

Neighborhood Renaissance

Address	Value*	Purchase Cost**	If Sold Lot Price	and Value at FB Purchase	Market Value	District	DCAD Owner 2025	Sold to
13200 Nestle	\$ 120,000	\$ 120,000	\$ 50,000	\$ -	\$ -	1	COFB	
13201 Nestle (corner lot)	\$ 120,000	\$ 137,696	\$ 50,000	\$ 23,800	\$ -	1	COFB	
13612 Heartside	\$ 182,275	\$ 195,197	\$ 50,000	\$ 55,000	\$ -	2	COFB	
13706 Heartside	\$ 175,750	\$ 175,750	\$ 50,000	\$ 90,000	\$ -	2	COFB	
13726 Stardust	\$ 205,000	\$ 222,217	\$ 50,000	\$ 50,000	\$ -	1	COFB	
13745 Stardust	\$ 257,634	\$ 262,644	\$ 50,000	\$ 90,000	\$ -	1	COFB	
13842 Dennis Lane	\$ 175,000	\$ 185,270	\$ 50,000	\$ 50,000	\$ -	1	COFB	
13904 Heartside	\$ 191,971	\$ 193,827	\$ 50,000	\$ 100,000	\$ -	2	COFB	
13950 Montvale	\$ 152,000	\$ 164,505	\$ 50,000	\$ 90,000	\$ -	1	COFB	
13965 Bee	\$ 230,663	\$ 237,158	\$ 50,000	\$ 200,000	\$ -	1	COFB	
2417 Springvale	\$ 250,307	\$ 252,468	\$ 50,000	\$ 200,000	\$ -	1	COFB	
2504 Springvale	\$ 180,000	\$ 180,000	\$ 50,000	\$ 180,000	\$ -	1	COFB	
2509 Greenhurst	\$ 240,000	\$ 263,907	\$ 50,000	\$ 200,000	\$ -	1	COFB	
2520 Avenel	\$ 231,750	\$ 245,363	\$ 50,000	\$ 110,000	\$ -	1	COFB	Test Lot: On Market for \$210k
2539 Collingwood	\$ 242,855	\$ 243,810	\$ 50,000	\$ 200,000	\$ -	1	COFB	
2540 Collingwood	\$ 185,000	\$ 195,423	\$ 50,000	\$ 90,000	\$ -	1	COFB	
2541 Squire	\$ 220,000	\$ 240,280	\$ 50,000	\$ 110,000	\$ -	1	COFB	
2586 Brandywine	\$ 230,000	\$ 244,439	\$ 50,000	\$ 110,000	\$ -	1	COFB	
2593 Springvale	\$ 190,000	\$ 192,434	\$ 50,000	\$ -	\$ -	1	COFB	
2604 Brandywine	\$ 230,000	\$ 253,771	\$ 50,000	\$ 220,000	\$ -	1	COFB	
2615 Squire	\$ 250,960	\$ 253,060	\$ 50,000	\$ 200,000	\$ -	1	COFB	
2691 Hearthstone	\$ 175,000	\$ 185,087	\$ 50,000	\$ 40,000	\$ -	1	COFB	
	\$ 4,436,165	\$ 4,644,306	\$ 1,100,000	\$ 2,408,800	\$ -			

Total Purchase Cost	\$ 4,644,306	Profit/Loss	\$ 2,235,506
Total If Sold at FB Purchase price	\$ 2,408,800	If sold at purchase price	
		Profit/Loss	\$ 3,544,306
Current DCAD Value	\$ -	If remaining parcels sold for \$50k	
BOH Assessed Value	\$ -		
If all City Owned parcels sold for \$50k	\$ 1,100,000		

*Value (when FB Purchased) = Lot + Improvement
Purchase Cost = Value + Soft/Hard Costs

