

Sample Business Proposals



Real Estate Land Development Proposal

Scroll down to see the rest of this truncated sample.

When purchased, the complete sample is 8 pages long and was written using these Proposal Pack templates:



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



This sample proposal was created using [Proposal Pack Real Estate #1](#). For only \$67 you **get the entire collection of sample proposals (including this one) plus hundreds of editable templates** for creating an unlimited variety of custom proposals.

► [Purchase Proposal Pack Real Estate #1](#) for only \$67.

The sample below **DOES NOT** include all of the content. The complete version is included in every Proposal Pack product and must be purchased to see the rest of the material.

Read this article to help you create a winning proposal using your Proposal Pack and this sample: [HOW TO WRITE A REAL ESTATE OR PROPERTY BUSINESS PROPOSAL](#)

Your proposal and quote could be just a couple pages long or over a hundred pages long depending on your needs, **all created with one affordable Proposal Pack**.

*** PDF samples are not editable. You MUST buy a \$67 Proposal Pack for the editable templates.

June 1, 20XX

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

Dear Ted,

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
323 S. Columbia Street
Wenatchee, WA 98801
(509) 665-9797 office
(509) 679-5448 cell
gmurphy@MurphyConstruction.net



Proposal

Murphy Construction Development
323 South Columbia Street
Wenatchee, WA 98801

(PH) (509) 665-9797
(FX) (509) 665-9798
www.MurphyConstruction.net

June 1, 20XX

Land Development - Converting Farm Land into Housing

Prepared for: Ted Siegel
Owner, Siegel Orchards

Prepared by: Greg Murphy
Owner, Murphy Construction Development



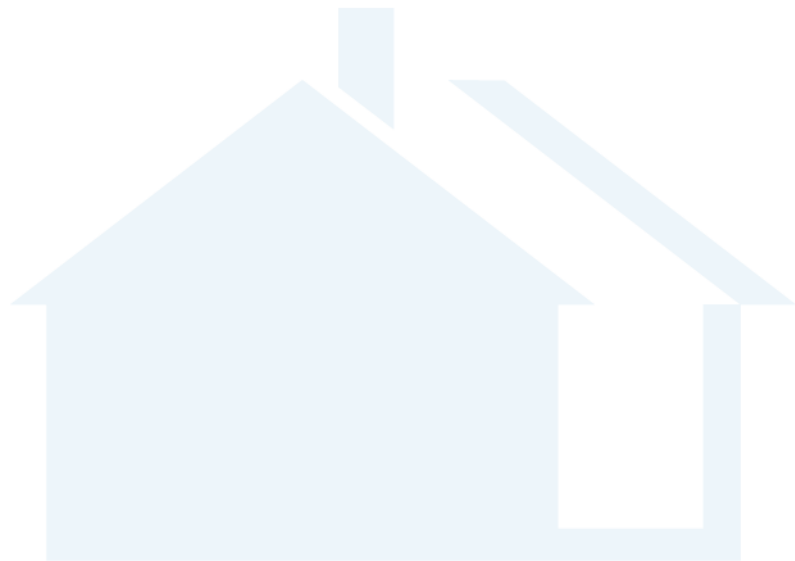
Description

Murphy Construction Development (MCD) will meet all your needs and goals to develop 20 acres of apple orchard into housing subdivisions.



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 the 4000-5000 blocks of 4th Street SE, E. Wenatchee, WA 98802.

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




The Opportunity...

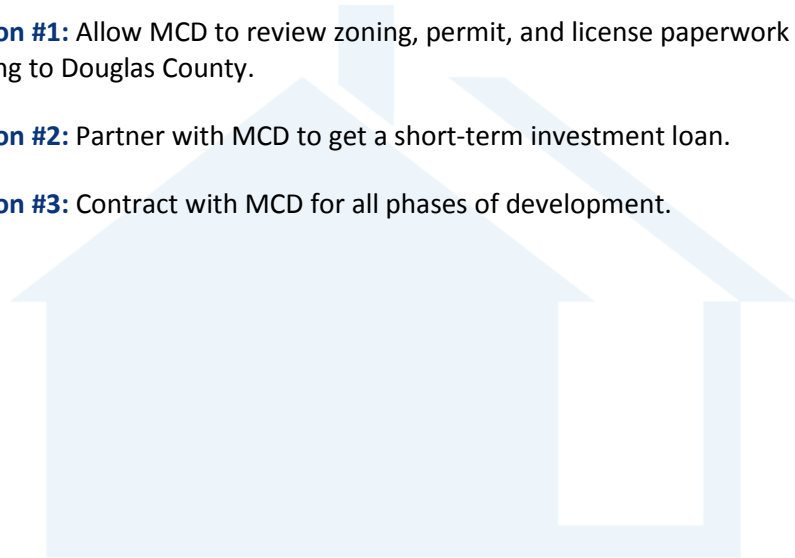
To develop 20 acres of apple orchard into housing subdivisions.

-  **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 (MCD) to meet all your needs and goals.

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





Cost Summary

Phase 1 Costs	Price
Excavation	\$56,000
Surveying, permits, licenses	\$32,000
Water, sewer, power	\$128,000
Supplies	\$200,000
Sub-contracting	\$200,000
County Assessments	\$106,000
Miscellaneous phase 1 costs	\$50,000
Total Phase 1 Costs:	\$772,000
Phase 2 Costs	
Site construction, homes 1 – 10	\$2,100,000
Miscellaneous phase 2 costs	\$100,000
Total Phase 2 Costs:	\$2,200,000
Phase 3 Costs	
Site construction, homes 11 - 20	\$2,100,000
Miscellaneous phase 3 costs	\$100,000
Total Phase 3 Costs:	\$2,200,000
Miscellaneous Costs:	
Liability Insurance	\$21,000
Sales commission to listing agent (approximate)	\$320,000
Interest on Loan	\$250,000
Total Miscellaneous Costs:	\$591,000
TOTAL COSTS	\$5,763,000
TOTAL SALES FORECAST	\$8,500,000
TOTAL PROFIT FORECAST	\$2,737,000

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.





S A M P L E

This sample has been truncated to only show the first few pages. The complete version of this sample is included with any Proposal Kit or Proposal Pack at:

<http://www.proposalkit.com/htm/products.htm>