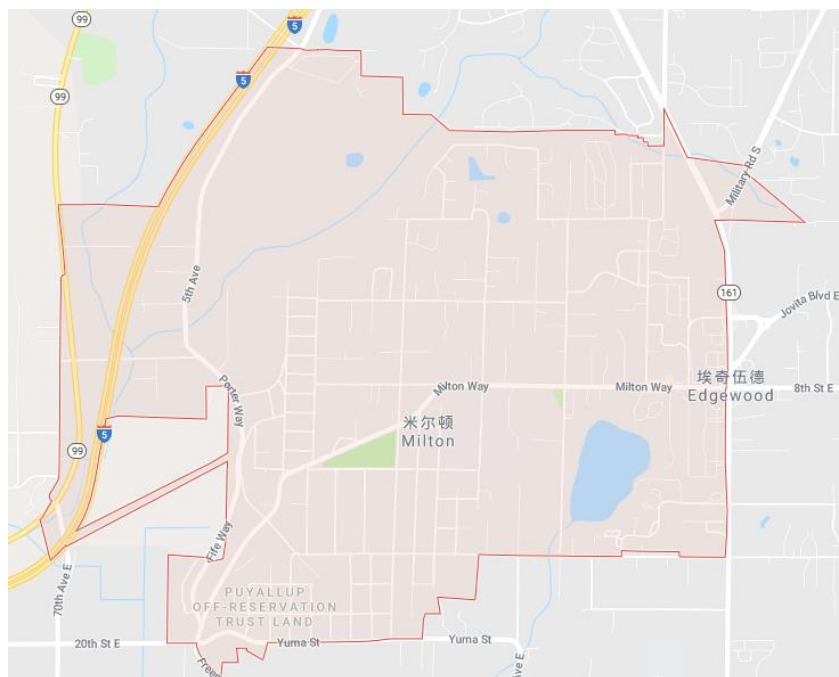
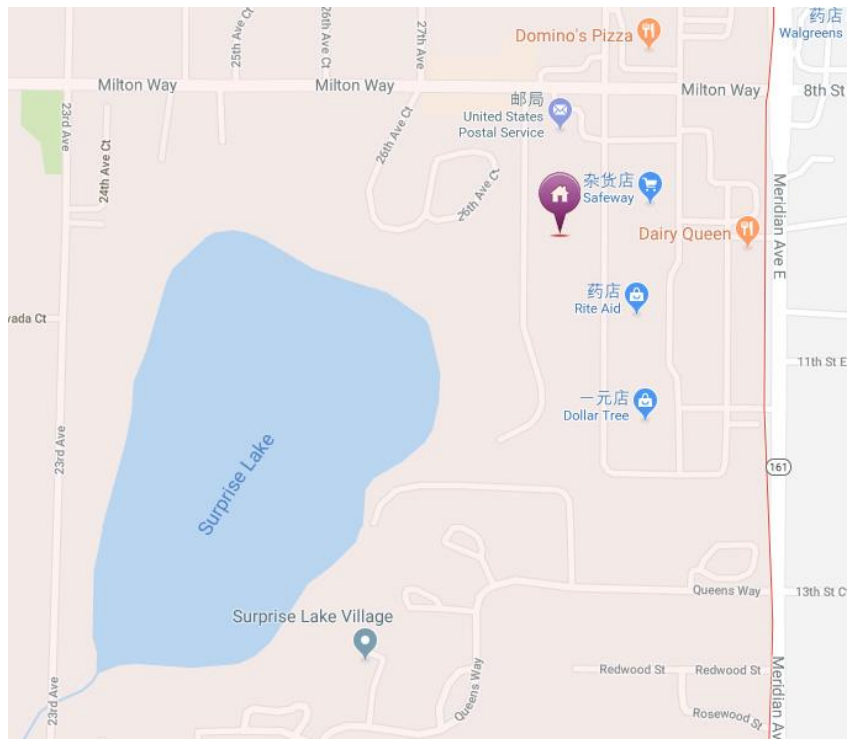


