

Bedford lots	Acres	Improvements				
B1	7.752	Heinz house	\$	-		
B2	4.856		\$	1,500,000	\$	2,000,000
B3	9.734		\$	1,500,000	\$	2,500,000
B4	9.689		\$	1,500,000	\$	2,500,000
B5	6.424	driveway to main estate	\$	1,500,000	\$	2,000,000
B6	11.002		\$	1,500,000	\$	2,500,000
B7	8.862		\$	1,500,000	\$	2,000,000
B8	10.962		\$	1,500,000	\$	2,500,000
B9	<u>5.171</u>	Reynolds house and barns	\$	1,500,000	\$	2,000,000
	74.452				\$	18,000,000
					8	\$ 2,250,000

New Castle Property - west

w 5 lots ag size	5.7389					
w 6 lots avg size	4.7824		6	\$ 1,500,000	\$ 9,000,000	\$2,000,000 \$ 12,000,000
	17.921					
	<u>10.7734</u>					
	28.6944					
		103.1464				

North Castle 10 \$ 1,500,000 \$ 15,000,000 \$2,000,000 \$ 20,000,000

Main Mansion 103.8 \$ -

Seven Springs Total **206.9464**

\$ 36,000,000 \$ 50,000,000
less absorption
less infrastruure

"Before"	As Is above with mansions	Before-before discounting	After	
		\$36,000,000	?	
	Myers	\$25,000,000	\$ 30,000,000	
	Heinz	\$ 3,000,000	\$ 4,000,000	
		\$64,000,000	\$ 34,000,000	\$ 30,000,000