Fictional LA home development

Source-traced preliminary investment screening
Exported (UTC): 2026-10-25T17:12:53.152Z
Export date only; source evidence has not been refreshed.

Needs further review

Single-home screening is not Decision Grade

Deal context: Market: LA · Property type: Single Family · Strategy: Single Home Build To Sell

Single detached build-to-sell scope is explicitly selected and recognized. Veritacre keeps construction cost basis, site/external works, financing/carry, timing and sale evidence separate. The current single-home output is screening economics, not a Decision Grade return model.

Next concrete action: Substantiate the supplied construction budget and sale assumption with a scope-matched local contractor estimate and comparable closed sales; verify the supplied schedule and funding terms against project and lender documents.

What matters now

- Single detached build-to-sell scope is explicitly selected and recognized. Veritacre keeps construction cost basis, site/external works, financing/carry, timing and sale evidence separate. The current single-home output is screening economics, not a Decision Grade return model.

Evidence boundary: Single detached build-to-sell scope is explicitly selected and recognized. Veritacre keeps construction cost basis, site/external works, financing/carry, timing and sale evidence separate. The current single-home output is screening economics, not a Decision Grade return model.

Technical status

Screening decision: Needs further review
Report mode: PRELIMINARY
Deal ID: 1d888cd2-89d9-4ef3-8e20-cd0528f6197e
Property reference: Unknown
Intake version: Unknown
Final investment approval: NO
Model reconstruction: NOT_AVAILABLE

UNKNOWN and CONFLICTED items remain unresolved. This report is decision support, not a legal opinion, audit certification, appraisal or final investment approval.

1. Decision and next actions

Screening decision: Needs further review
Screening interpretation: Single-home screening is not Decision Grade
Next action: Substantiate the supplied construction budget and sale assumption with a scope-matched local contractor estimate and comparable closed sales; verify the supplied schedule and funding terms against project and lender documents.

Why

Deal context: Market: LA · Property type: Single Family · Strategy: Single Home Build To Sell

Single detached build-to-sell scope is explicitly selected and recognized. Veritacre keeps construction cost basis, site/external works, financing/carry, timing and sale evidence separate. The current single-home output is screening economics, not a Decision Grade return model.

Construction profile — user declared

Target construction quality: High-end
Estimate area basis: Gross building area (sf)
Estimate cost scope: Building hard cost
Declared site complexity: Complex

User-declared context only. Quality is not verified. No cost rate, benchmark adjustment, resale premium or model eligibility follows from these selections.

Request the specification and itemized estimate with its area denominator, inclusions, exclusions and site allowances before comparing construction costs.

Construction cost comparability

No construction cost source matches the declared comparison basis.

Obtain a current same-market, same-property-type cost source with matching quality, site complexity, specification/allowances, gross area and building hard-cost scope; reconcile other bases explicitly.

Matching declared metadata is a screening condition. It does not verify the specification, project budget or resale value. No quality multiplier or area conversion is inferred.

Single-home build-to-sell screening

Single-home build-to-sell screening economics are available, but they are not Decision Grade.

Target construction quality: High-end
Estimate area basis: Gross building area (sf)
Estimate cost scope: Building hard cost
Declared site complexity: Complex
Building hard cost: $5,600,000
Declared estimate-scope total: $5,600,000
Reconciled hard cost / gross building SF: $700/SF
Finished living / gross building area: 81.3%
Gross sale price / finished living SF: $2,000/SF
Development cost before sale costs: $11,100,000
Selling cost: $780,000
All-in cost including sale costs: $11,880,000
Screening net profit: $1,120,000
Profit on total cost: 9.4%
Margin on gross sale price: 8.6%
Break-even gross sale price: $11,808,511
Sale price headroom above break-even: 10.1%
Modeled preconstruction + construction + sale duration: 24 mo
Required input evidence: 0/12 independently verified · 0 independently supported · 12 declared/model assumptions · 0 unattributed

Project cost breakdown

Land / acquisition: $3,000,000
Fictional Home Budget.xlsx (Assumptions!B4)

Building hard cost: $5,600,000
Fictional Home Budget.xlsx (Assumptions!B3); Fictional Home Budget.xlsx (Assumptions!B1)

Site and external works: $500,000
Fictional Home Budget.xlsx (Assumptions!B5)

Soft costs and permits: $800,000
Fictional Home Budget.xlsx (Assumptions!B6)

Contingency: $500,000
Fictional Home Budget.xlsx (Assumptions!B7)

Financing and carry: $700,000
Fictional Home Budget.xlsx (Assumptions!B8)

Selling costs: $780,000
Sale price × selling-cost rate. Fictional Home Budget.xlsx (Assumptions!B9); Fictional Home Budget.xlsx (Assumptions!B10)

Budget before selling costs: $11,100,000
Total project and selling costs: $11,880,000
These are the components used in the screening budget. Source references do not independently verify amounts or establish that the supplied cost lines do not overlap.

