

WOLF CREEK COMMONS ESTIMATED SALES PRICES

Some big news on home prices! Given the slowdown in construction and drop in commodity prices, we are anticipating that we may be able to lower home prices by 5-10%. The final price, as always, will depend on bids at the start of construction.

Below are estimated 2011 price ranges, and include all the common facilities, such as the Common House, with the common kitchen, kid's room, guest rooms, sitting lounge and laundry room, as well as a workshop/crafts area and teen room. For more detailed information on homes and pricing, please contact Gail (530) 432-2967.

We are using a "cost plus" model. The "prices" are actually the estimate of what it actually costs to buy the land, develop it for utilities and build the buildings, plus a 10% margin required for construction financing (which is split at the end of the project among our CoHousing Partners (our co-developers), the community, and any outside investors.

An appraisal was done in 2008 for First Community Bank, and these prices were found to be in line with comparables of other cohousing prices. In late 2008, when real estate prices have fallen dramatically in Fresno, the Fresno cohousing newly constructed units were appraised by two banks and found to hold their value. The Fresno cohousing is also built by, CoHousing Partners.

A, B & F units, 2 Bedroom / 1Bath	890+ sq ft	\$365-430K
C & D units, 3 Bedroom / 2 Bath	1350+ sq ft	\$491-595K
E units, 4 Bedroom / 2.5 Bath	1548+ sq ft	\$559+K