

Rocky Mountain Property Inc - SW 11 Yield Calculation

Block	Lot		Width	Depth	Area m2	Area SF	Area AC	Area Ha	\$/ac	\$	Status
Phase 1											
1	1	C	122.50	172.80	21,168.000	227,768	5.23	2.117	\$400,000	\$2,091,530.58	
1	2	C	116.20	172.80	20,079.360	216,054	4.96	2.008	\$325,000	\$1,611,972.50	
1	3	C	116.20	172.80	20,079.360	216,054	4.96	2.008	\$300,000	\$1,487,974.61	
1	4	C	116.20	172.80	20,079.360	216,054	4.96	2.008	\$300,000	\$1,487,974.61	
1	5		116.20	172.80	20,079.360	216,054	4.96	2.008	\$119,960	\$594,989.86	Sold
2	1	C	105.20	154.00	16,200.800	174,321	4.00	1.620	\$400,000	\$1,600,740.20	
2	2	C	57.50	141.00	8,107.500	87,237	2.00	0.811	\$375,000	\$751,004.65	Sold
2	3	C	57.50	141.00	8,107.500	87,237	2.00	0.811	\$225,000	\$450,602.79	Sold
3	1	C	188.00	135.00	25,380.000	273,089	6.27	2.538	\$350,000	\$2,194,239.67	
3	2	C	188.00	95.00	17,860.000	192,174	4.41	1.786	\$270,000	\$1,191,158.68	Sold
3	6	C	228.40	135.20	30,879.680	332,265	7.63	3.088	\$350,000	\$2,669,717.05	
3	7	C	228.40	95.20	21,743.680	233,962	5.37	2.174	\$270,000	\$1,450,177.67	Sold
4	1	C	115.00	185.10	21,286.500	229,043	5.26	2.129	\$265,000	\$1,393,395.92	Sold
4	2	C	115.00	185.10	21,286.500	229,043	5.26	2.129	\$325,000	\$1,708,881.78	Sold
4	3	C	115.00	185.10	21,286.500	229,043	5.26	2.129	\$325,000	\$1,708,881.78	Sold
4	4	C	115.00	185.10	21,286.500	229,043	5.26	2.129	\$310,000	\$1,630,010.32	Sold
						Developable	77.79			\$24,023,252.67	
						Yield	90.80%				
Phase 2											
2	4	C	57.50	141.00	8,107.500	87,237	2.00	0.811	\$350,000	\$700,937.67	
2	5	C	57.50	141.00	8,107.500	87,237	2.00	0.811	\$350,000	\$700,937.67	
2	6	C	57.50	141.00	8,107.500	87,237	2.00	0.811	\$350,000	\$700,937.67	
2	7	C	57.50	141.00	8,107.500	87,237	2.00	0.811	\$350,000	\$700,937.67	
2	8	C	96.50	141.00	13,606.500	146,406	3.36	1.361	\$350,000	\$1,176,356.27	
3	3	C	115.20	188.00	13,109.040	141,053	5.35	1.311	\$300,000	\$1,605,000.00	
3	4	C	115.20	188.00	21,657.600	233,036	5.35	2.166	\$300,000	\$1,604,929.59	
3	5	C	115.20	188.00	21,657.600	233,036	5.35	2.166	\$300,000	\$1,604,929.59	
Sub total							27.42			\$8,794,966.13	
Phase 3											
TBD							Reserve	2.58		\$0	\$0
							Developable	29.10	\$350,000	\$10,185,000	
Sub total							31.68			\$10,185,000.00	
Grand Total							136.89			\$43,003,218.80	
Final Yield							91%				