building Cost | \$ 324,240.00 | 100.0% | 237 | Days |
| Price Per Lot | \$ 326,700.00 | | 33.9 | Weeks |
| | \$ 650,940.00 | | 7.8 | Months |

THE BURTON

| Single Family Price and Cost Breakdown | | | | |
|--|------------------------|---------------|-----------|-------------------------|
| SF of Home | 3543 | \$/SF | | |
| | | | \$ 135.00 | |
| I. Sale Price Break Down | | | | |
| Average | | | | |
| Total Construction Cost | \$ 478,305.00 | 29.89% | | |
| Finished Lot Cost (Including Financing cost) | \$ 326,700.00 | 20.42% | | |
| Financing Cost | \$ 23,000.00 | 1.44% | | |
| Overhead and General Expenses | \$ 75,000.00 | 4.69% | | |
| Marketing Cost | \$ 15,000.00 | 0.94% | | |
| Sales Commission | \$ 45,000.00 | 2.81% | | |
| Profit | \$ 636,995.00 | 39.81% | | |
| Total Sales Price | \$ 1,600,000.00 | 100% | | |
| II. Construction Cost Breakdown | | | | |
| Average | | Per % | | |
| I. Permit Fees | | | | |
| Building Permit Fees | \$ 5,739.66 | 1.2% | | |
| Water and Sewer fees | \$ 6,696.27 | 1.4% | | |
| Architecture, Engineering | \$ 7,652.88 | 1.6% | | |
| Other | \$ 3,348.14 | 0.7% | | |
| Total Permit Fees | \$ 23,436.95 | 5% | | |
| II. Foundations | | | | |
| Scrape Lot | \$ 1,434.92 | 0.3% | 1 | Duration (Working Days) |
| Excavation, Foundation, Concrete, and Backfill | \$ 28,698.30 | 6.0% | 16 | |
| Total Foundation | \$ 30,133.22 | 6% | | |
| III. Framing | | | | |
| Framing - Wall Panels and Trusses | \$ 76,528.80 | 16.0% | 19 | |
| Sheathing & Weather Barrier | \$ 4,783.05 | 1.0% | 9 | |
| General Metal, Steel | \$ 1,913.22 | 0.4% | 9 | |
| Total Framing | \$ 83,225.07 | 17% | | |
| IV. Exterior Finishes | | | | |
| Roofing | \$ 16,740.68 | 3.5% | 6 | |
| Windows and Doors | \$ 23,915.25 | 5.0% | 3 | |
| Exterior Wall Finishes | \$ 38,264.40 | 8.0% | 8 | |
| Pool (Optional) / Yard Finish | \$ 35,000.00 | 7.3% | 40 | |
| Total Exterior Finishes | \$ 113,920.33 | 17% | | |
| VI. Interior Finishes | | | | |
| Plumbing Rough In | \$ 20,567.12 | 4.3% | 7 | |
| HVAC Rough In | \$ 21,045.42 | 4.4% | 12 | |
| Electric Rough In | \$ 20,088.81 | 4.2% | 17 | |
| Insulation | \$ 10,522.71 | 2.2% | 7 | |
| Drywall | \$ 19,610.51 | 4.1% | 14 | |
| Interior Trims, Doors, and Mirrors | \$ 20,567.12 | 4.3% | 15 | |
| Painting | \$ 14,827.46 | 3.1% | 14 | |
| Finish Electrical/Lighting | \$ 5,739.66 | 1.2% | 2 | |
| Cabinets, Countertops | \$ 43,047.45 | 9.0% | 19 | |
| Appliances | \$ 7,174.58 | 1.5% | 5 | |
| Flooring | \$ 30,133.22 | 6.3% | 18 | |
| Plumbing Fixtures | \$ 4,783.05 | 1.0% | 3 | |
| Fireplace | \$ 9,566.10 | 2.0% | 1 | |
| Other | \$ 2,391.53 | 0.5% | 1 | |
| Total Interior Finishes | \$ 230,064.71 | 48% | | |
| VII. Final Steps | | | | |
| Landscaping | \$ 10,044.41 | 2.1% | 5 | |
| Outdoor Structures | \$ 7,174.58 | 1.5% | 4 | |
| Driveway & Sidewalk | \$ 10,522.71 | 2.2% | 2 | |
| Clean up | \$ 3,348.14 | 0.7% | 2 | |
| Other | \$ 1,434.92 | 0.3% | 1 | |
| Total Final Step | \$ 32,524.74 | 7% | | |
| Total Building Cost | \$ 478,305.00 | 100.0% | 260 | Days |
| Price Per Lot | \$ 326,700.00 | | 37.1 | Weeks |
| | \$ 805,005.00 | | 8.5 | Months |



VERTICAL COST ESTIMATE

THE HUDSON

| Single Family Price and Cost Breakdown | | | |
|--|-----------------|--------|------------|
| SF of Home | | \$/SF | |
| | 4159 | \$ | 150.00 |
| I. Sale Price Break Down | | | |
| Average | | | |
| Total Construction Cost | \$ 623,850.00 | | 34.66% |
| Finished Lot Cost (Including Financing cost) | \$ 326,700.00 | | 18.15% |
| Financing Cost | \$ 23,000.00 | | 1.28% |
| Overhead and General Expenses | \$ 75,000.00 | | 4.17% |
| Marketing Cost | \$ 15,000.00 | | 0.83% |
| Sales Commission | \$ 45,000.00 | | 2.50% |
| Profit | \$ 691,450.00 | | 38.41% |
| Total Sales Price | \$ 1,800,000.00 | | 100% |
| II. Construction Cost Breakdown | | | |
| Average | | Per % | |
| I. Permit Fees | | | |
| Building Permit Fees | \$ 7,486.20 | | 1.2% |
| Water and Sewer fees | \$ 8,733.90 | | 1.4% |
| Architecture, Engineering | \$ 9,981.60 | | 1.6% |
| Other | \$ 4,366.95 | | 0.7% |
| Total Permit Fees | \$ 30,568.65 | | 5% |
| II. Foundations | | | |
| Scrape Lot | \$ 1,871.55 | 0.3% | 1 |
| Excavation, Foundation, Concrete, and Backfill | \$ 37,431.00 | 6.0% | 16 |
| Total Foundation | \$ 39,302.55 | 6% | |
| III. Framing | | | |
| Framing - Wall Panels and Trusses | \$ 99,816.00 | 16.0% | 19 |
| Sheathing & Weather Barrier | \$ 6,238.50 | 1.0% | 9 |
| General Metal, Steel | \$ 2,495.40 | 0.4% | 9 |
| Total Framing | \$ 108,549.90 | 17% | |
| IV. Exterior Finishes | | | |
| Roofing | \$ 21,834.75 | 3.5% | 6 |
| Windows and Doors | \$ 31,192.50 | 5.0% | 3 |
| Exterior Wall Finishes | \$ 49,908.00 | 8.0% | 8 |
| Pool (Optional) / Yard Finish | \$ 35,000.00 | 5.6% | 40 |
| Total Exterior Finishes | \$ 137,935.25 | 17% | |
| VI. Interior Finishes | | | |
| Plumbing Rough In | \$ 26,825.55 | 4.3% | 7 |
| HVAC Rough In | \$ 27,449.40 | 4.4% | 12 |
| Electric Rough In | \$ 26,201.70 | 4.2% | 17 |
| Insulation | \$ 13,724.70 | 2.2% | 7 |
| Drywall | \$ 25,577.85 | 4.1% | 14 |
| Interior Trims, Doors, and Mirrors | \$ 26,825.55 | 4.3% | 15 |
| Painting | \$ 19,339.35 | 3.1% | 14 |
| Finish Electrical/Lighting | \$ 7,486.20 | 1.2% | 2 |
| Cabinets, Countertops | \$ 56,146.50 | 9.0% | 19 |
| Appliances | \$ 9,357.75 | 1.5% | 5 |
| Flooring | \$ 39,302.55 | 6.3% | 18 |
| Plumbing Fixtures | \$ 6,238.50 | 1.0% | 3 |
| Fireplace | \$ 12,477.00 | 2.0% | 1 |
| Other | \$ 3,119.25 | 0.5% | 1 |
| Total Interior Finishes | \$ 300,071.85 | 48% | |
| VII. Final Steps | | | |
| Landscaping | \$ 13,100.85 | 2.1% | 5 |
| Outdoor Structures | \$ 9,357.75 | 1.5% | 4 |
| Driveway & Sidewalk | \$ 13,724.70 | 2.2% | 2 |
| Clean up | \$ 4,366.95 | 0.7% | 2 |
| Other | \$ 1,871.55 | 0.3% | 1 |
| Total Final Step | \$ 42,421.80 | 7% | |
| Total Building Cost | \$ 623,850.00 | 100.0% | 260 Days |
| Price Per Lot | \$ 326,700.00 | | 37.1 Weeks |
| | \$ 950,550.00 | | 8.5 Months |

