

# BETHEL RANCH ESTATES, 400 Bethel Rd, Waxahachie, TX

60 Premium 1-Acre Estate Lots • 120-Acre Master Plan • Land Acquired

<b>ALL-IN COST / LOT</b> <b>\$100K</b> <i>vs. \$160–\$200K comps</i>	<b>PHASE 1 PROFIT</b> <b>\$6.9M</b> <i>recommended scenario</i>	<b>PROJECT ROI</b> <b>115%</b> <i>on equity capital</i>	<b>CAPITAL NEED</b> <b>\$3.0M</b> <i>horizontal dev only</i>
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## THE THESIS

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| <b>01</b><br><b>Land already acquired</b><br>\$50K/acre basis vs. \$160K–\$200K finished lot comps. Risk de-risked at the dirt. | <b>02</b><br><b>\$3.0M unlocks \$32M+</b><br>Horizontal development converts 60 acres into revenue-ready inventory at scale. | <b>03</b><br><b>Floor + ceiling structure</b><br>Lots-only floor: 50–84% ROI. Vertical ceiling: up to 235% ROI. 60-lot scale absorbs fixed cost. |
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## THE NUMBERS — PHASE 1 (60 LOTS)

SCENARIO	REVENUE	NET PROFIT	ROI
A — Lot Sales Only (Mid)	\$10.8M	\$3.94M	66%
B — JV Vertical (Mid \$875K)	\$52.5M	\$9.23M	154%
C — Blended (Recommended)	\$31.65M	\$6.90M	115%

*Phase 1 cost basis: \$3.0M land (acquired) + \$3.0M horizontal = \$6.0M.*

## PARTNER ECONOMICS — RECOMMENDED SCENARIO C

<b>SPONSOR / LAND</b> Capital: <b>\$3.0M (land)</b> Share: <b>40%</b> Return: <b>~92% ROI</b>	<b>CAPITAL PARTNER</b> Capital: <b>\$3.0M (cash)</b> Share: <b>30%</b> Return: <b>~69% ROI / 31% IRR</b>	<b>BUILDER / VERTICAL</b> Capital: <b>Execution + bonding</b> Share: <b>25%</b> Return: <b>Equity + builder fee</b>
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## READY TO PARTNER

Seeking \$3.0M equity capital • Regional custom builder (\$750K–\$1.0M product) • Lot take-down builders

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