Neighborhood Renaissance

Address	Value*	Purchase Cost**	Lot Sold Price	Value at FB Pur	AD Total Market Value 2	District	DCAD Owner 2025	Sold to
12805 Wilmington	\$ 100,000	\$ 113,693	\$ 110,000	\$ 60,000	\$ 720,000	2	VOSTRIKOV VADIM	Developer
12814 Holbrook	\$ 60,000	\$ 68,321	\$ 50,000	\$ 50,000	\$ 556,010	2	PILLAI SANTHOSH &	Developer
12904 Holbrook	\$ 115,000	\$ 129,424	\$ 339,000	\$ 60,000	\$ 746,440	2	SCOTTBOSTER ALE	Homeowner
12908 Holbrook	\$ 45,000	\$ 50,578	\$ 47,500	\$ 50,000	\$ 578,350	2	THE HONG LIVING T	Developer
12909 Holbrook	\$ 79,500	\$ 90,588	\$ 79,900	\$ 50,000	\$ 683,720	2	KARRI NAGA VENKA	Developer
12915 Holbrook	\$ 78,000	\$ 89,006	\$ 70,000	\$ 50,000	\$ 633,960	2	MORESCO JAMES &	Homeowner
12915 Wilmington	\$ 115,000	\$ 129,000	\$ 112,000	\$ 60,000	\$ 806,810	2	MAGINOT CORBIN &	Homeowner
12918 Harrisburg	\$ 199,000	\$ 195,000	\$ 50,000	\$ 192,500	\$ -	2	COFB	
12918 Holbrook	\$ 76,000	\$ 83,520	\$ 70,000	\$ 50,000	\$ 598,230	2	CHRISTMAN RICKY	Homeowner
12919 Holbrook	\$ 78,000	\$ 88,741	\$ 70,000	\$ 50,000	\$ 585,270	2	MILLER BETINA JEA	Homeowner
12923 Wilmington	\$ 111,500	\$ 125,316	\$ 125,000	\$ 60,000	\$ 746,440	2	MAZROOEE GHASE	Homeowner
12927 Harrisburg Cr	\$ 83,000	\$ 80,731	\$ 68,000	\$ 50,000	\$ 593,110	2	MCCARTHY ROBER	Homeowner
12934 Harrisburg	\$ 105,000	\$ 118,917	\$ 112,000	\$ 60,000	\$ 707,230	2	NJL LIVING TRUST	Homeowner
13005 Wilmington	\$ 108,000	\$ 122,561	\$ 125,000	\$ 60,000	\$ 746,440	2	LAI TINA M & HOAN	Homeowner
13006 Holbrook	\$ 71,500	\$ 85,740	\$ 50,000	\$ 48,000	\$ 683,020	2	HENDERSON KARE	Developer
13010 Holbrook	\$ 76,000	\$ 86,156	\$ 72,500	\$ 50,000	\$ 638,230	2	MANLEY GARY	Homeowner
13023 Holbrook	\$ 72,000	\$ 83,534	\$ 200,000	\$ 50,000	\$ 630,980	2	MALIK VIVEK & ARL	Developer
13105 Holbrook	\$ 75,000	\$ 89,455	\$ 88,110	\$ 50,000	\$ 647,720	2	COMMERCE FACTC	Homeowner
13200 Nestle	\$ 120,000	\$ 120,000	\$ 50,000	\$ -	\$ -	1	COFB	
13201 Nestle (corner lot)	\$ 120,000	\$ 137,696	\$ 50,000	\$ 23,800	\$ -	1	COFB	
13330 Veronica	\$ 190,000	\$ 190,000	\$ 240,000	\$ 75,000	\$ 115,000	2	ARTIS ERIC	Homeowner
13531 Challaburton	\$ 85,000	\$ 97,634	\$ 75,000	\$ 50,000	\$ 667,610	5	PALMER CHRISTOP	Developer
13611 Heartside	\$ 81,000	\$ 94,855	\$ 85,450	\$ 30,000	\$ 711,240	2	CLINE MALLORIE T	Developer
13612 Heartside	\$ 182,275	\$ 195,197	\$ 50,000	\$ 55,000	\$ -	2	COFB	
13640 Littlecrest	\$ 75,000	\$ 89,370	\$ 115,000	\$ 30,000	\$ 733,170	2	DRAKE JOHN &	Developer
13706 Heartside	\$ 175,750	\$ 1,980,380	\$ 50,000	\$ 90,000	\$ -	2	COFB	
13726 Stardust	\$ 205,000	\$ 222,217	\$ 50,000	\$ 50,000	\$ -	1	COFB	
13745 Stardust	\$ 257,634	\$ 262,644	\$ 50,000	\$ 90,000	\$ -	1	COFB	
13811 Lillard	\$ 113,800	\$ 131,816	\$ 130,000	\$ 30,000	\$ 752,610	2	JOHNSON CHRISTC	Homeowner
13842 Dennis Lane	\$ 175,000	\$ 185,270	\$ 50,000	\$ 50,000	\$ -	1	COFB	
13904 Heartside	\$ 191,971	\$ 193,827	\$ 50,000	\$ 100,000	\$ -	2	COFB	

