

RD Construction

- We think an ideal site plan would involve a hybrid of Townhomes and Single Family. We believe single family homes would be best suited for the south end of this project and townhomes would be located in the central cluster area of the site. In terms of site yield, we would plan for around 20 SF's & 30 TH's.

- In regards to design, we have included a picture of what we envision for townhome elevations. These plans would need to be modified and of course, would allow for DHIC's architectural review and final approval. Townhome sizes would more than likely fall in the 1650sqft to 1800sqft range, consisting of 2-3 bedrooms and 2-3 baths. As for the single family homes, we would design a skinny product that would be of similar style to help compliment the Townhome style. The single family homes would be 3 bedrooms and slightly larger than the townhomes.

- As for absorption/take down schedule, we would shoot to take down 5 townhome lots and 3 single family lots every 6 months. Given that schedule, all homes would be completed in under 3 years. In our early discussions, we believe we can afford to pay \$70k for the townhome lots, and \$82k for the single family.

- For HOA's we would target to have fees in the \$125-\$150 range

