

Neighborhood Renaissance

Address	Value*	Purchase Cost**	If Sold Lot Price	Land Value at FB Purchase	Market Value	District	DCAD Owner 2025
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
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
Total If Sold at FB Purchase Price \$ 2,408,800

Profit/Loss \$ 2,235,506
If sold at purchase price
Profit/Loss \$ 3,544,306
If remaining parcels sold for \$50k