# 米尔顿市临湖项目地块开发简介

## 一、地块位置

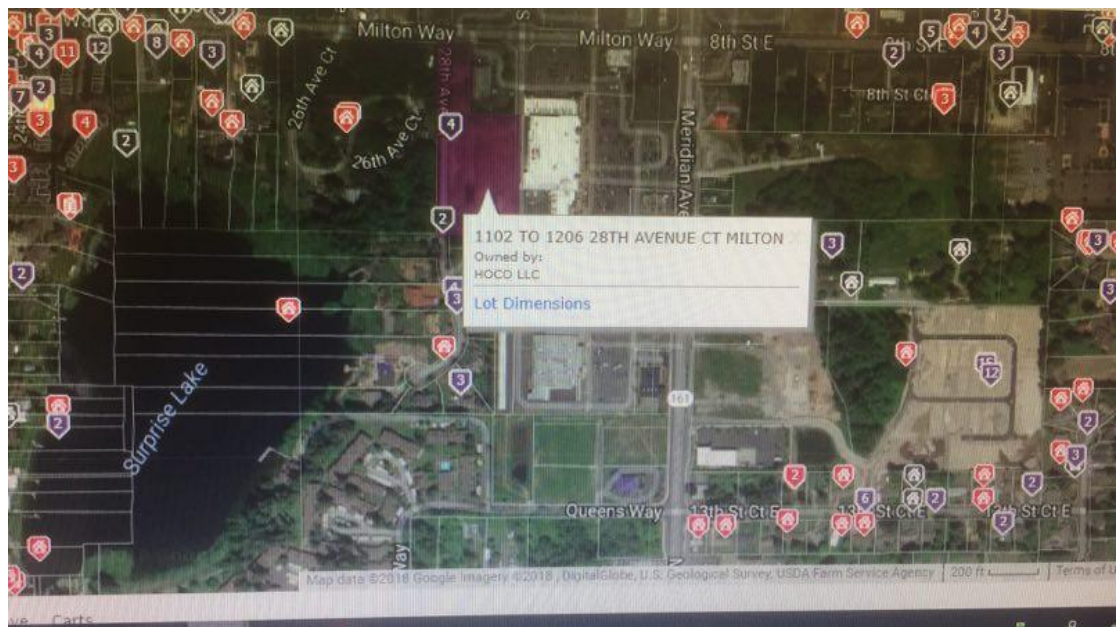
美国华盛顿州皮尔斯县米尔顿市 (Milton) 东侧

