



PROPOSAL KIT SAMPLE

Real Estate Land Development Proposal

Scroll down to read the first part of this sample. When purchased, the complete sample is 9 pages long and is written using these Proposal Pack chapters:

Cover Letter, Title Page, Table of Contents, Executive Summary, Cost Summary, Location Analysis, Disaster Recovery Plan, Risk Analysis, Back Page

This sample was created using **Proposal Pack Real Estate #6**. In the retail Proposal Pack you get the entire collection of samples (including this one) plus thousands of editable templates for creating an unlimited variety of custom proposals and other business documents.

[Click here to purchase Proposal Pack Real Estate #6](#)

The sample below **does not** include all of the sample's content. The complete version is included in every retail Proposal Pack product and must be purchased to see the rest of the content and to get the editable Word format version.

Read this article for more help - [How to Write a Real Estate or Property Business Proposal](#)

Ted Siegel
Owner
Siegel Orchards
2950 4th Street SE
East Wenatchee, WA 98802

Mr. Siegel,

I enjoyed meeting with you last Thursday to discuss the possibility of developing your land. As you well know, the profits on apple orchards have been remarkably low for the last few years, with no hope for future gains in the global market. Douglas County is allowing so many acres of agricultural land to be developed each year in an effort to boost the economy. The twenty acres that you own at the west end of 4th Street is a prime location for development.

Murphy Construction Development started business five years ago in the Wenatchee Valley after orchardists in our valley were hard hit by a struggling fruit industry. We specialize in helping orchardists develop their land into housing tracts. We are proud of the service that we provide, and we have been very successful with it. We have now developed over 100 acres in the Valley, all with excellent turn-around time and good profits.

Please be aware that developing your land without the services of an experienced specialist could cost you time, aggravation, and most importantly, a large portion of your profits. Development is a costly, time-consuming investment. That's where we come in. Our experience with Douglas County, our knowledge of permit and license requirements, and our proven ability to contract all phases of the development, including excavation through completion, in a timely fashion make us the obvious choice for a development partner. So far, every development we have undertaken has been accomplished on time, which generally means on-budget. We pride ourselves on our hard work and not only our ability to get the job done, but the ability to get it done right.

I've attached a development proposal for you to browse through. It is by no means all inclusive, but it should give you a better idea what our vision is for the property and the costs and benefits involved. I look forward to meeting with you again.

Sincerely,

Greg Murphy
Murphy Construction Development
(509) 665-9797
gmurphy@MurphyConstruction.net
www.MurphyConstruction.net



PROPOSAL

Land Development - Converting Farm Land into Housing

Prepared for: Ted Siegel
Owner, Siegel Orchards

Prepared by: Greg Murphy
Owner, Murphy Construction Development



TABLE OF CONTENTS

Executive Summary	2
Cost Summary.....	3
Location Analysis	4
Risk Analysis	5
Disaster Recovery Plan.....	6





EXECUTIVE SUMMARY

The Objective...

Develop land owned by Ted Siegel at 2950 4th Street SE, East Wenatchee, WA.

- ▶ Need #1: Permits and licenses.
- ▶ Need #2: Short-term investment money to complete development.
- ▶ Need #3: Experienced developer and general contractor.

The Opportunity...

To develop 20 acres of apple orchard into housing subdivisions.

- ▶ Goal #1: Gain zoning changes and permits from Douglas County.
- ▶ Goal #2: Access to liquid investment money for all phases of development.
- ▶ Goal #3: Find a reputable, reliable developer/contractor.

The Solution...

Hire Murphy Construction Development to meet all your needs and goals.

- ▶ Recommendation #1: Allow Murphy Construction Development to review zoning, permit, and license paperwork before submitting to Douglas County.
- ▶ Recommendation #2: Partner with Murphy Construction Development to get a short-term investment loan.
- ▶ Recommendation #3: Contract with Murphy Construction Development for all phases of development.





COST SUMMARY

Phase 1 Costs	Amount
Excavation	\$56,000.00
Surveying, permits, licenses	\$32,000.00
Water, sewer, power	\$128,000.00
Supplies	\$200,000.00
Sub-contracting	\$200,000.00
County Assessments	\$106,000.00
Miscellaneous phase 1 costs	\$50,000.00
	\$772,000.00
Phase 2 Costs	
Site construction, homes 1 – 10	\$2,100,000.00
Miscellaneous phase 2 costs	\$100,000.00
	\$2,200,000.00
Phase 3 Costs	
Site construction, homes 11 - 20	\$2,100,000.00
Miscellaneous phase 3 costs	\$100,000.00
	\$2,200,000.00
Miscellaneous Costs	
Liability Insurance	\$21,000.00
Sales commission to listing agent (approximate)	\$320,000.00
Interest on Loan	\$250,000.00
	\$591,000.00
	Total Costs
	\$5,763,000.00
	Total Sales Forecast
	\$8,400,000.00
	Total Profit Forecast
	\$2,637,000.00

Standard Disclaimer: The numbers represented above are to be used as an estimate for the projects discussed. The above Cost Summary does in no way constitute a warranty of final price. Estimates are subject to change if project specifications are changed or costs for outsourced services change before being locked in by a binding contract.



The rest of this sample is included in the retail Proposal Packs and Proposal Kit Professional bundle. Purchase any Proposal Pack in the design theme of your choice and you will have everything you need.

How do I customize or create my own version of this sample?

Using the included Proposal Pack Wizard is the best way to make customized versions of the samples. Using the Wizard and any Proposal Pack you can recreate any of the samples in the visual design theme you purchased as well as branding it with your own logo and design.

- 1) After purchasing, downloading, and installing your Proposal Pack and Wizard software add a new project in the Wizard.
- 2) Click the Pick Documents button then click the View Samples tab.
- 3) Select the title of this (or any other) sample and click the Import Content from Selected Sample button.
- 4) Customize the chapter list as needed to suit your situation. You can add additional chapters from the library of 2000+ topics, reorder chapters, remove chapters.
- 5) When you save your project, the Wizard will build you a custom version of this sample in the visual design theme Proposal Pack you purchased applying all your customizations (logos, font types, color schemes, contact information, etc.).
- 6) Open and edit the Word document to complete your work.

This sample is included in the [Proposal Kit Professional](#) and [Proposal Pack](#) products.

This sample has been truncated to only show the first few pages. The complete version of this sample including an editable Word version is included with all Proposal Kit Professional and Proposal Pack products found at:

ProposalKit.com/htm/proposal-software-products.htm

