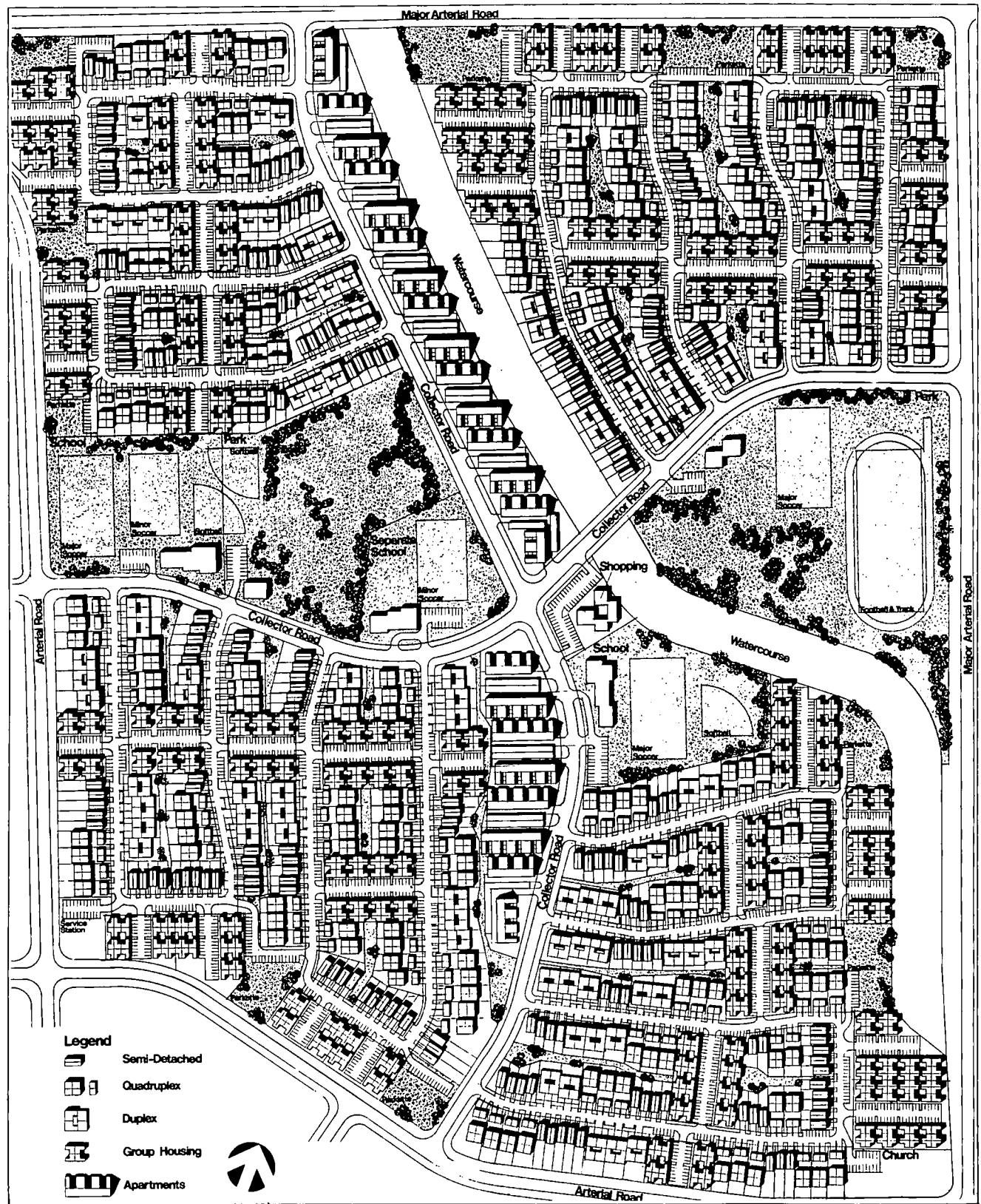


1: HYPOTHETICAL PLAN



House type	Upper duplex	Group house (2 BR)	Lower duplex	Quadruplex	Group house (3 BR)	Semi
Price excluding land						
Selling price including land	\$27,246	27,876	28,964	30,723	30,972	33,746
(\$25,000/acre)	\$28,983	29,604	30,701	32,460	32,709	35,483
(\$50,000/acre)	\$30,720	31,341	32,438	34,197	34,446	37,220
(\$75,000/acre)	\$32,457	33,078	34,175	35,934	36,183	38,957
(\$150,000/acre)	\$37,668	38,289	39,386	41,145	41,394	44,168