13950 Montvale	\$	152,000	\$	164,505	\$	50,000	\$	90,000	\$	-	1	COFB	
13965 Bee	\$	230,663	\$	237,158	\$	50,000	\$	200,000	\$	-	1	COFB	
14055 Rawhide Pkwy	\$	106,000	\$	118,000	\$	105,000	\$	30,000	\$	671,500	2	ATIAS SHIMON & TF	Homeowner
2417 Springvale	\$	250,307	\$	252,468	\$	50,000	\$	200,000	\$	-	1	COFB	
2504 Springvale	\$	180,000			\$	50,000	\$	180,000	\$	-	1	COFB	
2509 Greenhurst	\$	240,000	\$	263,907	\$	50,000	\$	200,000	\$	-	1	COFB	
2520 Avenel	\$	231,750	\$	245,363	\$	50,000	\$	110,000	\$	-	1	COFB	
2539 Collingwood	\$	242,855	\$	243,810	\$	50,000	\$	200,000	\$	-	1	COFB	
2540 Collingwood	\$	185,000	\$	195,423	\$	50,000	\$	90,000	\$	-	1	COFB	
2541 Squire	\$	220,000	\$	240,280	\$	50,000	\$	110,000	\$	-	1	COFB	
2560 Wicker	\$	154,500	\$	167,998	\$	65,000	\$	90,000	\$	280,200	1	BUILDERS OF HOP	Builders of Hope
2563 Wasina	\$	170,000	\$	182,767	\$	45,000	\$	40,000	\$	200,000	1	RAMOS JOSE SANI	Builders of Hope
2568 Greenhurst	\$	156,000	\$	165,696	\$	45,000	\$	40,000	\$	200,000	1	TOMAS JOHN E	Builders of Hope
2586 Brandywine	\$	230,000	\$	244,439	\$	50,000	\$	110,000	\$	-	1	COFB	
2593 Springvale	\$	190,000	\$	192,434	\$	50,000			\$	-	1	COFB	
2604 Brandywine	\$	230,000	\$	253,771	\$	50,000	\$	220,000	\$	-	1	COFB	
2605 Leta Mae	\$	86,000	\$	97,970	\$	70,000	\$	70,000	\$	916,600	3	PATTON SHASTA	Homeowner
2615 Squire	\$	250,960	\$	253,060	\$	50,000	\$	200,000	\$	-	1	COFB	
2620 Mount View	\$	121,000	\$	134,947	\$	104,000	\$	70,000	\$	808,980	3	SCHLUMPF AMAND	Developer
2624 Leta Mae	\$	145,000	\$	161,258	\$	220,000	\$	100,000	\$	811,000	3	PORTER MARTIN	Homeowner
2625 Dixiana	\$	109,999	\$	123,689	\$	130,000	\$	70,000	\$	725,000	3	MONTGOMERY ROI	Homeowner
2627 Mount View	\$	75,000	\$	84,192	\$	75,000	\$	70,000	\$	767,000	3	GHCH LIVING TRUS	Developer
2629 Squire	\$	155,000	\$	166,449	\$	50,000	\$	40,000	\$	200,000	1	BUILDERS OF HOP	Builders of Hope
2631 Leta Mae	\$	86,000	\$	96,342	\$	75,000	\$	70,000	\$	858,120	3	STOVER ROBERT A	Homeowner
2636 Mount View	\$	89,500	\$	100,170	\$	75,000	\$	70,000	\$	787,160	3	SCHOTT VINCENT /	Developer
2640 Dixiana	\$	68,500	\$	73,680	\$	60,000	\$	70,000	\$	791,490	3	JOHNSON BEN & KE	Homeowner
2644 Mount View	\$	85,000	\$	93,358	\$	75,000	\$	70,000	\$	776,040	3	ANDERSON TERRE	Developer
2645 Dixiana	\$	125,000	\$	139,900	\$	135,000	\$	70,000	\$	825,000	3	SILBER ROBERT A	Homeowner
2646 Greenhurst	\$	136,500	\$	172,723	\$	50,000	\$	90,000	\$	200,000	1	ATENCIO MELY LAI	Builders of Hope
2649 Farmers Branch Ln	\$	132,500	\$	139,690	\$	87,500	\$	87,500	\$	974,310	3	COURTNEY ROBER	Developer
2659 Mount View	\$	75,000	\$	86,341	\$	75,000	\$	70,000		-	3	DCAD Not Found***	Developer
2661 Mount View	\$	72,000	\$	80,107	\$	70,000	\$	70,000	\$	1,131,420	3	RAMIREZ ALBERT &	Developer
2662 Mount View	\$	68,500	\$	76,242	\$	70,000	\$	70,000	\$	770,650	3	KETCHERSID TIMO	Developer
2667 Mount View	\$	83,500	\$	93,764	\$	70,000	\$	70,000	\$	885,520	3	BLACK WATT LESLI	Developer
2668 Leta Mae	\$	154,900	\$	171,081	\$	150,000	\$	100,000	\$	185,000	3	PHAM TIEN THOMA	Homeowner

