

These projections are provided by the Seller as possible scenarios for development of the property. Buyer should conduct their own "Due Diligence" regarding these projections and the forecast income, expense and sales values. No guaranties or warranties are provided with is information.

**LOT PRICING**  
 Maui Kihei  
**December 8, 2006**

**Scenario A**

1	400
2	425
3	400
4	400
5	400
6	425
7	425
8	450
9	425
10	435
11	440
12	500
13	500
14	475
15	500
16	575
17	650
18	650
19	650
20	640
21	640
22	625
23	600
24	600
25	580
26	560
27	560
28	565
29	565
30	575
31	600
32	600
33	500
34	500
35	500
36	575
37	600
38	600
39	600
40	650
41	660
42	600
43	600
44	550
45	525
46	525
47	525
48	500
49	0 Detention Basin
	<u>25845</u>

25,845,000

538,438

**Scenario B**

1	400
2	425
3	400
4	400
5	400
6	425
7	425
8	450
9	425
10	435
11	440
12	500
13	500
14	475
15	500
16	575
17	650
18	650
19	650
20	640
21	640
22	625
23	600
24	600
25	580
26	560
27	560
28	565
29	565
30	575
31	600
32	600
33	500
34	500
35	500
36	575
37	600
38	600
39	600
40	650
41	660
42	600
43	600
44	550
45	525
46	525
47	525
48	500
49	538
50	538
51	0 Detention Basin
	<u>26921</u>

26,921,000

538,420

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Monthly Cashflow from Entitlements Through Infrastructure Buildout and Sellout

Maui Kihei  
December 8, 2006

<u>Dec. 1, 2007 - Nov. 30, 2008</u>	<u>Dec-07</u>	<u>Jan-08</u>	<u>Feb-08</u>	<u>Mar-08</u>	<u>Apr-08</u>	<u>May-08</u>	<u>Jun-08</u>	<u>Jul-08</u>	<u>Aug-08</u>	<u>Sep-08</u>	<u>Oct-08</u>	<u>Nov-08</u>	<u>TOTAL</u>
Loan Fees and Cosing Costs	153,938	-	-	-	-	-	-	-	-	-	-	-	153,938
Land	7,500,000	-	-	-	-	-	-	-	-	-	-	-	7,500,000
Project Supervision	11,167	11,167	11,167	11,167	11,167	11,167	11,167	11,167	11,167	11,167	-	-	100,500
Storm Drainage System	111,667	111,667	111,667	111,667	111,667	111,667	111,667	111,667	111,667	-	-	-	1,005,000
Electrical & Phone Lines	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	95,000	-	-	-	855,000
Water System, Distribution lines/Water Meters	91,667	91,667	91,667	91,667	91,667	91,667	91,667	91,667	91,667	-	-	-	825,000
Earth Moving	223,333	223,333	223,333	223,333	223,333	223,333	-	-	-	-	-	-	1,340,000
RoadWays, Curbs, Gutters & Sidewalks	-	-	-	186,667	186,667	186,667	186,667	186,667	186,667	-	-	-	1,120,000
Sewer System	93,333	93,333	93,333	93,333	93,333	93,333	93,333	93,333	93,333	-	-	-	840,000
Consulting/Engineering	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	-	-	-	75,000
Insurance	70,500	-	-	-	-	-	-	-	-	-	-	-	70,500
Permits & Fees	160,000	-	-	-	-	-	-	-	-	-	-	-	160,000
Engineering/Construction of Drainage Basin	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667	-	-	-	600,000
Surveying/staking	2,333	32,333	32,333	-	-	-	-	-	-	-	-	-	67,000
Soil/Geological	50,000	-	-	-	-	-	-	-	-	-	-	-	50,000
Park Fees	-	-	-	-	-	-	33,667	33,667	33,667	-	-	-	101,000
School Fees	-	-	-	-	-	-	44,667	44,667	44,667	-	-	-	134,000
Contingency	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000
<b>TOTAL without interest</b>	<b>8,687,938</b>	<b>783,500</b>	<b>783,500</b>	<b>937,833</b>	<b>937,833</b>	<b>937,833</b>	<b>792,833</b>	<b>792,833</b>	<b>792,833</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>16,696,938</b>
<b>Interest</b>	<b>8.25%</b>												
Balance - Beginning of Period	-	4,725,000	5,540,984	6,362,579	7,344,155	8,332,479	9,327,598	10,184,559	11,047,411	11,916,195	12,048,119	12,180,950	
Plus: Construction Loan Draw	4,725,000	763,500	763,500	937,833	937,833	937,833	792,833	792,833	792,833	50,000	50,000	50,000	
Plus: Draw from Interest Reserve	-	32,484	38,094	43,743	50,491	57,286	64,127	70,019	75,951	81,924	82,831	84,088	681,038
Balance - End of Period	4,725,000	5,540,984	6,362,579	7,344,155	8,332,479	9,327,598	10,184,559	11,047,411	11,916,195	12,048,119	12,180,950	12,315,038	

