

**LOTS:**

PARCEL:	SQMT	# LOTS
A	800-1200	71
B	500-2500	34
C	400-600	62
D	250-400	81
<b>TOTAL LOTS:</b>		<b>248</b>

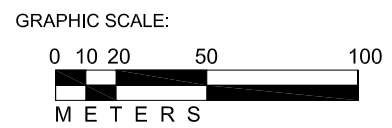
**UNITS:**

UNIT	SQMT/UNIT	UNITS
E	160-200	59
F	120-150	40
G	100-120	105
<b>TOTAL UNITS</b>		<b>244</b>

COMMERCIAL ÁREA	11,163.43
GREEN ÁREA	41,880.25
CIRCULATIONS	51,047.00



# "EL CERRITO"



MASTER PLAN  
SCALE 1:2,500  
FEBRUARY 19 2009



## EL CERRITO

### PROJECTED INFRASTRUCTURE AND BUILDING COSTS

⇒ STREETS & SIDEWALKS	\$ 3,318,000.00	
⇒ UNDERGROUND POWER & WATER SERVICES	\$ 2,348,000.00	
		\$ 5,666,000.00

⇒ CONDOMINIUMS BUILDING COST		
99 CONDOS TYPE E	\$ 12,272,832.00	
40 CONDOS TYPE F	\$ 3,719,680.00	
105 CONDOS TYPE G	\$ 7,956,480.00	
		\$ 23,948,992.00
CONDO COST BASED ON \$64.00 USD PER SQ. FT.		

⇒ HOMES BUILDING COST		
99 HOMES TYPE A	\$ 14,211,360.00	
34 HOMES TYPE B	\$ 8,853,600.00	
62 HOMES TYPE C	\$ 6,725,000.00	
81 HOMES TYPE D	\$ 13,005,360.00	
		\$ 42,795,320.00
HOME COST BASED ON \$80.00 USD PER SQ. FT.		

**TOTAL COST \$ 72,410,312.00**



**EL CERRITO**  
**LOTS**

TYPE	# OF LOTS	AVERAGE SIZE	PRICE	PRICE PER	TOTAL SALES
		M2		M2	
A	71	1000.00	\$ 150,000.00	\$ 150.00	\$ 10,650,000.00
B	34	1500.00	\$ 225,000.00	\$ 150.00	\$ 7,650,000.00
C	62	500.00	\$ 50,000.00	\$ 100.00	\$ 3,100,000.00
D	81	325.00	\$ 26,000.00	\$ 80.00	\$ 2,106,000.00

**TOTAL PROJECTED SALES \$ 23,506,000.00**

**NOTE:**  
**PROJECTED SELLING PRICES BASED ON CURRENT MARKET CONDITIONS IN LA PAZ**



## EL CERRITO CONDOMINIUMS

CONDO TYPE	# OF CONDOS	AVERAGE SIZE		PRICE	TOTAL SALES
		M2	SQ. FT		
E	99	180.00	1937.00	\$ 360,000.00	\$ 35,640,000.00
F	40	135.00	1453.00	\$ 270,000.00	\$ 10,800,000.00
G	110	110.00	1184.00	\$ 220,000.00	\$ 24,200,000.00

**TOTAL PROJECTED SALES \$ 70,640,000.00**

**NOTE:**

**PROJECTED SELLING PRICES BASED ON CURRENT MARKET CONDITIONS IN LA PAZ**



## **EL CERRITO**

### **EL CERRITO ESTIMATED DEVELOPMENT COSTS**

<b>LEGAL, PERMITS, APPROVALS, ETC.</b>	<b>\$ 100,000.00</b>
<b>MARKETING AND COMMISSIONS</b>	<b>15.00%</b>



## EL CERRITO HOMES

HOME TYPE	# OF HOMES	AVERAGE SIZE		PRICE	TOTAL SALES
		M2	SQ. FT		
A	71	232.50	2,502.00	\$ 350,000.00	\$ 24,850,000.00
B	34	302.50	3,255.00	\$ 425,000.00	\$ 14,450,000.00
C	62	126.00	1,356.00	\$ 200,000.00	\$ 12,400,000.00
D	81	186.50	2,007.00	\$ 300,000.00	\$ 24,300,000.00

**TOTAL PROJECTED SALES \$ 76,000,000.00**

**NOTE:**

**PROJECTED SELLING PRICES BASED ON CURRENT MARKET CONDITIONS IN LA PAZ**