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EXECUTIVE SUMMARY:

12.12 acres (gross)
Approved 9 Lot Subdivision
Rose Hill and State Roads,
London Grove Township, Chester County, Pa.

Property has approvals for a nine lot, single family, cluster plan subject to public water and public sewer, with an existing connector in the sewer line in front of the property along Rose Hill Road. There is an existing 10 inch water line with capacity along Rose Hill. Water tap-in fees are \$1,389 per house. There is a nearby gas line. There is an internal trail system included in the approvals. This sale includes the required cost of public sewer EDUs – paid for by the existing Owner (\$13,434 per house).

There is an existing small house on the property which is obsolete and holds no value.

Property is located adjacent to the Ryan / NV Homes development – The Preserve at Inniscrone – a golf course based community with significant open space. This community includes single family homes, townhomes and age restricted units. Located close to the area schools – Avon Grove High School, Avon Grove Elementary School and

The property is listed the property at \$88,000 per lot on an approved basis. Seller has the ability to structure creative financing. A comprehensive Property Information Package is available on our website at www.wedodirt.com.

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