HOME VERTICAL CONSTRUCTION ESTIMATES

| Plan | SF | Vertical Cost/Sf | Total Vertical Construction Cost |
|------------|-------|------------------|----------------------------------|
| The Dillon | 2,702 | \$ 120 | \$ 324,240 |
| The Burton | 3,543 | \$ 135 | \$ 478,305 |
| The Hudson | 4,159 | \$ 150 | \$ 623,850 |

Urban Vista presents a diverse selection of three prominent elevations—The Dillon, The Burton, and The Hudson—each featuring three unique floor plans. This variety offers prospective homeowners a range of options and provides flexibility to Urban Vista Homes to adapt offerings based on financial performance. This strategic approach allows for dynamic responsiveness to market trends and evolving preferences throughout the development process.



The Dillon Price and Cost Breakdown

| | | | |
|------------|------|-------|-----------|
| SF of Home | 2702 | \$/SF | \$ 120.00 |
|------------|------|-------|-----------|

| I. Sale Price Break Down | Average | | |
|--|------------------------|-------------|--|
| Total Construction Cost | \$ 324,240.00 | 28.19% | |
| Finished Lot Cost (Including Financing cost) | \$ 326,700.00 | 28.41% | |
| Financing Cost | \$ 23,000.00 | 2.00% | |
| Overhead and General Expenses | \$ 75,000.00 | 6.52% | |
| Marketing Cost | \$ 15,000.00 | 1.30% | |
| Sales Commission | \$ 45,000.00 | 3.91% | |
| Profit | \$ 341,060.00 | 29.66% | |
| Total Sales Price | \$ 1,150,000.00 | 100% | |

| II. Construction Cost Breakdown | Average | Per % | |
|---------------------------------|---------------------|-----------|--|
| I. Permit Fees | | | |
| Building Permit Fees | \$ 3,890.88 | 1.2% | |
| Water and Sewer fees | \$ 4,539.36 | 1.4% | |
| Architecture, Engineering | \$ 5,187.84 | 1.6% | |
| Other | \$ 2,269.68 | 0.7% | |
| Total Permit Fees | \$ 15,887.76 | 5% | |

| II. Foundations | Average | Per % | Duration (Working Days) |
|--|---------------------|-----------|-------------------------|
| Scrape Lot | \$ 972.72 | 0.3% | 1 |
| Excavation, Foundation, Concrete, and Backfill | \$ 19,454.40 | 6.0% | 16 |
| Total Foundation | \$ 20,427.12 | 6% | |

| III. Framing | Average | Per % | Duration (Working Days) |
|-----------------------------------|---------------------|------------|-------------------------|
| Framing - Wall Panels and Trusses | \$ 51,878.40 | 16.0% | 19 |
| Sheathing & Weather Barrier | \$ 3,242.40 | 1.0% | 9 |
| General Metal, Steel | \$ 1,296.96 | 0.4% | 9 |
| Total Framing | \$ 56,417.76 | 17% | |

| IV. Exterior Finishes | Average | Per % | Duration (Working Days) |
|-------------------------------|---------------------|------------|-------------------------|
| Roofing | \$ 11,348.40 | 3.5% | 6 |
| Windows and Doors | \$ 16,212.00 | 5.0% | 3 |
| Exterior Wall Finishes | \$ 25,939.20 | 8.0% | 8 |
| Pool (Optional) / Yard Finish | \$ 35,000.00 | 10.8% | 40 |
| Total Exerior Finishes | \$ 88,499.60 | 17% | |

| VI. Interior Finishes | Average | Per % | Duration (Working Days) |
|-----------------------|--------------|-------|-------------------------|
| Plumbing Rough In | \$ 13,942.32 | 4.3% | 3 |

The Burton Price and Cost Breakdown

| | | | |
|------------|------|-------|-----------|
| SF of Home | 3543 | \$/SF | \$ 135.00 |
|------------|------|-------|-----------|

| I. Sale Price Break Down | Average | | |
|--|------------------------|-------------|--|
| Total Construction Cost | \$ 478,305.00 | 41.59% | |
| Finished Lot Cost (Including Financing cost) | \$ 326,700.00 | 28.41% | |
| Financing Cost | \$ 23,000.00 | 2.00% | |
| Overhead and General Expenses | \$ 75,000.00 | 6.52% | |
| Marketing Cost | \$ 15,000.00 | 1.30% | |
| Sales Commission | \$ 45,000.00 | 3.91% | |
| Profit | \$ 636,995.00 | 55.39% | |
| Total Sales Price | \$ 1,600,000.00 | 139% | |

| II. Construction Cost Breakdown | Average | Per % | |
|---------------------------------|---------------------|-----------|--|
| I. Permit Fees | | | |
| Building Permit Fees | \$ 3,890.88 | 1.2% | |
| Water and Sewer fees | \$ 4,539.36 | 1.4% | |
| Architecture, Engineering | \$ 5,187.84 | 1.6% | |
| Other | \$ 2,269.68 | 0.7% | |
| Total Permit Fees | \$ 15,887.76 | 5% | |

| II. Foundations | Average | Per % | Duration (Working Days) |
|--|---------------------|-----------|-------------------------|
| Scrape Lot | \$ 972.72 | 0.3% | 1 |
| Excavation, Foundation, Concrete, and Backfill | \$ 19,454.40 | 6.0% | 16 |
| Total Foundation | \$ 20,427.12 | 6% | |

| III. Framing | Average | Per % | Duration (Working Days) |
|-----------------------------------|---------------------|------------|-------------------------|
| Framing - Wall Panels and Trusses | \$ 51,878.40 | 16.0% | 19 |
| Sheathing & Weather Barrier | \$ 3,242.40 | 1.0% | 9 |
| General Metal, Steel | \$ 1,296.96 | 0.4% | 9 |
| Total Framing | \$ 56,417.76 | 17% | |

| IV. Exterior Finishes | Average | Per % | Duration (Working Days) |
|-------------------------------|---------------------|------------|-------------------------|
| Roofing | \$ 11,348.40 | 3.5% | 6 |
| Windows and Doors | \$ 16,212.00 | 5.0% | 3 |
| Exterior Wall Finishes | \$ 25,939.20 | 8.0% | 8 |
| Pool (Optional) / Yard Finish | \$ 35,000.00 | 7.3% | 40 |
| Total Exerior Finishes | \$ 88,499.60 | 17% | |

| VI. Interior Finishes | Average | Per % | Duration (Working Days) |
|-----------------------|--------------|-------|-------------------------|
| Plumbing Rough In | \$ 13,942.32 | 4.3% | 7 |

| | | | |
|------------------------------------|----------------------|------------|----|
| HVAC Rough In | \$ 14,266.56 | 4.4% | 3 |
| Electric Rough In | \$ 13,618.08 | 4.2% | 3 |
| Insulation | \$ 7,133.28 | 2.2% | 4 |
| Drywall | \$ 13,293.84 | 4.1% | 14 |
| Interior Trims, Doors, and Mirrors | \$ 13,942.32 | 4.3% | 24 |
| Painting | \$ 10,051.44 | 3.1% | 7 |
| Finish Electrical/Lighting | \$ 3,890.88 | 1.2% | 2 |
| Cabenits, Countertops | \$ 29,181.60 | 9.0% | 19 |
| Appliances | \$ 4,863.60 | 1.5% | 1 |
| Flooring | \$ 20,427.12 | 6.3% | 14 |
| Plumbing Fixtures | \$ 3,242.40 | 1.0% | 2 |
| Fireplace | \$ 6,484.80 | 2.0% | 1 |
| Other | \$ 1,621.20 | 0.5% | 1 |
| Total Interior Finshes | \$ 155,959.44 | 48% | |