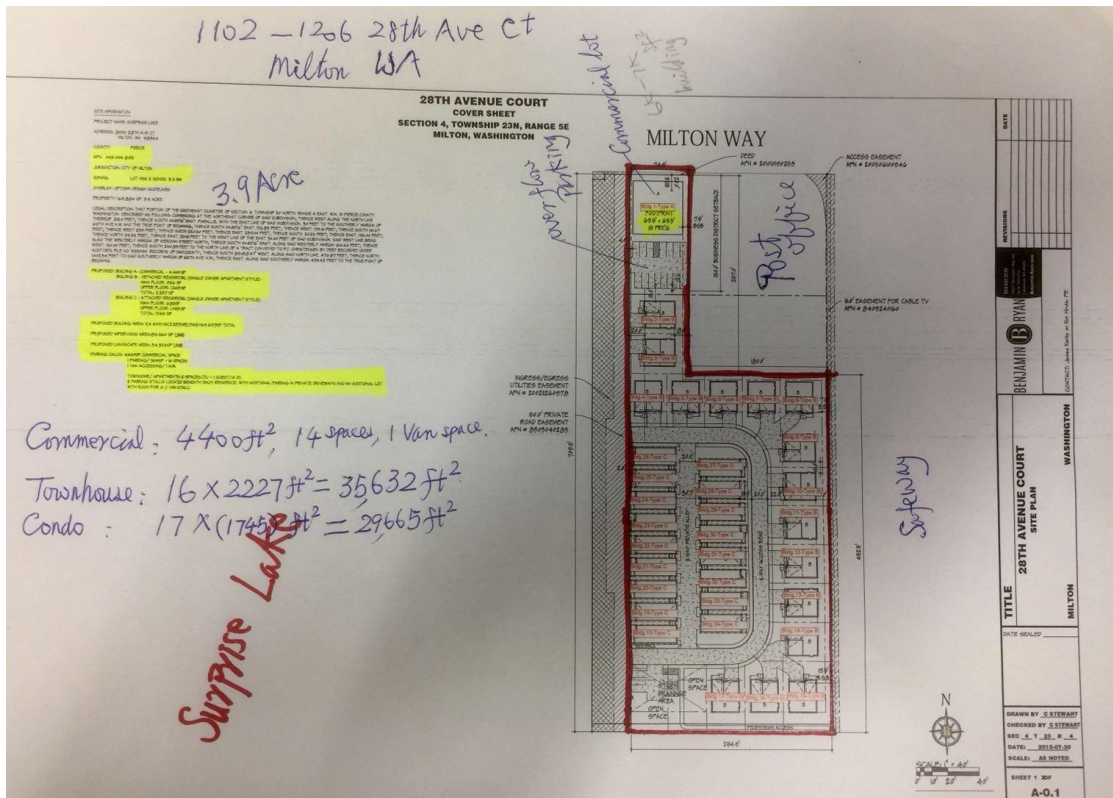
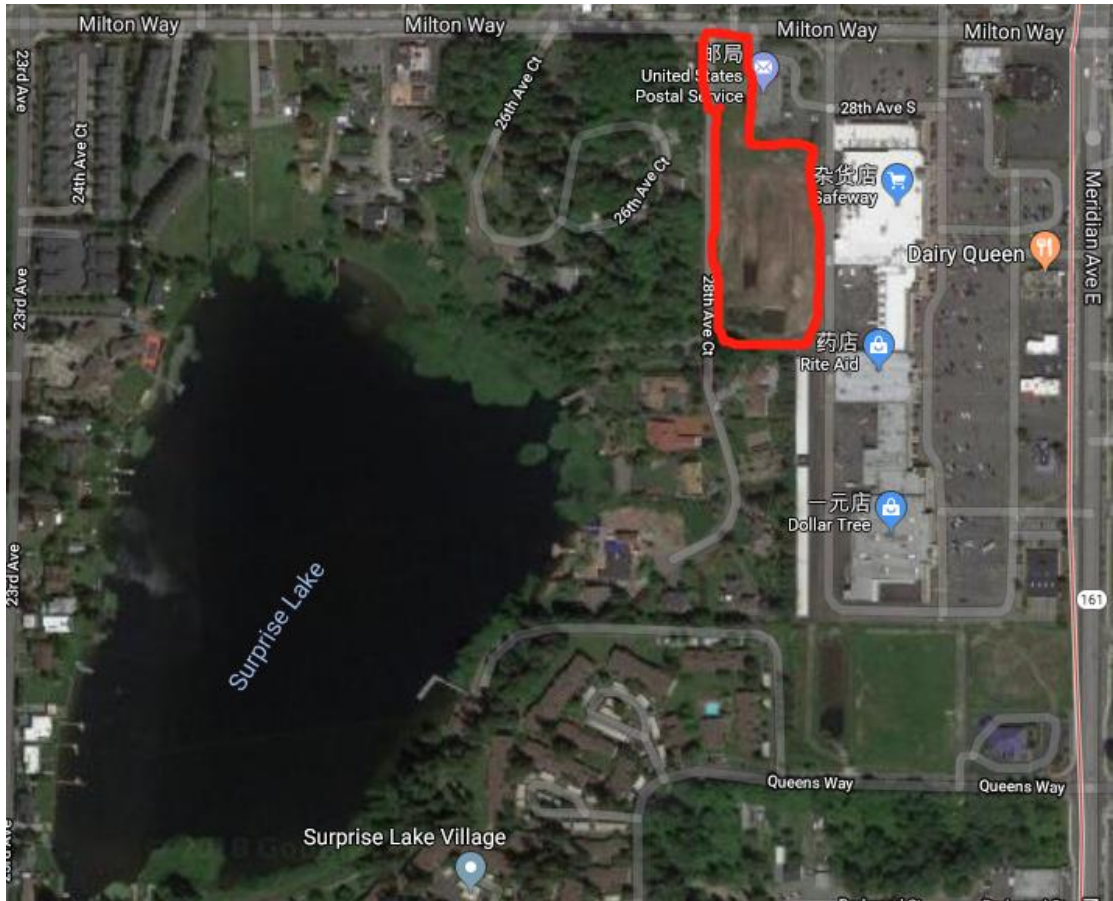