2691 Hearthstone	\$	175,000	\$	185,087	\$	50,000	\$	40,000	\$	-	1	COFB	
2704 Mount View	\$	105,000	\$	118,706	\$	87,000	\$	50,000	\$	799,000	3	TIAN ZI & CHUN CH.	Homeowner
2706 Mount View	\$	110,000	\$	118,597	\$	87,000	\$	50,000	\$	670,000	3	AKI SINAN	Homeowner
2709 Mount View	\$	77,500	\$	84,715	\$	50,000	\$	50,000	\$	680,300	3	GOMEZ ARTURO &	Developer
2712 Mount View	\$	105,000	\$	118,801	\$	94,000	\$	60,000	\$	818,500	3	ABAHOSH LIVING T	Homeowner
2737 Farmers Branch Ln	\$	135,000	\$	155,256	\$	165,000	\$	70,000	\$	998,200	3	HARRIS STEPHEN &	Developer
2837 Ermine	\$	187,500	\$	208,622	\$	211,000	\$	75,000	\$	100,000	2	HERNANDEZ JESUS	Homeowner
2953 Randy Lane	\$	145,000	\$	155,368	\$	140,000	\$	48,000	\$	1,000,550	4	ASHLEY MARK L &	Developer
2957 Longmeade	\$	199,000	\$	213,288	\$	245,000	\$	75,000	\$	-	2	DCAD Not Found***	Homeowner
2965 Eric Lane	\$	115,000	\$	122,845	\$	100,000	\$	48,000	\$	690,000	4	DRAKE CORY	Developer
2981 Primrose	\$	205,000	\$	221,180	\$	185,000	\$	140,000	\$	175,000	2	TODD BONNEAU HC	Developer
3001 Primrose	\$	215,000	\$	230,181	\$	225,000	\$	180,000	\$	300,000	2	BHAKTA ASHOKKUM	Homeowner
3021 Primrose	\$	110,000	\$	123,513	\$	100,000	\$	48,000	\$	803,050	2	CHEEK ATLAS L IV	Homeowner
3048 Primrose	\$	200,000	\$	212,722	\$	200,000	\$	180,000	\$	237,500	2	HARABURDA DAVIE	Homeowner
3062 Primrose	\$	140,000	\$	157,624	\$	150,000	\$	65,000	\$	731,460	2	WHITENER DEREK	Homeowner
3107 Longmeade	\$	98,500	\$	111,650	\$	110,000	\$	40,000	\$	742,870	5	AMARASINGHAM RI	Homeowner
3305 Cloverdale	\$	181,859	\$	183,000	\$	216,000	\$	75,000	\$	100,000	1	PERRY SCOTT & R/	Homeowner
3312 Pebble Beach	\$	245,000	\$	256,299	\$	257,000	\$	165,000	\$	1,577,820	5	VATTIKUTI PHANI &	Homeowner
	\$	11,658,223	\$	14,221,623	\$	8,107,960	\$	3,206,500	\$	38,470,830			