VII. Final Steps

| | | | |
|-------------------------|---------------------|-----------|----|
| Landscaping | \$ 6,809.04 | 2.1% | 5 |
| Outdoor Structures | \$ 4,863.60 | 1.5% | 4 |
| Driveway & Sidewalk | \$ 7,133.28 | 2.2% | 2 |
| Clean up | \$ 2,269.68 | 0.7% | 2 |
| Other | \$ 972.72 | 0.3% | 1 |
| Contingency | \$ - | 0.0% | 14 |
| Total Final Step | \$ 22,048.32 | 7% | |

| | | | |
|----------------------------|----------------------|---------------|------|
| Total Building Cost | \$ 324,240.00 | 100.0% | 237 |
| Price Per Lot | \$ 326,700.00 | | 33.9 |
| | \$ 650,940.00 | | 7.8 |

Days
Weeks
Months

| | | | |
|------------------------------------|----------------------|------------|----|
| HVAC Rough In | \$ 14,266.56 | 4.4% | 12 |
| Electric Rough In | \$ 13,618.08 | 4.2% | 17 |
| Insulation | \$ 7,133.28 | 2.2% | 7 |
| Drywall | \$ 13,293.84 | 4.1% | 14 |
| Interior Trims, Doors, and Mirrors | \$ 13,942.32 | 4.3% | 15 |
| Painting | \$ 10,051.44 | 3.1% | 14 |
| Finish Electrical/Lighting | \$ 3,890.88 | 1.2% | 2 |
| Cabenits, Countertops | \$ 29,181.60 | 9.0% | 19 |
| Appliances | \$ 4,863.60 | 1.5% | 5 |
| Flooring | \$ 20,427.12 | 6.3% | 18 |
| Plumbing Fixtures | \$ 3,242.40 | 1.0% | 3 |
| Fireplace | \$ 6,484.80 | 2.0% | 1 |
| Other | \$ 1,621.20 | 0.5% | 1 |
| Total Interior Finshes | \$ 155,959.44 | 48% | |

VII. Final Steps

| | | | |
|-------------------------|---------------------|-----------|---|
| Landscaping | \$ 6,809.04 | 2.1% | 5 |
| Outdoor Structures | \$ 4,863.60 | 1.5% | 4 |
| Driveway & Sidewalk | \$ 7,133.28 | 2.2% | 2 |
| Clean up | \$ 2,269.68 | 0.7% | 2 |
| Other | \$ 972.72 | 0.3% | 1 |
| Total Final Step | \$ 22,048.32 | 7% | |

| | | | |
|----------------------------|----------------------|---------------|------|
| Total Building Cost | \$ 478,305.00 | 100.0% | 260 |
| Price Per Lot | \$ 326,700.00 | | 37.1 |
| | \$ 805,005.00 | | 8.5 |

The Hudson Price and Cost Breakdown

| | | | |
|------------|------|-------|-----------|
| SF of Home | 4159 | \$/SF | \$ 150.00 |
|------------|------|-------|-----------|

| I. Sale Price Break Down | | Average | |
|--|------------------------|---------|-------------|
| Total Construction Cost | \$ 623,850.00 | | 54.25% |
| Finished Lot Cost (Including Financing cost) | \$ 326,700.00 | | 28.41% |
| Financing Cost | \$ 23,000.00 | | 2.00% |
| Overhead and General Expenses | \$ 75,000.00 | | 6.52% |
| Marketing Cost | \$ 15,000.00 | | 1.30% |
| Sales Commission | \$ 45,000.00 | | 3.91% |
| Profit | \$ 691,450.00 | | 60.13% |
| Total Sales Price | \$ 1,800,000.00 | | 157% |

| II. Construction Cost Breakdown | | Average | Per % |
|---------------------------------|---------------------|---------|-----------|
| I. Permit Fees | | | |
| Building Permit Fees | \$ 3,890.88 | | 1.2% |
| Water and Sewer fees | \$ 4,539.36 | | 1.4% |
| Architecture, Engineering | \$ 5,187.84 | | 1.6% |
| Other | \$ 2,269.68 | | 0.7% |
| Total Permit Fees | \$ 15,887.76 | | 5% |

| II. Foundations | | | Duration (Working Days) |
|--|---------------------|-----------|-------------------------|
| Scrape Lot | \$ 972.72 | 0.3% | 1 |
| Excavation, Foundation, Concrete, and Backfill | \$ 19,454.40 | 6.0% | 16 |
| Total Foundation | \$ 20,427.12 | 6% | |

| | | | |
|-----------------------------------|---------------------|------------|----|
| III. Framing | | | |
| Framing - Wall Panels and Trusses | \$ 51,878.40 | 16.0% | 19 |
| Sheathing & Weather Barrier | \$ 3,242.40 | 1.0% | 9 |
| General Metal, Steel | \$ 1,296.96 | 0.4% | 9 |
| Total Framing | \$ 56,417.76 | 17% | |

| | | | |
|--------------------------------|---------------------|------------|----|
| IV. Exterior Finishes | | | |
| Roofing | \$ 11,348.40 | 3.5% | 6 |
| Windows and Doors | \$ 16,212.00 | 5.0% | 3 |
| Exterior Wall Finishes | \$ 25,939.20 | 8.0% | 8 |
| Pool (Optional) / Yard Finish | \$ 35,000.00 | 5.6% | 40 |
| Total Exterior Finishes | \$ 88,499.60 | 17% | |

| | | | |
|------------------------------|--------------|------|---|
| VI. Interior Finishes | | | |
| Plumbing Rough In | \$ 13,942.32 | 4.3% | 7 |

Days)

| | | | | |
|------------------------------------|-----------|-------------------|------------|----|
| HVAC Rough In | \$ | 14,266.56 | 4.4% | 12 |
| Electric Rough In | \$ | 13,618.08 | 4.2% | 17 |
| Insulation | \$ | 7,133.28 | 2.2% | 7 |
| Drywall | \$ | 13,293.84 | 4.1% | 14 |
| Interior Trims, Doors, and Mirrors | \$ | 13,942.32 | 4.3% | 15 |
| Painting | \$ | 10,051.44 | 3.1% | 14 |
| Finish Electrical/Lighting | \$ | 3,890.88 | 1.2% | 2 |
| Cabenits, Countertops | \$ | 29,181.60 | 9.0% | 19 |
| Appliances | \$ | 4,863.60 | 1.5% | 5 |
| Flooring | \$ | 20,427.12 | 6.3% | 18 |
| Plumbing Fixtures | \$ | 3,242.40 | 1.0% | 3 |
| Fireplace | \$ | 6,484.80 | 2.0% | 1 |
| Other | \$ | 1,621.20 | 0.5% | 1 |
| Total Interior Finshes | \$ | 155,959.44 | 48% | |

VII. Final Steps

| | | | | |
|-------------------------|-----------|------------------|-----------|---|
| Landscaping | \$ | 6,809.04 | 2.1% | 5 |
| Outdoor Structures | \$ | 4,863.60 | 1.5% | 4 |
| Driveway & Sidewalk | \$ | 7,133.28 | 2.2% | 2 |
| Clean up | \$ | 2,269.68 | 0.7% | 2 |
| Other | \$ | 972.72 | 0.3% | 1 |
| Total Final Step | \$ | 22,048.32 | 7% | |

| | | | | | |
|--------|----------------------------|----------------------|---------------|------------|--------|
| Days | Total Building Cost | \$ 623,850.00 | 100.0% | 260 | Days |
| Weeks | Price Per Lot | \$ 326,700.00 | | 37.1 | Weeks |
| Months | | \$ 950,550.00 | | 8.5 | Months |