## 二、地块面积

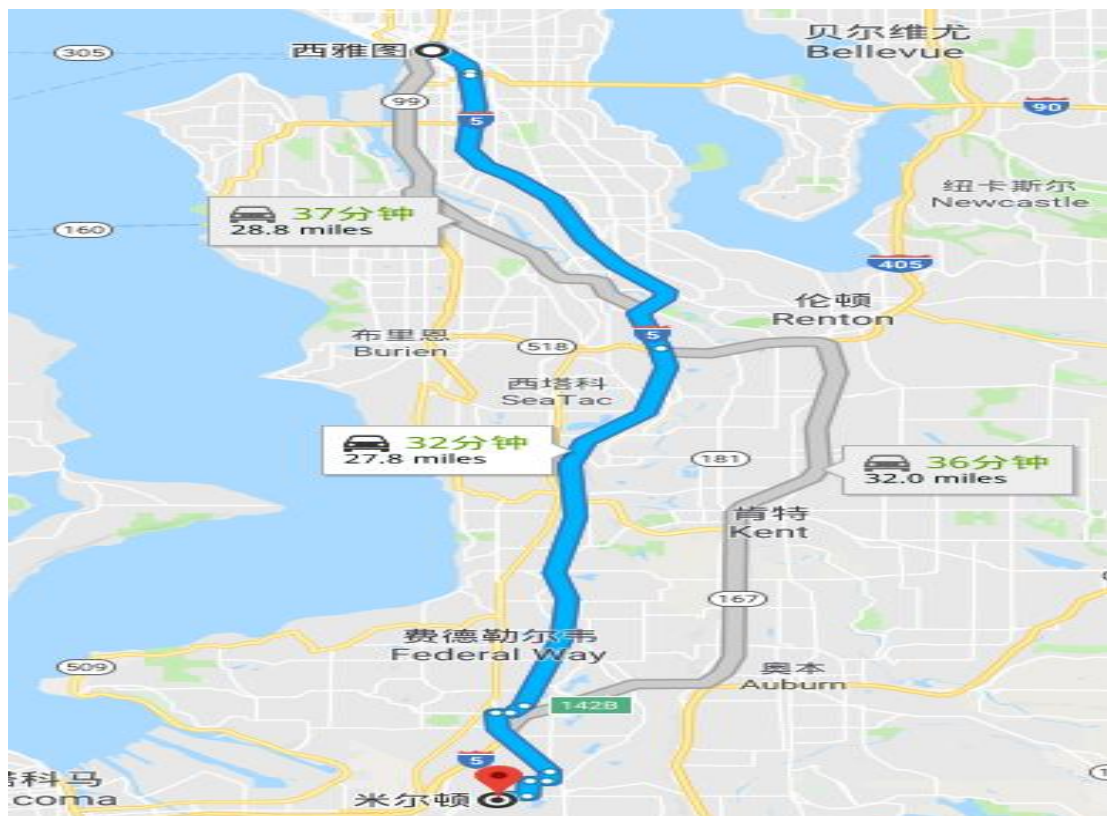
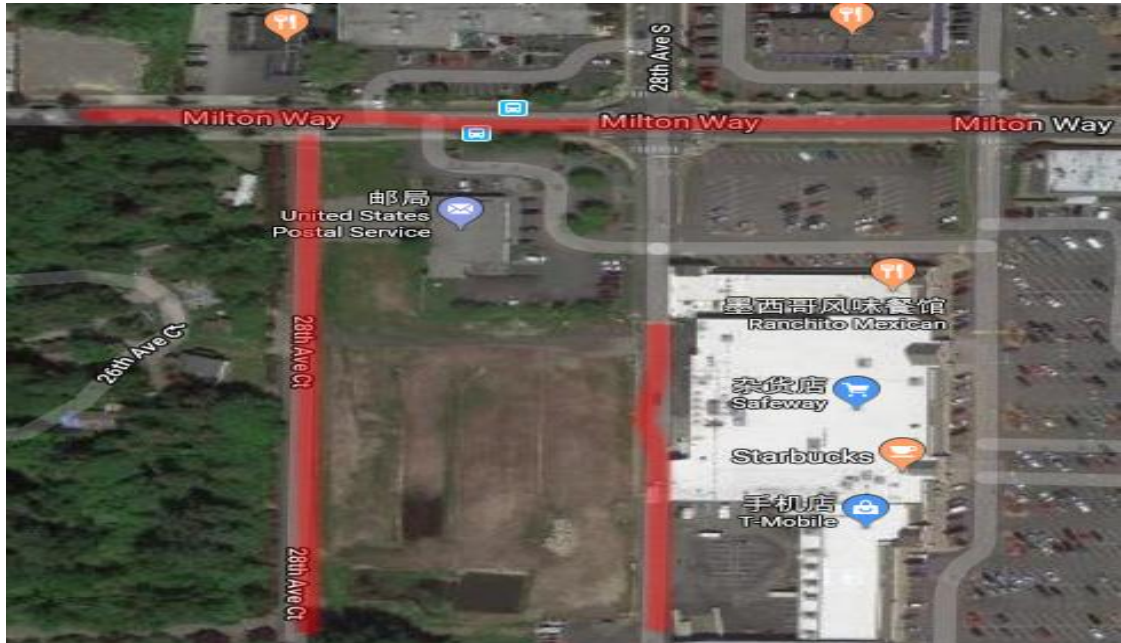
近 4 英亩，可建 33 个单元和联排别墅的地块





