



## WELLSPRING DEVELOPMENT GROUP

### BATTLEMENT VISTA PROJECTED PRELIMINARY FINANCIALS – CONFIDENTIAL – 6/2022

#### COST OF LAND:

2.6 ACRES

\$500,000 (TOTAL)

Land is wholly owned by the developers

#### COST TO DEVELOP:

\$10,345 per lot x 29 Lots =

\$300K (TOTAL)

\$800K (TOTAL COSTS)

#### COST TO MARKET:

\$65K per lot x 29 lots =

\$1.885M (TOTAL)

#### GROSS PROCEEDS:

\$1.085M (TOTAL)

#### DISCLAIMER:

Information contained herein constitutes forward-looking financial statements and includes, but is not limited to, the (i) projected financial performance of the Company; (ii) the expected development of the Company's business, projects and joint ventures; (iii) execution of the Company's vision and growth strategy, including with respect to future M&A activity; (iv) sources and availability of third-party financing for the Company's projects; (v) completion of the

Company's projects that are currently underway, in development or otherwise under consideration; (vi) renewal of the Company's current customer, supplier and other material agreements; and (vii) future liquidity, working capital, and capital requirements.

These financial statements are not guarantees of future performance and undue reliance should not be placed on them. Such forward-looking statements necessarily involve known and unknown risks and uncertainties, which may cause actual performance and financial results in future periods to differ materially from any projections of future performance.



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Development Concept - Subject to Change