PROJECT SCHEDULE

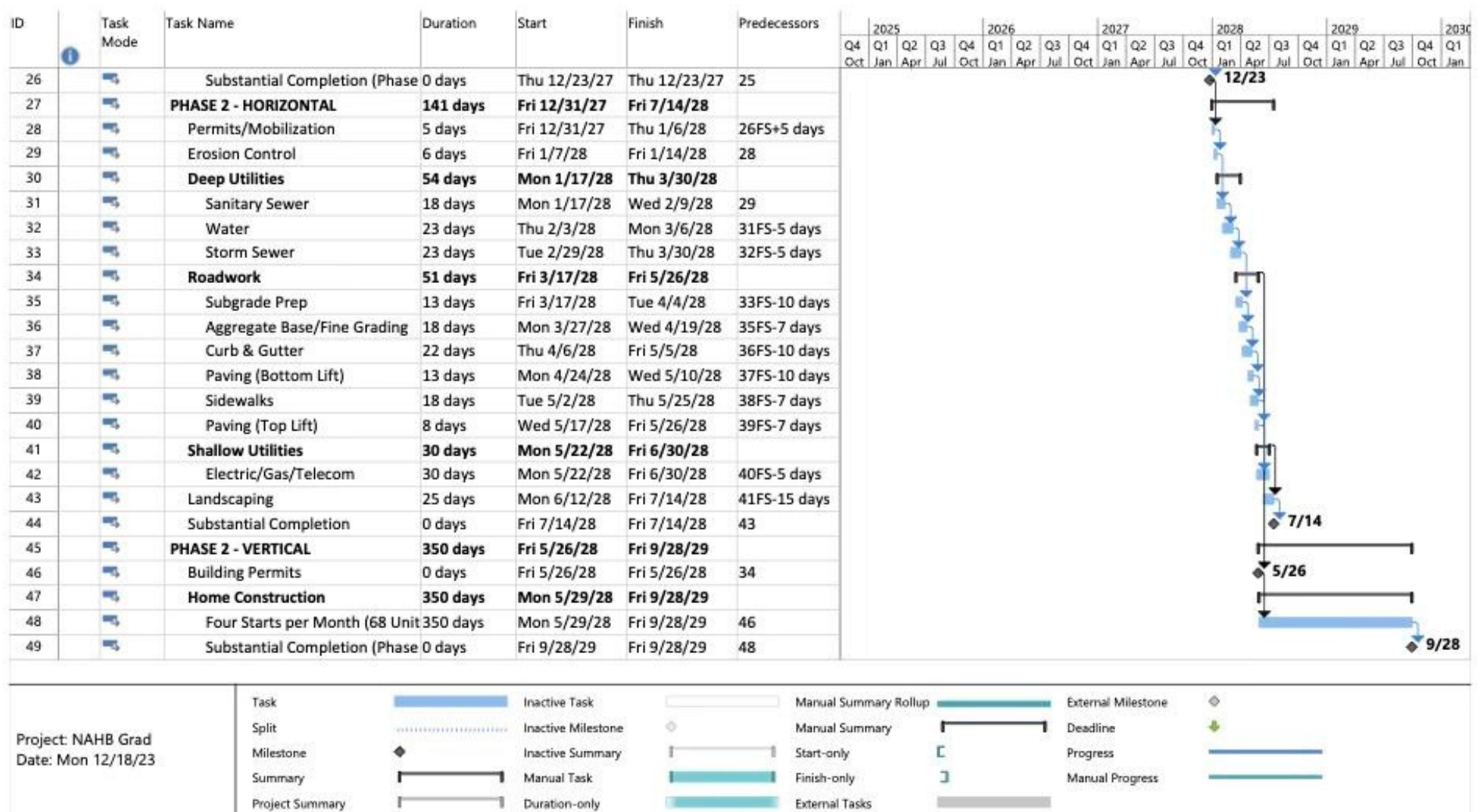
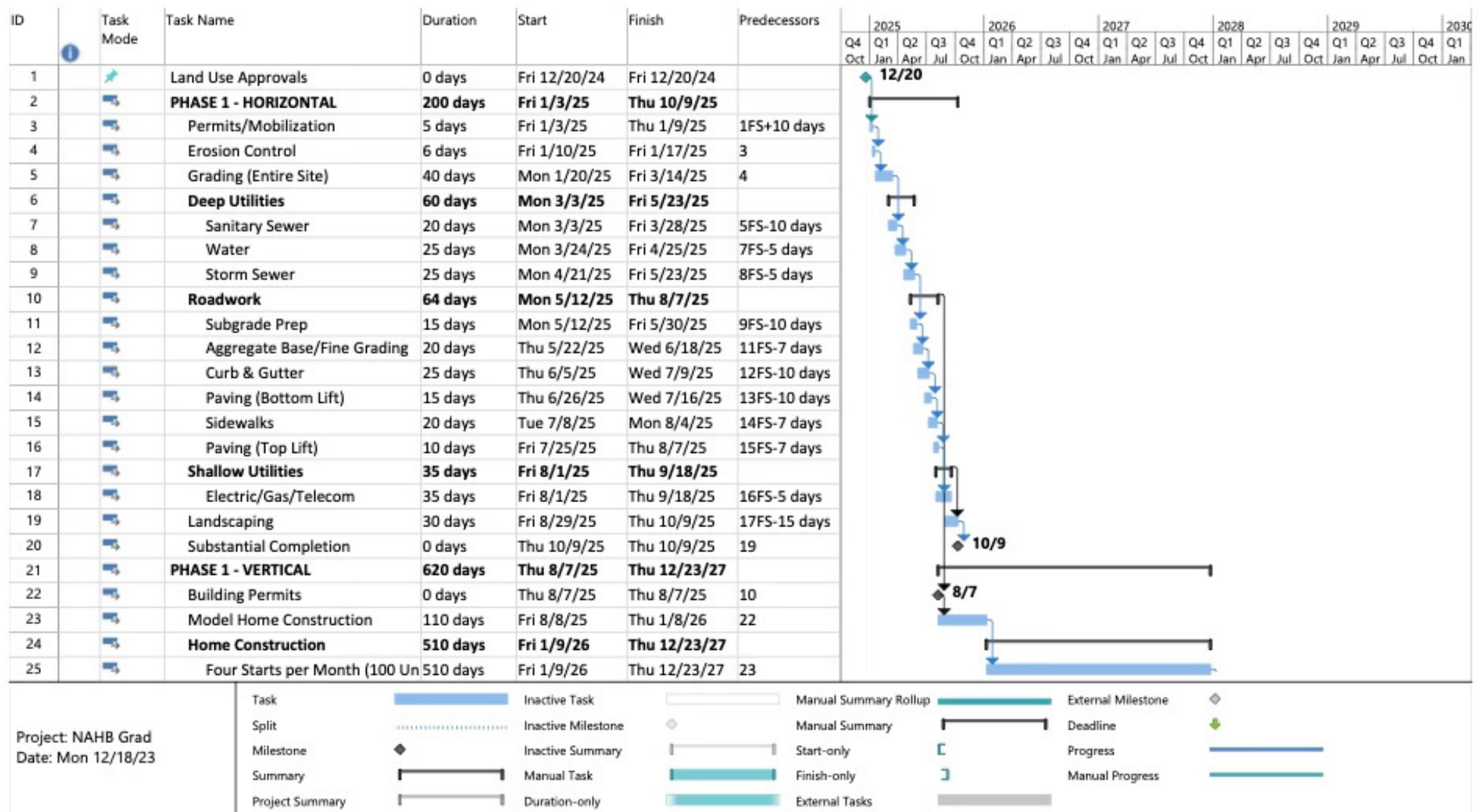
Schedule at a Glance

| Phase | Duration | Start | Finish |
|----------------------|----------|--------------|--------------|
| Land Use Approvals | 0 days | Fri 12/20/24 | Fri 12/20/24 |
| PHASE 1 - HORIZONTAL | 200 days | Fri 1/3/25 | Thu 10/9/25 |
| PHASE 1 - VERTICAL | 620 days | Thu 8/7/25 | Thu 12/23/27 |
| PHASE 2 - HORIZONTAL | 141 days | Fri 12/31/27 | Fri 7/14/28 |
| PHASE 2 - VERTICAL | 350 days | Fri 5/26/28 | Fri 9/28/29 |

The project's innovative scheduling extends to the vertical phases. "PHASE 1 - VERTICAL" is dedicated to constructing 100 homes with a focused and efficient approach to the initial residential development.

"PHASE 2 - VERTICAL" introduces flexibility in design for the remaining 68 homes, allowing for adaptability and creative freedom in shaping the final segment of the development.

This strategic phasing structure maximizes productivity and can accommodate market trends with various designs that will enhance the overall appeal and diversity of the community.



SALES SCHEDULE

The sales forecast assumes the absorption of all 168 homes in 2 phases over 4 years. This projection has an average sales pace of 3-4 units per month including 3 model homes to be finished in January 2026 and 8 presales. The sales team will deploy before the model homes are completed to ensure this target is hit.

The phased selling of the development allows for adjustments to accommodate changing market conditions dependent on consumer preferences.