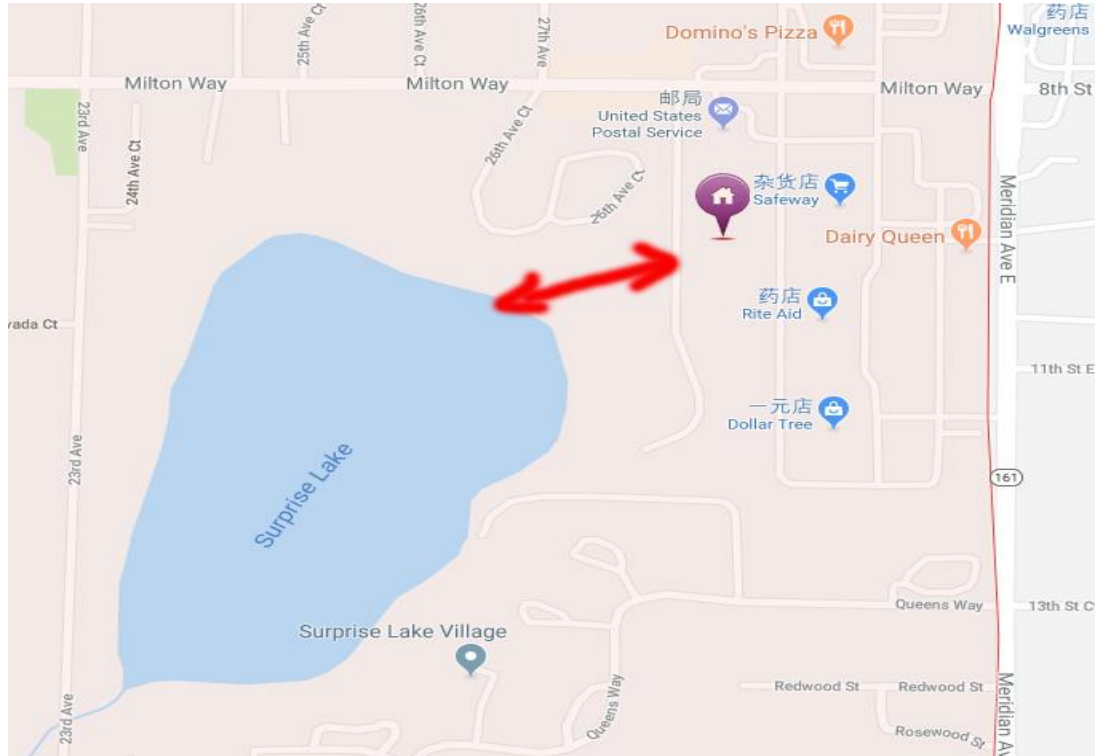
### 三、区位交通

项目地北侧为米尔顿大道 (Milton way)，西侧为第二十八庭院大街 (28th Ave Ct)，东侧为第二十八街南路 (28th Ave S)。距离西雅图市大约 35 分钟车程，距离塔科马国际机场 25 分钟车程。