Total Purchase Cost\$ 14,221,623

Profit/Loss #####

Total Lot Sold Price\$ 6,957,960

Excluding currently held properties

Profit/Loss #####

If remaining parcels sold for \$50k

Current DCAD Value\$ 1,577,820

BOH Assessed Value\$ -

If all City Owned parcels sold for \$50k\$ 1,150,000

Property Taxes annually on sold parcels\$ 40,810

** Assumed DCAD assessed value of \$350,000

*Value (when FB Purchased) = Lot + Improvement

*Purchase Cost = Value + Soft/Hard Costs

Neighborhood Renaissance

Address	CFB Purchase Price (lot & home)	Purchase Price plus soft and hard costs	Lot Sold Price	DCAD land value only (at time of purchase)	Current Market Value (DCAD) as of 2024	Sold to	District	Value per home
2662 Mount View	68500	76242	70000	70000	770650	Developer	3	
2661/2663 Mount View	72000	80107	70000	70000	1131420	Developer	3	
2667 Mount View	83500	93764	70000	70000	885520	Developer	3	
2709 Mount View	77500	84715	50000	50000	546630	Developer	3	
2659 Mount View	75000	86341	75000	70000	1131420	Developer	3	
2627 Mount View	75000	84192	75000	70000	785940	Developer	3	
2636 Mount View	89500	100170	75000	70000	787160	Developer	3	
2644 Mount View	85000	93358	75000	70000	776040	Developer	3	
2631 Leta Mae	86000	96342	75000	70000	858120	Homeowner	3	
2605 Leta Mae	86000	97970	70000	70000	916600	Homeowner	3	
13010 Holbrook	76000	86156	72500	50000	456850	Homeowner	2	
12909 Holbrook	79500	90588	79900	50000	499070	Developer	2	
12908 Holbrook	45000	50578	47500	50000	422580	Developer	2	
12915 Holbrook	78000	89006	70000	50000	463410	Homeowner	2	
12918 Holbrook	76000	83520	70000	50000	459820	Homeowner	2	
12919 Holbrook	78000	88741	70000	50000	429100	Homeowner	2	
2640 Dixiana	68500	73680	60000	70000	791490	Homeowner	3	
12814 Holbrook	60000	68321	50000	50000	418370	Developer	2	
13023 Holbrook	72000	83534	200000	50000	461310	Developer	2	
2649 Farmers Branch Ln	132500	139690	87500	87500	974310	Developer	3	
12927 Harrisburg Cr	83000	80731	68000	50000	443020	Homeowner	2	
12918 Harrisburg	199000	195000	50000	192500	700000	Homeowner	2	
13006 Holbrook	71500	85740	50000	48000	498410	Developer	2	
2965 Eric Lane	115000	122845	100000	48000	690000	Developer	4	
3021 Primrose	110000	123513	100000	48000	803050	Homeowner	2	
13105 Holbrook	75000	89455	88110	50000	609580	Homeowner	2	
2704 Mount View	105000	118706	87000	50000	762000	Homeowner	3	
2620 Mount View	121000	134947	104000	70000	826890	Developer	3	