ABSORPTION/TIMELINE

Absorption is expected to be 3-4 units per month in all phases. As sales commence, the team will adjust absorption expectations accordingly. Homes will be built from 2025-2029 with the project closeout in Q3 2029.

| Baseline Financial Scenario | |
|------------------------------------|-------------------|
| Absorption (Monthly) | 3 to 4 |
| Absorption (Quarterly) | 9 to 12 |
| Breakeven Point | Jan-28 |
| Average Sales Price | \$1.5 Million |
| Gross Sales Revenue | \$ 344,116,000.00 |
| Total Costs | \$ 198,423,038.50 |
| Profit | \$ 145,692,961.50 |
| IRR | 30.16% |

| Sales Schedule | | | | | | | |
|-----------------------|--------------|----|----|----|----|-------------|--------------|
| Year | | Q1 | Q2 | Q3 | Q4 | Total Sales | Total Starts |
| 2024 | Total Starts | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total Sales | 0 | 0 | 0 | 0 | | |
| 2025 | Total Starts | 0 | 0 | 3 | 8 | 17 | 11 |
| | Total Sales | 0 | 0 | 0 | 17 | | |
| 2026 | Total Starts | 12 | 12 | 9 | 9 | 36 | 42 |
| | Total Sales | 9 | 9 | 9 | 9 | | |
| 2027 | Total Starts | 9 | 9 | 9 | 9 | 36 | 36 |
| | Total Sales | 9 | 9 | 9 | 9 | | |
| 2028 | Total Starts | 9 | 9 | 12 | 12 | 43 | 42 |
| | Total Sales | 9 | 10 | 12 | 12 | | |
| 2029 | Total Starts | 12 | 12 | 12 | 1 | 36 | 37 |
| | Total Sales | 12 | 12 | 12 | 0 | | |



SALES & MARKETING PLAN

SOCIAL MEDIA POWERHOUSE: CONNECTING WITH YOUR DREAM HOME BUYERS

DIRECT ENGAGEMENT = DYNAMIC RESULTS

Forget megaphones, social media is our bullhorn, amplifying our message to precisely targeted audiences. Platforms like Facebook, Google, Instagram, LinkedIn, X (the "reimagined" Twitter) and YouTube put us face-to-face (well, screen-to-screen) with potential buyers, fostering real-time connections and building trust.

VISUAL STORYTELLING

Pictures (and videos) paint a thousand words, especially when showcasing stunning communities, vibrant amenities, and picture-perfect model homes. We'll craft world-class video content that take viewers on immersive journeys and ignite their desire to be part of your story.

SEO SAVVY

Search engines are the modern-day treasure maps, and we'll make sure your community shines on Google's radar. Keyword optimization, quality content creation, strategic link building, and a mobile-friendly website will pave the way for top search rankings, leading home seekers right to your virtual doorstep.

IMAGINE THIS:

- **Facebook:** A thriving community page buzzing with resident stories, events, and local recommendations. Interactive polls and Q&A sessions let you engage directly with potential buyers, understanding their needs and desires.
- **Instagram:** Eye-catching photos and short, captivating videos showcasing the beauty of your community, from sparkling pools to lush green spaces. Model home tours give followers a sneak peek into their dream life.
- **YouTube:** Immerse viewers in your world with high-quality, emotionally resonant videos. Showcase the lifestyle your community offers, from family picnics to fitness classes, and let viewers envision themselves living it.



SALES & MARKETING PLAN

OVERVIEW

The marketing strategy to reach this target audience includes a comprehensive approach that incorporates digital marketing, social media marketing, virtual home tours, collaborations with influencers, exclusive community events and experiences, targeted print advertising, personalized direct marketing, luxury partnerships, and radio advertising. To ensure that cost-effective advertising efforts that yield favorable results, expenses will be closely monitored on a monthly basis. We have allocated 1.5% of our overall revenue towards marketing expenses. Additionally, we have designated two in-house sales representatives who will maintain regular communication with local Real Estate Agents. These representatives will receive a base salary and a commission of 1.5% on each sale. An essential component of our marketing strategy is establishing strong partnerships with top local Real Estate Agents. In recognition of their value, we will offer a generous 1.5% commission on the base rate of each closing to these agents.



DIGITAL MARKETING:

Mark your calendar! The Glenrock page will soon become the central hub for all our marketing content. Dive into dedicated subsections covering:

- An overview of the project
- Available floor plans
- Virtual tours
- List of amenities
- Site photos
- An “about us” section
- Contact Registration form



SITE MANAGEMENT & LOGISTICS *PLAN*

PROJECT OVERVIEW

This professional project entails the development of 168 lots on a sloping site located in Nevada, exhibiting a notable 80 ft change in elevation from the west to east. The site's remarkable year-round construction climate further enhances the project's potential. The primary objective of this comprehensive management and logistics plan is to meticulously execute the project with utmost efficiency, factoring in the unique topography and environmental conditions of the site.

SITE LAYOUT AND ACCESS

Entrances:

- The two major entrances on the east side will serve as primary access points for construction vehicles, equipment, and personnel.

Traffic Management:

- Implement a traffic management plan to streamline vehicular movement and minimize congestion during construction.

GRADING AND EARTHWORK

Site Analysis:

- Conduct a thorough site analysis to understand the soil composition and any potential challenges related to the sloping grade.

Erosion Control:

- Implement erosion control measures, such as silt fences and sediment basins, to mitigate soil erosion during construction.

LOGISTICS AND MATERIAL HANDLING

Material Storage:

- Identify designated areas for material storage, minimizing interference with construction activities.

Transportation:

- Coordinate delivery schedules to ensure timely arrival of materials, with a focus on optimizing routes to accommodate the sloping terrain.



SITE MANAGEMENT & LOGISTICS

PLAN

SAFETY MEASURES

Safety Training:

- Conduct regular safety training sessions for all on-site personnel.

Emergency Response Plan:

- Develop and communicate an emergency response plan to address unforeseen situations promptly.

ENVIRONMENTAL CONSIDERATIONS

Dust Control:

- Implement dust control measures, such as water spraying, to minimize airborne dust particles.

Native Landscaping:

- Utilize native plants for landscaping to promote sustainability and water efficiency.

COMMUNICATION AND COORDINATION

Regular Meetings:

- Schedule regular project meetings to discuss progress, challenges, and adjustments to the construction plan.

Stakeholder Communication:

- Maintain transparent communication with local authorities, residents, and other stakeholders to address concerns and provide updates.

QUALITY CONTROL

Inspections:

- Conduct regular inspections to ensure compliance with construction standards and regulations.

Documentation:

- Maintain detailed records of construction activities, inspections, and any modifications to the original plan.

CONCLUSION

The Construction Site Management and Logistics Plan has been strategically devised to promote the seamless and effective execution of the residential development project. Through diligent consideration of site-specific obstacles and steadfast adherence to industry standards, our primary objective is to deliver a superior quality project that synergizes harmoniously with the distinctive characteristics of the Nevada climate and topography.



FINANCIAL & RISK ANALYSIS

Acquisition:
\$55 Million

Site Development:
\$12,470,137

IRR:
30.16%

Net Profit:
\$145,692,961

Direct Construction:
\$79,579,228

Expected Scenario:

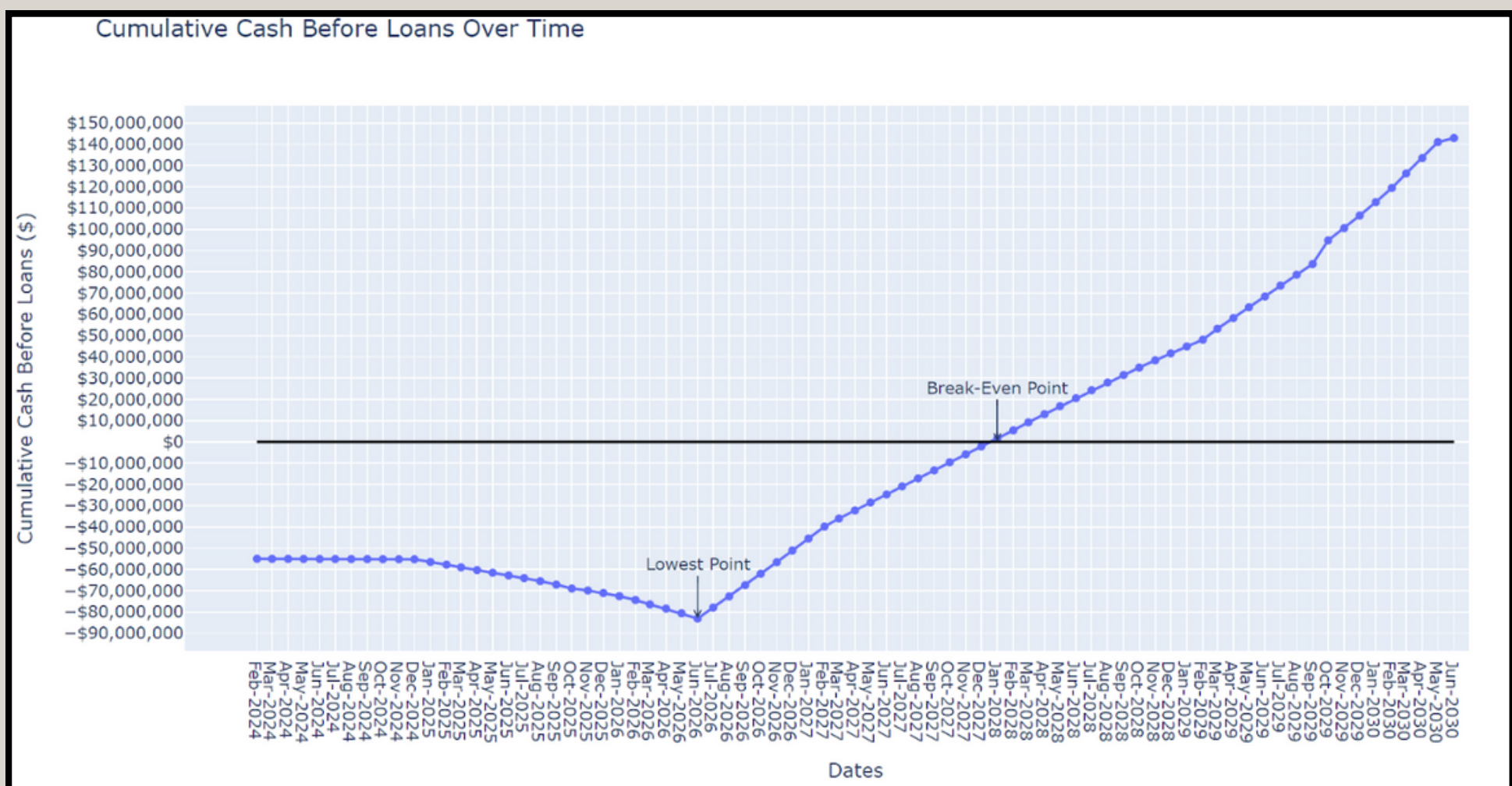
The most realistic financial scenario was underwritten with these assumptions:

- Absorption of 3-4 units per month
- ASP of \$1.5 Million

| Sensitivity Analysis | | | | |
|-------------------------------|------------------------------------|--------|-------------------|------------------------|
| Situation | Change | IRR | Net Profit | % Change from Expected |
| Expected Scenario | --- | 30.16% | \$ 145,692,961.50 | --- |
| Absorption | -2 per month | 23% | \$ 140,860,972.74 | -3.32% |
| | +2 per month | 37.81% | \$ 148,914,287.34 | 2.21% |
| Land Development (Horizontal) | -5% | 30.38% | \$ 146,316,468.30 | 0.43% |
| | 5% | 29.95% | \$ 145,069,454.70 | -0.43% |
| Base Sales Price | -10% | 26.19% | \$ 121,358,446.50 | -16.70% |
| | 10% | 33.86% | \$ 170,027,476.50 | 16.70% |
| Construction Costs (Vertical) | -5% | 30.87% | \$ 149,719,361.50 | 2.76% |
| | 5% | 29.44% | \$ 141,666,673.50 | -2.76% |
| Conservative Estimate | -5% Base Price, 3 Absorption/Month | 24.87% | \$ 127,667,912.81 | -12.37% |

Based on the provided metrics, the development is anticipated to culminate its journey in a swift 6.5 years, spanning from the initiation of the loan in February 2024 to the final project closeout in May 2030. Achieving Break-Even is forecasted to occur in January 2028, a notable milestone reached just 47 months post-financing.

The financial outlook remains robust, with an expected Gross Revenue of \$146 million and a promising projected Internal Rate of Return (IRR) at 30.16%. These metrics underscore the development's efficiency and financial strength over the specified timeline.



| Baseline Financial Scenario | |
|-----------------------------|-------------------|
| Absorption (Monthly) | 3 to 4 |
| Absorption (Quarterly) | 9 to 12 |
| Average Sales Price | \$1.5 Million |
| Gross Sales Revenue | \$ 344,116,000.00 |
| Total Costs | \$ 198,423,038.50 |
| IRR | 30.16% |



FINANCIAL & RISK ANALYSIS

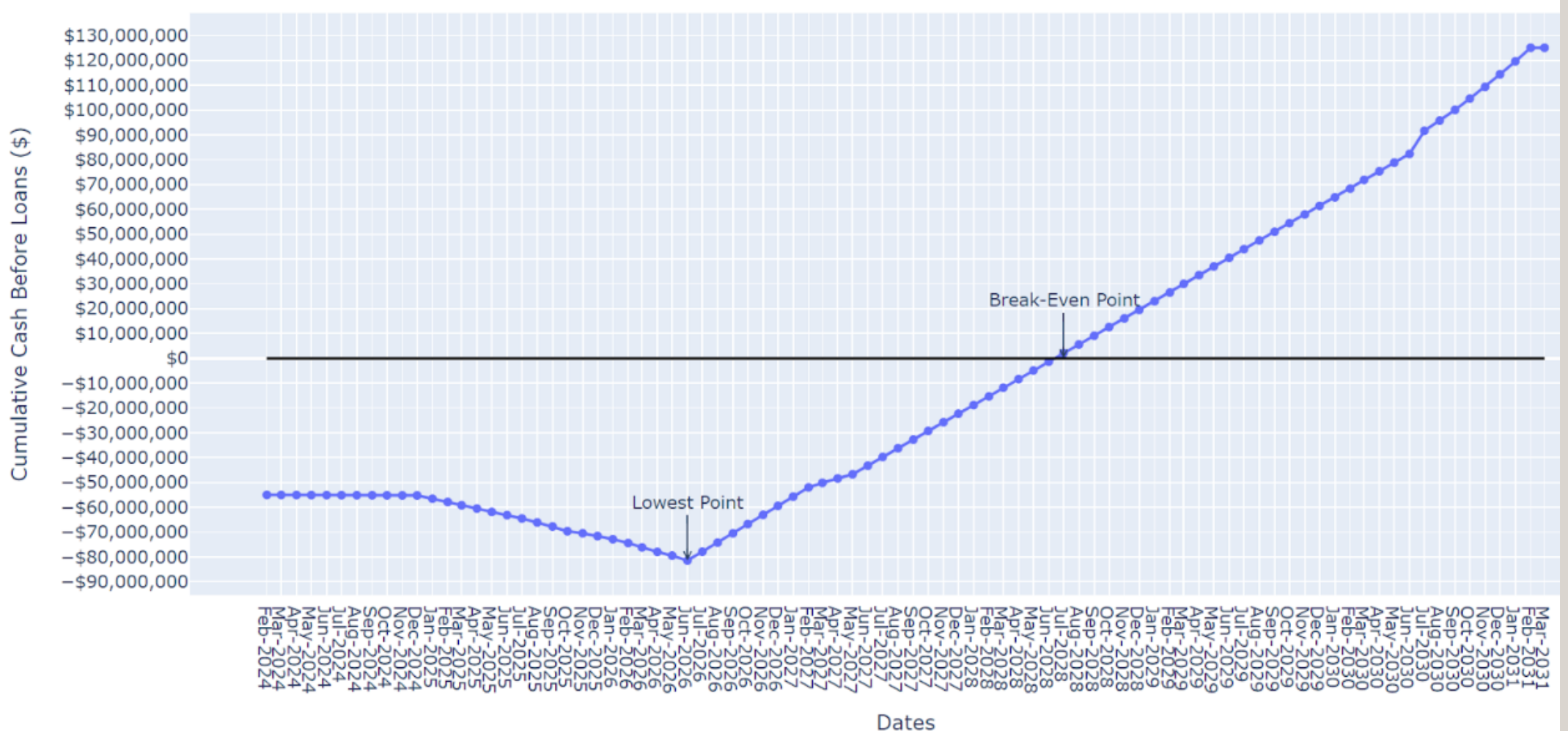
Conservative Estimate:

For a Conservative Estimate, the team assumes a 5% decrease in base price and 3 absorptions per month.

| Conservative Financial Scenario | |
|---------------------------------|----------------|
| Absorption (Monthly) | 3 |
| Absorption (Quarterly) | 9 |
| Average Sales Price | \$1.44 Million |
| Net Profit | \$127,667,912 |
| IRR | 24.87% |

Utilizing the provided metrics, the development is poised to complete its lifecycle in a span of 7 years and 1 month, spanning from the initiation of the loan in February 2024 to the final project closeout in March 2031. The Break-Even milestone is forecasted to be reached in July 2028, marking 53 months post-financing. Projections suggest a robust financial performance, with an anticipated net profit of \$127 million and a projected Internal Rate of Return (IRR) of 24.87%. These compelling indicators underscore the financial resilience and success projected for the development throughout the specified timeline.