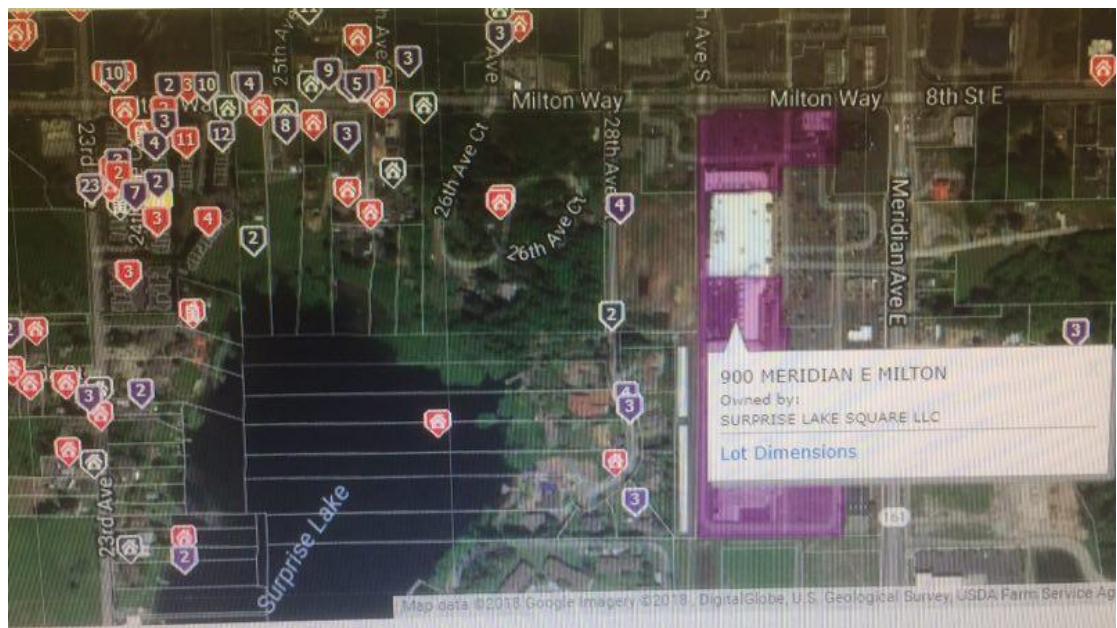


#### 四、周边配套

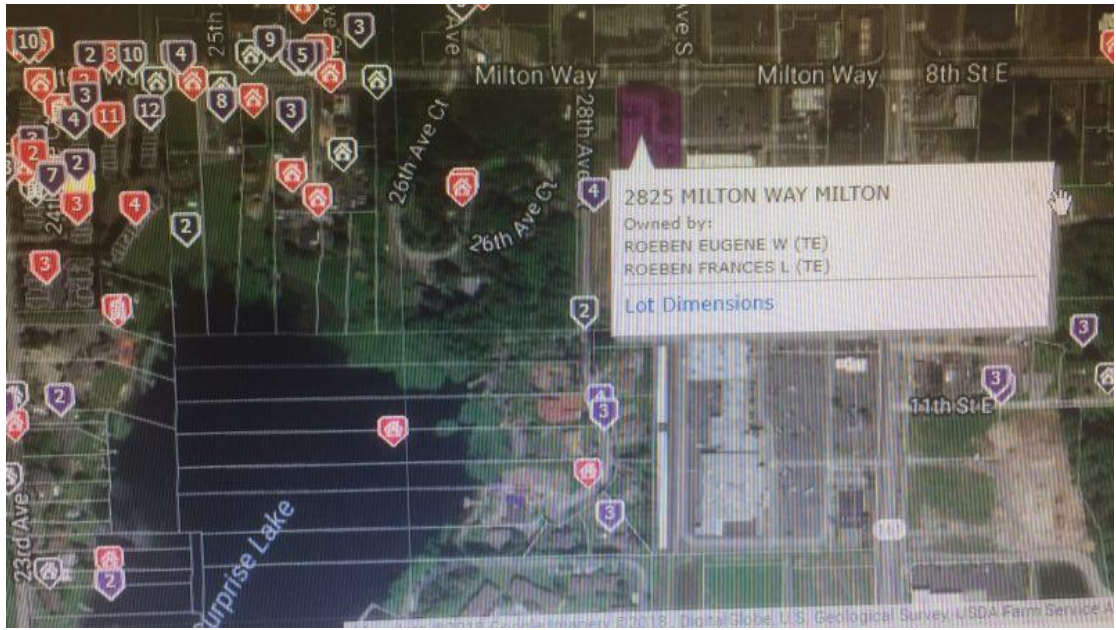
与天然湖（surprise lake）约一房之距



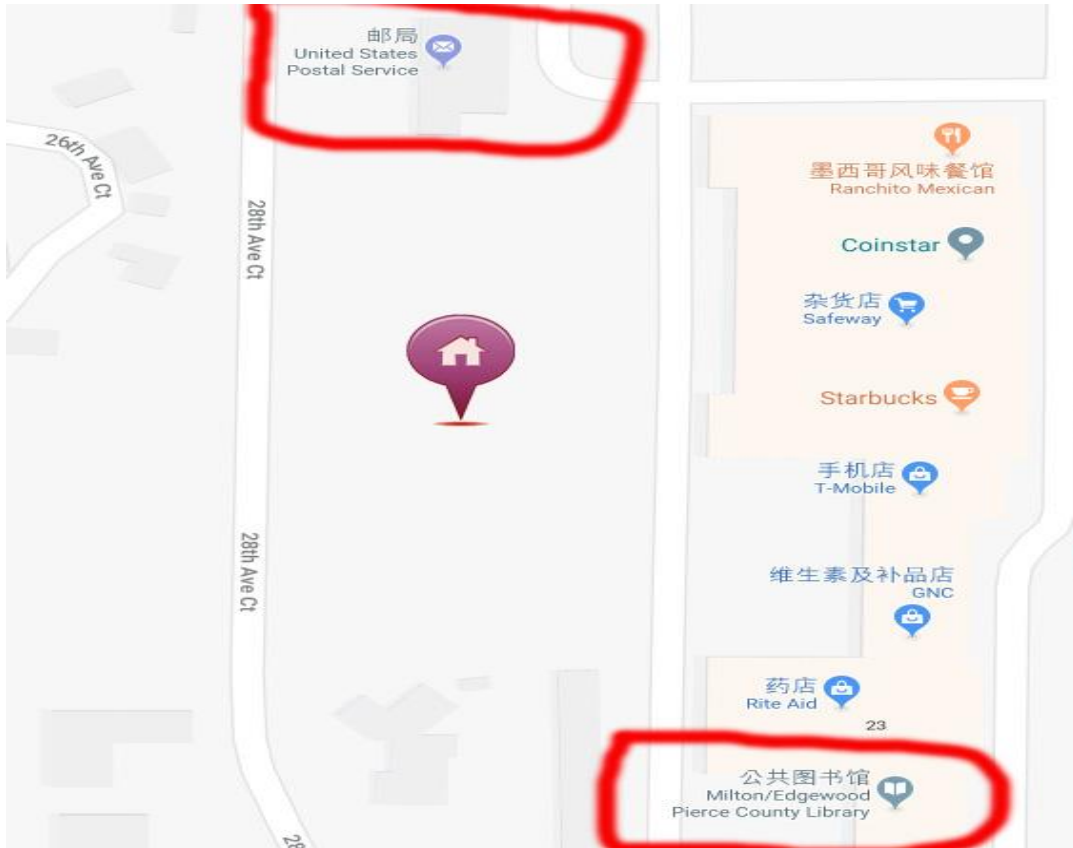
与商业中心（Safeway）一路之隔



北面还有块商业用地

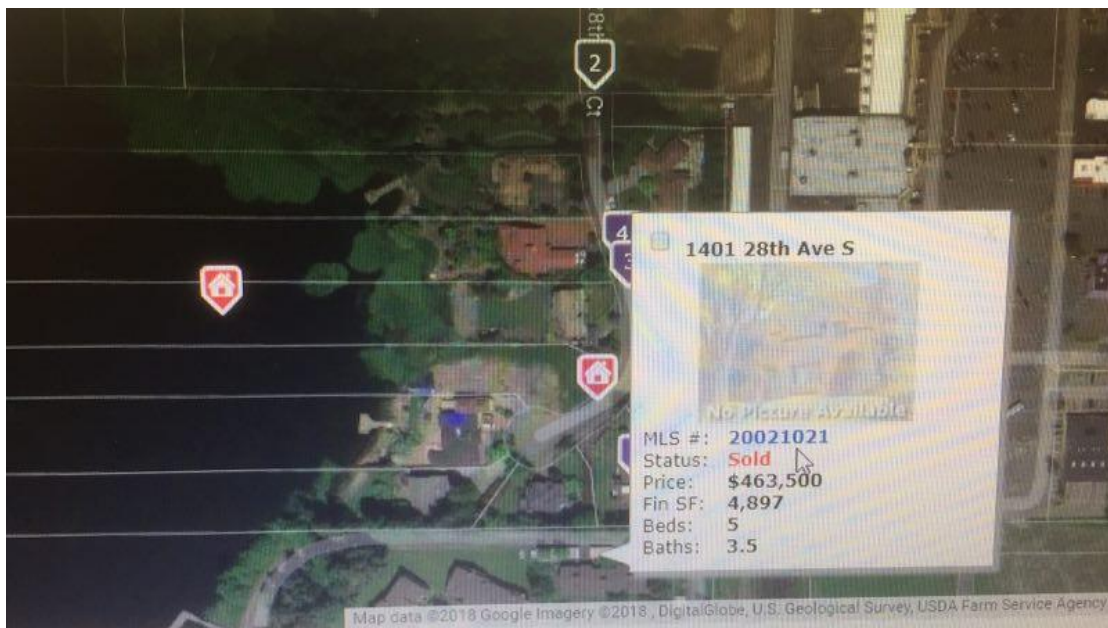


东北角是邮局，东南角是公共图书馆

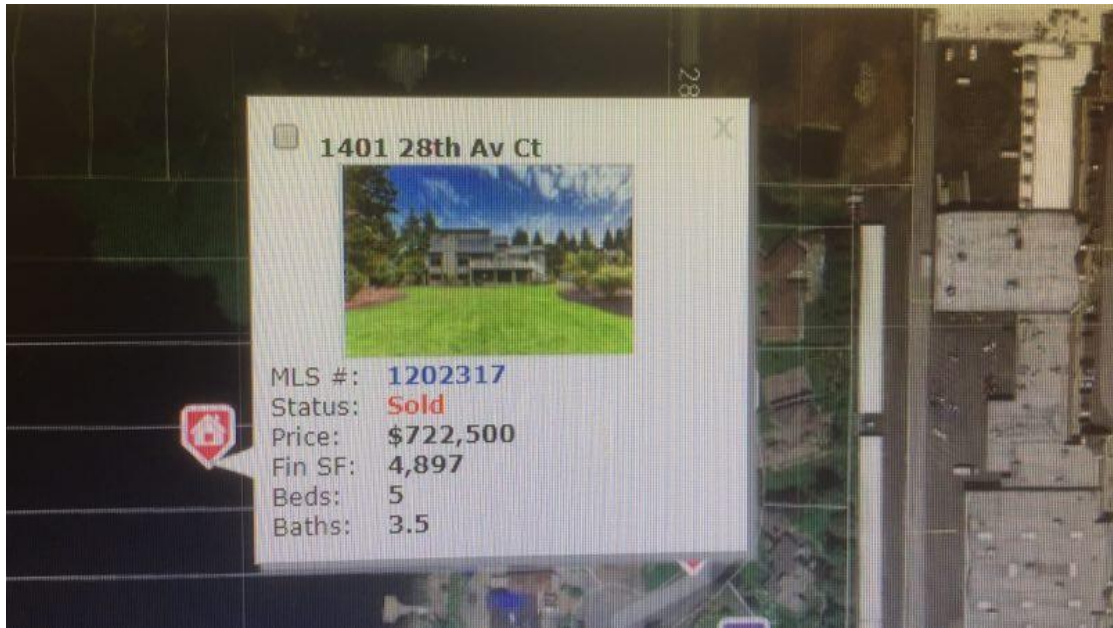


## 五、市场参考

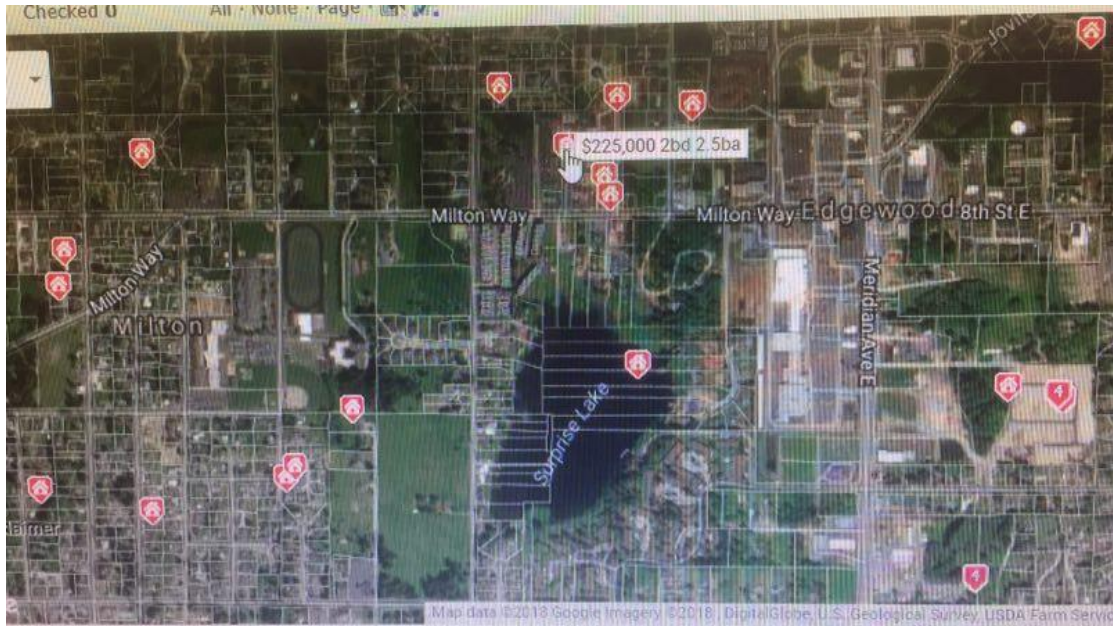
项目地南边不远处，建于 1985 的老房子在 2000 年卖了\$463500



项目地旁边，建于 1985 年的房子在 2017 年底卖了\$722500




项目地北面不远处建于 1992 年的 townhouse  
在 2018 年 3 月 26 号卖了\$201.61 一英尺！





**2402 Milton Wy #D, Milton 98354**

MLS#: 1254217 Area: 71 CDOM: 1 Status: **Sold** List Pr: \$230,000  
 County: Pierce Cnty: Milton (03/26/2018) Org LP: \$230,000  
 Proj: Lakeside Townhomes of Milton SP%LP: 97.83% Sold Pr: \$225,000



