

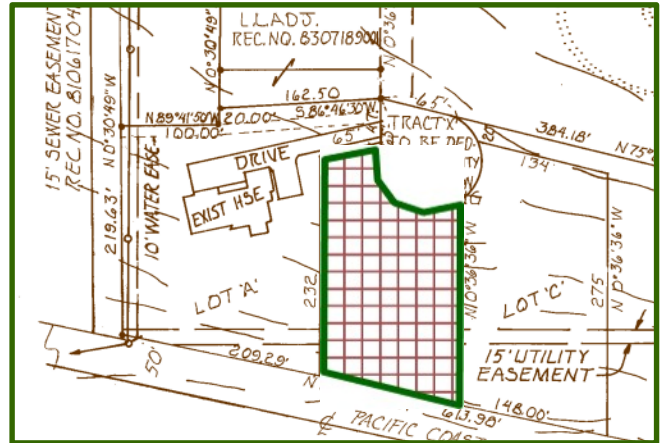
# BLACK DIAMOND BUILDING LOT

## NEW HOME DEVELOPMENT OPPORTUNITY

331xx PACIFIC STREET, BLACK DIAMOND, WA 98010

**JOIN THE TEAM TO BUILD A  
HIGH END CUSTOM HOME!**

**SALE BY ASSIGNMENT OR  
INVESTOR / PRIVATE FUNDER**



### DESCRIPTION:

**LARGE  $\frac{3}{4}$  ACRE GENTLY SLOPING  
HOME SITE**

Featuring a southern exposure with lake and Mt. Rainier views. End of a city street with privacy. A rural feel with all the small town amenities. Multiple accessory units are allowed for extended family or rental. Develop together as a high end residence with outbuilding and ADU.

You provide your experience, equity and financial qualification. Transformations provides everything else: the property, architect design, site utilities, permits and building construction oversight. Partnering with Adair Homes or another building contractor.

### INVESTMENT DETAILS:

Property Purchase Price: \$ 165,000  
(with a July 30, 2021 close date.)  
Costs to Build Ready (Approx.): \$ 225,000  
(capital funding raise )  
Est. Project Cost: \$ 720,000 to \$ 900,000  
(depending on scope, size and quality)  
Property Value Built: \$ 960,000 to \$ 1.4 Mil.  
(depending on size and quality)  
Projected Profit for Sale: \$ 160K to \$ 400K  
(Proforma will be provided)



**CALL NOW TO GET THIS DEAL**

**FOR MORE INFORMATION CONTACT: DAVID SEELY, ARCHITECT**  
24 HR MSG: 253-242-8800; CELL: (206) 849-9158;  
[TEAM@TRANSFORMATIONSDEV.COM](mailto:TEAM@TRANSFORMATIONSDEV.COM); [WWW.TRANSFORMATIONSDEV.COM](http://WWW.TRANSFORMATIONSDEV.COM)

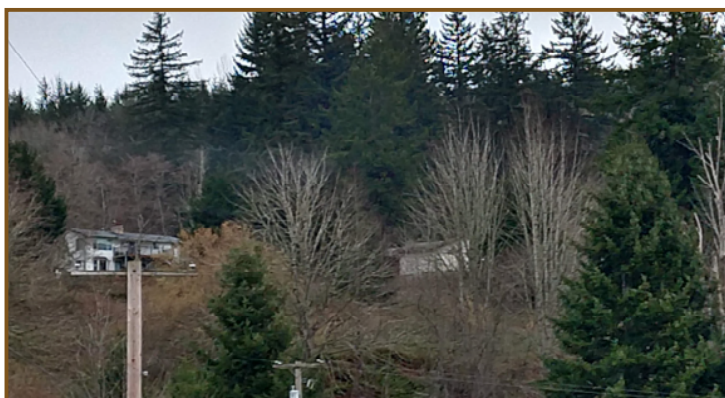
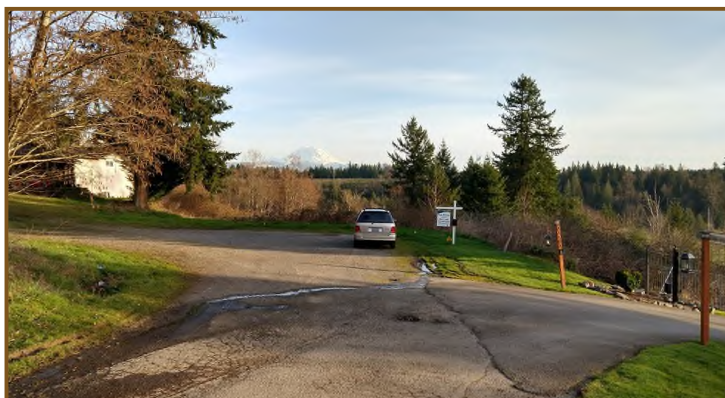
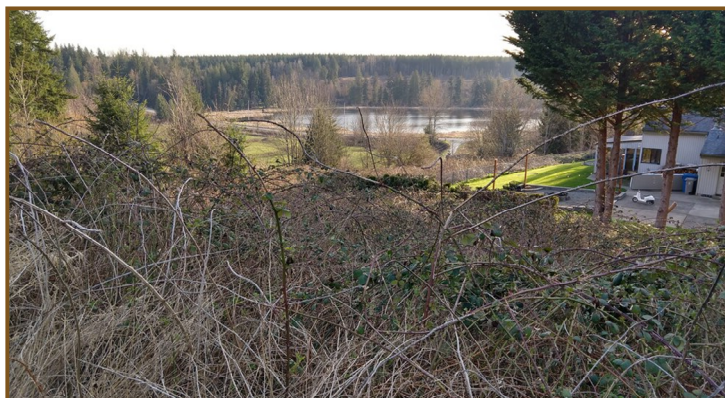
# TRANSFORMATIONS

EXPANDED HOME OWNERSHIP OPPORTUNITIES

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### PHOTOS & FILES 1



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