Cumulative Cash Before Loans Over Time: Conservative Scenario



FINANCIAL & RISK ANALYSIS

INTEREST RATES

Since the beginning of the COVID-19 pandemic, central banks worldwide, including the Federal Reserve, implemented historically low-interest rates to stimulate economic recovery. However, as of 2023, there is a global trend toward tightening monetary policy to curb inflation. The Federal Reserve has signaled multiple interest rate hikes in response to rising inflation concerns, impacting borrowing costs and potentially affecting the housing market.

SUPPLY CHAIN

Ongoing global supply chain disruptions, exacerbated by the pandemic, continue to impact various industries, including construction. Shortages of essential materials, like windows and appliances, are prevalent. Companies are employing proactive strategies, such as early procurement and diversified sourcing, to mitigate delays and ensure project timelines are met.

WARRANTY

Amidst increased competition, companies are offering warranties to attract homebuyers. While warranties pose financial risks, the company will be implementing rigorous subcontractor selection processes, regular inspections, and risk mitigation strategies to minimize the impact of potential warranty claims. Warranties are accounted for through a 0.3% cost of the selling price of a home.

| Warranty | Duration | Cost % of Sales Price |
|----------------------|-----------|-----------------------|
| MEP | 5-7 years | .1% |
| Foundation | 10 years | .1% |
| Construction Defects | 1 year | .1% |

DYNAMIC PHASING

To account for uncertainty, the company plans to use flexible phasing, where specific product lines, elevations, or options can be adjusted based on consumer preference and financial performance.



| 20 Sep 2025 | 21 Oct 2025 | 22 Nov 2025 | 23 Dec 2025 | 24 Jan 2026 | 25 Feb 2026 | 26 Mar 2026 | 27 Apr 2026 | 28 May 2026 | 29 Jun 2026 | 30 Jul 2026 | 31 Aug 2026 | 32 Sep 2026 | 33 Oct 2026 | 34 Nov 2026 | 35 Dec 2026 | 36 Jan 2027 | 37 Feb 2027 | 38 Mar 2027 | 39 Apr 2027 | 40 May 2027 | 41 Jun 2027 |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | 11 11 | 3 14 | 3 17 | 3 20 | 3 23 | 3 26 | 3 29 | 3 32 | 3 35 | 3 38 | 3 41 | 3 44 | 3 47 | 3 50 | 3 53 | 3 56 | 3 59 | 3 62 | 3 65 | 3 68 | 3 71 |
| 3 | 3 | 4 7 | 4 11 | 4 15 | 4 19 | 4 23 | 4 27 | 4 31 | 4 35 | 3 38 | 3 41 | 3 44 | 3 47 | 3 50 | 3 53 | 3 56 | 3 59 | 3 62 | 3 65 | 3 68 | 3 71 |
| | | | | | | | 3 | | | | | | | | | | | | | | |
| | | | | | | | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 3 |
| | | | | | | | | | | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 3 |
| | | | | | | | | | | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 3 |
| | | | | | | | | | | 4 | 8 | 12 | 16 | 20 | 24 | 28 | 32 | 35 | 38 | 41 | 44 |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 |
| | | | | | | | | | | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 |
| | | | | | | | | | | 604,941 | 604,941 | 604,941 | 604,941 | 604,941 | 604,941 | 604,941 | 604,941 | 453,706 | 453,706 | 453,706 | 453,706 |
| | | | | | | | | | | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 882 | 882 | 882 | 882 |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 246,954 | 246,954 | 246,954 | 246,954 | 246,954 | 246,954 | 246,954 | 246,954 | 185,215 | 185,215 | 185,215 | 185,215 |
| | | | | | | | | | | 91,000 | 91,000 | 91,000 | 91,000 | 91,000 | 91,000 | 91,000 | 91,000 | 68,250 | 68,250 | 68,250 | 68,250 |
| | | | | | | | | | | 80,968 | 80,968 | 80,968 | 80,968 | 80,968 | 80,968 | 80,968 | 80,968 | 60,726 | 60,726 | 60,726 | 60,726 |
| | | | | | | | | | | 84,968 | 84,968 | 84,968 | 84,968 | 84,968 | 84,968 | 84,968 | 84,968 | 63,726 | 63,726 | 63,726 | 63,726 |
| | | | | | | | | | | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 |
| 1,247,014 | 1,247,014 | | | | | | | | | | | | | | | | | | | | |
| | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | | | | | | | | | | | | | | | |
| 177,632 | 177,632 | 414,475 | 651,318 | 888,161 | 1,125,004 | 1,361,847 | 1,421,058 | 1,657,901 | 1,894,744 | 1,835,533 | 1,776,322 | 1,717,111 | 1,657,901 | 1,598,690 | 1,539,479 | 1,480,268 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 |
| 42,535 | 42,535 | 99,248 | 155,961 | 212,675 | 269,388 | 326,101 | 340,279 | 396,993 | 453,706 | 439,528 | 425,349 | 411,171 | 396,993 | 382,814 | 368,636 | 354,458 | 340,279 | 340,279 | 340,279 | 340,279 | 340,279 |
| | | | | | | | 75,000 | | | | | | | | | | | | | | |
| | | | 30,794 | | | | | | | | | | | | 84,171 | | | | | | |
| 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 |
| 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | 24,291 | 24,291 | 24,291 | 24,291 | 24,291 | 24,291 | 24,291 | 24,291 | 18,218 | 18,218 | 18,218 | 18,218 |
| 1,526,403 | 1,851,403 | 897,945 | 1,222,296 | 1,485,058 | 1,778,614 | 2,072,170 | 1,970,559 | 2,189,115 | 2,482,671 | 2,433,573 | 2,360,184 | 2,286,795 | 2,213,406 | 2,140,017 | 2,150,799 | 1,993,239 | 1,919,850 | 1,913,777 | 1,913,777 | 1,913,777 | 1,913,777 |
| | | | | | | | | | | | | | | | | | | | | | |
| -1,526,403 | -1,851,403 | -897,945 | -1,222,296 | -1,485,058 | -1,778,614 | -2,072,170 | -1,970,559 | -2,189,115 | -2,482,671 | 5,159,383 | 5,232,773 | 5,306,162 | 5,379,551 | 5,452,940 | 5,442,157 | 5,599,718 | 5,673,107 | 3,780,940 | 3,780,940 | 3,780,940 | 3,780,940 |
| -67,141,901 | -68,993,304 | -69,891,249 | -71,113,545 | -72,598,603 | -74,377,216 | -76,449,386 | -78,419,945 | -80,609,061 | -83,091,732 | -77,932,348 | -72,699,576 | -67,393,414 | -62,013,864 | -56,560,924 | -51,118,767 | -45,519,049 | -39,845,942 | -36,065,002 | -32,284,062 | -28,503,121 | -24,722,181 |