**Remarks**  
 Affordable move-in ready home with new carpet and fresh interior paint. Kitchen features granite countertops and stainless steel appliances and is open to the living area. Fireplace in the living room. Covered patio for all season outdoor enjoyment and a fenced courtyard in back. Secure parking in the attached garage with automatic opener, also has a second assigned space and lots of guest parking. The bedroom has an ensuite full bath. Convenient location between I5 and Hwy 167. Great schools.

**Agent Remarks**  
 CW Title order #40207105. Closing at CW Escrow Please (Kim Steward 425-896-3808).  
 Showing Info: MLS Keybox, Vacant  
 Offers: Seller intends to review offers upon receipt

**Agent/Office Information**

Agent:	Jennifer Clukey (38841)	Agent Ph:	(206) 919-9966
Office:	Windermere Real Estate/PSR Inc	Office Ph:	(425) 277-5900 x237
Co Agent:	Mike Elliott (1152)	Co Ag Ph:	(206) 947-9085
Co Office:	Windermere Real Estate/PSR Inc	Co Off Ph:	(425) 277-5900
Commission:	3%	Fax:	(425) 277-6099

**Owner/Occupant Information**

Occ Name:	Vacant	Occ Type:	Vacant
Own Name:	Tiffany L Baxter	Own Ph:	(509) 863-6133
Own Name 2:	Shawn Baxter		
Own City:	Spokane, WA	Ph Show:	(000) 000-0000
Manager:	Total Property Management	Mngr Ph:	(253) 927-3076

Year Built: 1992 SqFt Sr: PCR  
 SqFt: 1,116 Prc/SF: \$201.61  
 Lot Size: .074 ac / 3,210 sf  
 Lot Size Src:

From Meridian Ave E go West on Milton Way. Turn Right into Lakeside Townhomes of Milton just across from Surprise

## 六、开发计划

### 1. 总建筑面积:

70000 平方英尺, 包括民用 65600 平方英尺+商业 4400 平方英尺

### 2. 前期投资:

\$170 万(拿地)+ \$100 万(开发费用);

### 3. 后期投资:

\$630 万(主要为建安成本, 包括项目整体建设并带标准简装, 每平方英尺成本控制在\$90);

### 4. 预期回报:

参考当地市场行情, 售价空间应在\$230/平方英尺左右, 中间将有每平方英尺\$140 的利润, 总利润约 \$710 万!(注: 以上数值均按民用住房标准估算, 实际上那部分商业房产的利润还要更高);

### 6. 项目团队:

配备有整齐高效的律师、银行、建筑、销售、物业等专业人员, 可随时操作项目。