2712 Mount View	105000	118801	94000	60000	810270	Homeowner	3		
2706 Mount View	110000	118597	87000	50000	628460	Homeowner	3		
2737 Farmers Branch Ln	135000	155256	165000	70000	940290	Developer	3		
12805 Wilmington	100000	113693	110000	60000	674680	Developer	2		
3107 Longmeade	98500	111650	110000	40000	742870	Homeowner	5		
13611 Heartside	81000	94855	85450	30000	579080	Developer	2		
13531 Challaburton	85000	97634	75000	50000	667610	Developer	5		
2953 Randy Lane	145000	155368	140000	48000	1000550	Developer	4		
14055 Rawhide Pkwy	106000	118000	105000	30000	543840	Homeowner	2		
2625 Dixiana	109999	123689	130000	70000	725000	Homeowner	3		
2645 Dixiana	125000	139900	135000	70000	865630	Homeowner	3		
12904 Holbrook	115000	129424	339000	60000	744610	Homeowner	2		
12934 Harrisburg	105000	118917	112000	60000	698600	Homeowner	2		
13005 Wilmington	108000	122561	125000	60000	744610	Homeowner	2		
12923 Wilmington	111500	125316	125000	60000	630000	Homeowner	2		
3062 Primrose	140000	157624	150000	65000	731460	Homeowner	2		
12915 Wilmington	115000	129000	112000	60000	296690	Homeowner	2		
13640 Littlecrest	75000	89370	115000	30000	100000	Developer	2		
13811 Lillard	113800	131816	130000	30000	605000	Homeowner	2		
3312 Pebble Beach	245000	256299	257000	165000	1425720	Homeowner	5		
13842 Dennis Lane	175000	185270	50,000.00	50000	0		1		
2563 Wasina	170000	182767	45000	40000	0	Builders of Hope	1	\$	330,000.00
2691 Hearthstone	175000	185087	50,000.00	40000	0		1		
13330 Veronica	190000	190000	240000	75000	0	Homeowner	2		
2668 Leta Mae	154900	171081	150000	100000	185000	Homeowner	3		
2568 Greenhurst	156000	165696	45000	40000	0	Builders of Hope	1	\$	355,000.00
13201 Nestle (corner lot)	120000	137696	50,000.00	23800	0		1		
13612 Heartside	182275	195197	50,000.00	55000	0		2		
2629 Squire	155000	166449	50000	40000	0	Builders of Hope	1	\$	355,000.00
2624 Leta Mae	145000	161258	220000	100000	185000	Homeowner	3		
3001 Primrose	215000	230181	225000	180000	300000	Homeowner	2		
3048 Primrose	200000	212722	200000	180000	0	Homeowner	2		
2981 Primrose	205000	221180	185000	140000	175000	Developer	2		

13950 Montvale	152000	164505	50,000.00	90000	0		1	
13706 Heartside	175750	1980380	50,000.00	90000	0		2	
13200 Nestle	120000	120000	50,000.00		0		1	
2593 Springvale	190000	192434	50,000.00		0		1	
2540 Collingwood	185000	195423	50,000.00	90000	0		1	
3305 Cloverdale	181859	183000	216000	75000	0	Homeowner	1	
2957 Longmeade	199000	213288	245000	75000	100000	Homeowner	2	
2560 Wicker	154500	167998	65000	90000	0	Builders of Hope	1	\$ 379,950.00
2837 Ermine	187500	208622	211000	75000	0	Homeowner	2	
2646 Greenhurst	136500	172723	50000	90000	0	Builders of Hope	1	\$ 355,000.00
2541 Squire	220000	240280	50,000.00	110000	0		1	
2520 Avenel	231750	245363	50,000.00	110000	0		1	
2586 Brandywine	230000	244439	50,000.00	110000	0		1	
2417 Springvale	250307	252468	50,000.00	200000	0		1	
13726 Stardust	205000	222217	50,000.00	50000	0		1	
2539 Collingwood	242855	243810	50,000.00	200000	0		1	
13745 Stardust	257634	262644	50,000.00	90000	0		1	
2615 Squire	250960	253060	50,000.00	200000	0		1	
13965 Bee	230663	237158	50,000.00	200000	0		1	
13904 Heartside	191971	193827	50,000.00	100000	0		2	
2604 Brandywine	230000	253771	50,000.00	220000	0		1	
2504 Springvale	180000		50,000.00	180000	0		1	
2509 Greenhurst	240000	263907	50,000.00	200000	0		1	
	\$ 11,658,223.00	\$ 14,221,623.00	#####	\$ 6,670,800.00	\$ 34,398,730.00			

Total YTD Costs	\$	14,221,623.00
Total YTD Revenue	\$	8,107,960.00
ROI to date		57.01%
Current DCAD Value	\$	34,398,730.00
BOH Assessed Value	\$	1,774,950.00

If all parcel sold 1,100,000.00 Assuming sold for \$50,000

Property Taxes annually on sold \$ 40,810.00 ** Assumed DCAD assessed value of \$350,000