| 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 |
|-------------|-------------|-------------|------------|------------|------------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May |
| 2027 | 2027 | 2027 | 2027 | 2027 | 2027 | 2028 | 2028 | 2028 | 2028 | 2028 | 2028 | 2028 | 2028 | 2028 | 2028 | 2028 | 2028 | 2029 | 2029 | 2029 | 2029 | 2029 |
| 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 74 | 77 | 80 | 83 | 86 | 89 | 92 | 95 | 98 | 101 | 104 | 108 | 112 | 116 | 120 | 124 | 128 | 132 | 136 | 140 | 144 | 148 | 152 |
| 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 74 | 77 | 80 | 83 | 86 | 89 | 92 | 95 | 98 | 101 | 104 | 107 | 111 | 115 | 119 | 123 | 127 | 131 | 135 | 139 | 143 | 147 | 151 |
| 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 |
| 50 | 53 | 56 | 59 | 62 | 65 | 68 | 71 | 74 | 77 | 80 | 83 | 86 | 89 | 92 | 95 | 98 | 101 | 104 | 107 | 111 | 115 | 119 |
| 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 |
| 47 | 50 | 53 | 56 | 59 | 62 | 65 | 68 | 71 | 74 | 77 | 80 | 83 | 86 | 89 | 92 | 95 | 98 | 101 | 104 | 108 | 112 | 116 |
| 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 4,537,059 | 6,049,412 | 6,049,412 | 6,049,412 |
| 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,080,988 | 1,441,318 | 1,441,318 | 1,441,318 |
| 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 453,706 | 604,941 | 604,941 | 604,941 |
| 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 882 | 1,176 | 1,176 | 1,176 |
| 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 185,215 | 246,954 | 246,954 | 246,954 |
| 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 68,250 | 91,000 | 91,000 | 91,000 |
| 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 60,726 | 80,968 | 80,968 | 80,968 |
| 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 63,726 | 84,968 | 84,968 | 84,968 |
| 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 5,694,717 | 7,592,956 | 7,592,956 | 7,592,956 |
| 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,421,058 | 1,480,268 | 1,539,479 | 1,598,690 | 1,657,901 | 1,717,111 | 1,776,322 | 1,835,533 | 1,894,744 | 1,894,744 | 1,894,744 | 1,894,744 |
| 340,279 | 340,279 | 340,279 | 340,279 | 340,279 | 340,279 | 340,279 | 340,279 | 340,279 | 340,279 | 340,279 | 340,279 | 354,458 | 368,636 | 382,814 | 396,993 | 411,171 | 425,349 | 439,528 | 453,706 | 453,706 | 453,706 | 453,706 |
| | | | | | 73,907 | | | | | | | | | | | | 88,277 | | | | | |
| 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 | 39,222 |
| 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 18,218 | 24,291 | 24,291 | 24,291 |
| 1,913,777 | 1,913,777 | 1,913,777 | 1,913,777 | 1,913,777 | 1,987,683 | 1,913,777 | 1,913,777 | 1,913,777 | 1,913,777 | 1,913,777 | 1,913,777 | 1,987,166 | 2,060,555 | 2,133,944 | 2,207,333 | 2,280,722 | 2,442,388 | 2,427,500 | 2,500,889 | 2,506,962 | 2,506,962 | 2,506,962 |
| 3,780,940 | 3,780,940 | 3,780,940 | 3,780,940 | 3,780,940 | 3,707,034 | 3,780,940 | 3,780,940 | 3,780,940 | 3,780,940 | 3,780,940 | 3,780,940 | 3,707,551 | 3,634,162 | 3,560,773 | 3,487,384 | 3,413,995 | 3,252,329 | 3,267,217 | 3,193,828 | 5,085,994 | 5,085,994 | 5,085,994 |
| -20,941,241 | -17,160,300 | -13,379,360 | -9,598,420 | -5,817,479 | -2,110,445 | 1,670,495 | 5,451,435 | 9,232,376 | 13,013,316 | 16,794,256 | 20,575,197 | 24,282,748 | 27,916,910 | 31,477,683 | 34,965,068 | 38,379,063 | 41,631,391 | 44,898,608 | 48,092,436 | 53,178,431 | 58,264,425 | 63,350,420 |

| 65 Jun 2029 | 66 Jul 2029 | 67 Aug 2029 | 68 Sep 2029 | 69 Oct 2029 | 70 Nov 2029 | 71 Dec 2029 | 72 Jan 2030 | 73 Feb 2030 | 74 Mar 2030 | 75 Apr 2030 | 76 May 2030 | 77 Jun 2030 |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 4 | 4 | 4 | 4 | | | | | | | | | |
| 156 | 160 | 164 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 |
| 4 | 4 | 4 | 4 | 1 | | | | | | | | |
| 155 | 159 | 163 | 167 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 | 168 |
| 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 1 |
| 123 | 127 | 131 | 135 | 139 | 143 | 147 | 151 | 155 | 159 | 163 | 167 | 168 |
| 4 | 4 | 4 | 4 | 3 | | | | | | | | |
| 120 | 124 | 128 | 132 | 139 | 143 | 147 | 151 | 155 | 159 | 163 | 167 | 168 |
| 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 10,586,471 | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 6,049,412 | 1,512,353 |
| 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 2,522,306 | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 1,441,318 | 360,329 |
| 604,941 | 604,941 | 604,941 | 604,941 | 1,058,647 | 604,941 | 604,941 | 604,941 | 604,941 | 604,941 | 604,941 | 604,941 | 151,235 |
| 1,176 | 1,176 | 1,176 | 1,176 | 2,059 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 1,176 | 294 |
| 246,954 | 246,954 | 246,954 | 246,954 | 432,169 | 246,954 | 246,954 | 246,954 | 246,954 | 246,954 | 246,954 | 246,954 | 61,738 |
| 91,000 | 91,000 | 91,000 | 91,000 | 159,250 | 91,000 | 91,000 | 91,000 | 91,000 | 91,000 | 91,000 | 91,000 | 22,750 |
| 80,968 | 80,968 | 80,968 | 80,968 | 141,695 | 80,968 | 80,968 | 80,968 | 80,968 | 80,968 | 80,968 | 80,968 | 20,242 |
| 84,968 | 84,968 | 84,968 | 84,968 | 148,695 | 84,968 | 84,968 | 84,968 | 84,968 | 84,968 | 84,968 | 84,968 | 21,242 |
| 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 13,287,673 | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 7,592,956 | 1,898,239 |
| 1,894,744 | 1,894,744 | 1,894,744 | 1,894,744 | 1,717,111 | 1,480,268 | 1,243,425 | 1,006,583 | 769,740 | 532,897 | 296,054 | 59,211 | |
| 453,706 | 453,706 | 453,706 | 453,706 | 411,171 | 354,458 | 297,744 | 241,031 | 184,318 | 127,605 | 70,892 | 14,178 | |
| | | | | | | 67,748 | | | | | | |
| 39,222 | 39,222 | 39,222 | 39,222 | | | | | | | | | |
| 20,000 | 20,000 | 20,000 | 20,000 | | | | | | | | | |
| 75,000 | 75,000 | 75,000 | 75,000 | | | | | | | | | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| 24,291 | 24,291 | 24,291 | 24,291 | 42,508 | 24,291 | 24,291 | 24,291 | 24,291 | 24,291 | 24,291 | 24,291 | 6,073 |
| 2,506,962 | 2,506,962 | 2,506,962 | 2,506,962 | 2,170,791 | 1,859,017 | 1,633,208 | 1,271,904 | 978,348 | 684,792 | 391,236 | 97,680 | 6,073 |
| 5,085,994 | 5,085,994 | 5,085,994 | 5,085,994 | 11,116,883 | 5,733,940 | 5,959,748 | 6,321,052 | 6,614,608 | 6,908,164 | 7,201,721 | 7,495,277 | 1,892,166 |
| 68,436,414 | 73,522,409 | 78,608,403 | 83,694,397 | 94,811,280 | 100,545,220 | 106,504,968 | 112,826,020 | 119,440,628 | 126,348,792 | 133,550,513 | 141,045,790 | 142,937,956 |



Student Chapters

NAHB Student Competition Graduate Program Production Home Builder Honor Pledge

To the best of my knowledge and belief, the information used in my team's solution to the competition is in accordance with the rules and guidelines of the NAHB Student Competition. On my honor, I have neither given nor received unauthorized assistance in the completion of this project.

Team (School) Name: UNIVERSITY OF DENVER - GRADUATE

Team Members:

| Print Name | Signature |
|-------------------|--------------------------|
| ERIC DUCKER | |
| ELIZABETH MONDO | |
| Peyton Pederson | |
| Robert Cairncross | <i>Robert Cairncross</i> |
| Mary Akinola | |
| Kai Monday | |

Alternate Members (Optional):

| Print Name | Signature |
|-------------------|-----------|
| Robert De Martine | |
| Jeffrey Pope | |
| LISA FIELD | |
| | |
| | |
| | |

Faculty Advisor/Coach:

| Print Name | Signature |
|--------------|-----------|
| Eric A. Wolt | |

This form is REQUIRED. Please upload (1) copy per team as the last page of your written submission.