0.79

16,277,976

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**COST BREAKDOWN**

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December 8, 2006

	<u>Scenario A</u>
Number of Lots	48
<b><u>Phase I - Closing through Entitlements</u></b>	
Land	7,500,000
Closing/Legal	-
Planner/Consultant	-
Off Site Drainage	-
2nd Legal/Closing	-
Project Manager	-
Application Fees	-
Permits	-
Traffic Study	-
Engineer	-
Partnership Costs	-
Contingency	-
<b>TOTAL COSTS - PHASE I</b>	<b><u>7,500,000</u></b>
<b><u>Phase II - Entitlements through Sellout</u></b>	
Project Supervision	100,500
Storm Drainage System	1,005,000
Electrical & Phone Lines	855,000
Water System, Distribution lines/Water Meters	825,000
Earth Moving	1,340,000
RoadWays, Curbs, Gutters & Sidewalks	1,120,000
Sewer System	840,000
Consulting/Engineering	75,000
Insurance	70,500
Engineering/Construciton of Drainage Basin	600,000
Surveying/staking	67,000
Soil/Geological	50,000
Park Fees	101,000
School Fees	134,000
Partnership Costs	25,000
Contingency	600,000
<b>TOTAL COSTS - PHASE II</b>	<b><u>7,808,000</u></b>
<b><u>Financing Costs</u></b>	
Interest during Phase I	-
Interest during Phase II	681,038
Points, fees, etc. @ 1.25%	153,938
<b>TOTAL FINANCING COSTS</b>	<b><u>834,976</u></b>
<b>TOTAL PROJECT COSTS</b>	<b><u>16,142,976</u></b>
Equity	3,827,938
Debt	12,315,038
<b>TOTAL COST</b>	<b><u>16,142,976</u></b>
<b><u>Loan Metrics</u></b>	
Equity to Cost	24%
Loan to Cost	76%
Gross Sales @ \$538,000/lot	25,845,000
Loan to Value	48%
Loan to Cost	76%

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**SALE AND PROFIT PROJECTIONS**

Maui Kihei  
**December 8, 2006**

	<b><u>Scenario A</u></b>	<b><u>Scenario B</u></b>
Number of Lots	48	50
Price Per Lot	538,438	538,420
Gross Sales	25,845,000	26,921,000
Less:		
Commissions, Closing Costs, etc. @ 6%	<u>(1,550,700)</u>	<u>(1,615,260)</u>
Net Sales Revenue	24,294,300	25,305,740
Less: Construction Loan	(12,315,038)	(12,315,038)
Less: In-Lieu Fee	<u>(2,342,400)</u>	<u>(2,440,000)</u>
Gross Profit	9,636,862	10,550,702
Less: Return of Capital	<u>(3,827,938)</u>	<u>(4,078,080)</u>
Return on Capital	<u><u>5,808,924</u></u>	<u><u>6,472,623</u></u>
Net Profit as a % of Cost	<u><u>22%</u></u>	<u><u>24%</u></u>
Multiple on Invested Equity	<u><u>2.52</u></u>	<u><u>2.59</u></u>