# Luxury New Build Underwriting Summary

Property: 10615 N Aberdeen Rd, Scottsdale, AZ 85254

Strategy: Scrape existing structure, build new 6,000 sq ft luxury spec home

## Project Assumptions

* Lot Purchase Price: $1,399,999
* Build Size: 6,000 sq ft
* Build Cost: $325/sq ft = $1,950,000
* Soft Costs/Carry/Permits: $600,000
* Total Project Cost: $3,949,999

## Luxury New Build Comparable Sales (within ~2 miles)

1. 6521 E Paradise Dr - 6,217 sq ft listed $4,400,000 (~$708/sq ft), active 2025, ~1.5 miles

2. 5919 E Corrine Dr - 3,619 sq ft listed $3,165,000 (~$875/sq ft), active 2025, ~1.8 miles

3. 7445 E Vista Dr - 6,153 sq ft sold $4,895,000 (~$795/sq ft), 2025, ~1.6 miles

4. 8125 E Gail Rd - 6,000 sq ft sold $5,250,000 (~$875/sq ft), 2025, ~1.5 miles

## ARV Scenarios

* $800/sq ft: $4,800,000
* $850/sq ft: $5,100,000
* $900/sq ft: $5,400,000

## Profit Scenarios

* ARV $4,800,000 → Profit: $850,000 (ROI 21.5%)
* ARV $5,100,000 → Profit: $1,150,000 (ROI 29.1%)
* ARV $5,400,000 → Profit: $1,450,000 (ROI 36.7%)

## Summary

* Total Project Cost: ~$3.95M
* Breakeven ARV: ~$4.2M
* Target ARV: $4.8–$5.4M based on surrounding new builds
* Top-tier finishes and thoughtful design critical to maximize ROI