Single-home downside screen

6 mechanical stress scenarios; no probabilities or ranking are inferred.

- Sale price -10%: Sale -10.0% · hard cost 0.0% · Profit $-102,000 · margin -0.9% · profit/cost -0.9% · headroom -0.9% · Profit vs base -$1,222,000
- Hard cost +10%: Sale 0.0% · hard cost 10.0% · Profit $560,000 · margin 4.3% · profit/cost 4.5% · headroom 4.8% · Profit vs base -$560,000
- Sale -10% + hard cost +10%: Sale -10.0% · hard cost 10.0% · Profit $-662,000 · margin -5.7% · profit/cost -5.4% · headroom -5.7% · Profit vs base -$1,782,000
- Sale price -20%: Sale -20.0% · hard cost 0.0% · Profit $-1,324,000 · margin -12.7% · profit/cost -11.3% · headroom -11.9% · Profit vs base -$2,444,000
- Hard cost +20%: Sale 0.0% · hard cost 20.0% · Profit $0 · margin 0.0% · profit/cost 0.0% · headroom 0.0% · Profit vs base -$1,120,000
- Sale -20% + hard cost +20%: Sale -20.0% · hard cost 20.0% · Profit $-2,444,000 · margin -23.5% · profit/cost -19.0% · headroom -20.0% · Profit vs base -$3,564,000

Mechanical downside screen only. Scenario multipliers are stress inputs, not forecasts or probabilities. Delay stress is excluded from this aggregate screen; pricing it requires an explicit revised project-carry and debt schedule.
Aggregate screening totals reconcile to the separate explicit monthly model below. Costs, funding, timing and sale value remain supplied assumptions pending independent support.

Single-home monthly cash flow

Explicit monthly project and equity cash flows reconcile to the supplied budget and sale case.

Project profit before debt costs: $1,620,000
Project cost before debt costs: $11,380,000
Total equity funding: $6,100,000
Equity distributed at sale: $7,220,000
Equity profit before tax / waterfall: $1,120,000
Project equity multiple: 1.18x
Scheduled debt draws: $5,000,000
Scheduled debt repayment: $5,000,000
Scheduled debt interest and fees: $500,000
Peak drawn debt: $5,000,000
Peak retained project cash: $1,900,000
Additional equity at exit: $0
Project IRR before debt costs: 9.06%
Project equity IRR before tax / waterfall: 13.53%

Month	Project before debt	Debt draw	Debt service	Retained cash	Equity cash flow
0	$-3,000,000	$5,000,000	$100,000	$1,900,000	$0
1	$-2,000,000	$0	$0	$0	$-100,000
6	$-3,775,000	$0	$0	$0	$-3,775,000
12	$-1,825,000	$0	$400,000	$0	$-2,225,000
24	$12,220,000	$0	$5,000,000	$0	$7,220,000

Cash-movement months shown: 5 of 5. Excel contains every month, including inactive periods.

- land closing month: Fictional Home Budget.xlsx — Monthly Budget row 1

- sale close month: Fictional Home Budget.xlsx — Monthly Budget row 2
- monthly cost draw schedule: Fictional Home Budget.xlsx — Monthly Budget row 3
- monthly carry schedule: Fictional Home Budget.xlsx — Monthly Budget row 3
- monthly debt cash flow schedule: Fictional Home Budget.xlsx — Debt Schedule row 3
- project carry total: Fictional Home Budget.xlsx — Debt Schedule row 1
- debt financing cost total: Fictional Home Budget.xlsx — Debt Schedule row 2

Equal monthly periods, before tax and investor waterfall. Supplied debt draws, interest and fees are used as stated; funding availability is not verified. Unused cash is retained without interest until sale, and equity funds shortfalls. No delay cost is inferred. This is a model of supplied assumptions, not Decision Grade underwriting.

Closed-sale exit reference

No supplied closed sale passed the explicit market, property-type and quality screen.

- Declared exit: $2,000/finished living SF.

Closed-sale descriptive screening reference only; not an appraisal. No size, condition, quality, view, lot, architecture, micro-location, or time adjustment is inferred.

Material items

- Single detached build-to-sell scope is explicitly selected and recognized. Veritacre keeps construction cost basis, site/external works, financing/carry, timing and sale evidence separate. The current single-home output is screening economics, not a Decision Grade return model.

Do next

NEXT · Substantiate the supplied construction budget and sale assumption with a scope-matched local contractor estimate and comparable closed sales; verify the supplied schedule and funding terms against project and lender documents.

What can be trusted

Single detached build-to-sell scope is explicitly selected and recognized. Veritacre keeps construction cost basis, site/external works, financing/carry, timing and sale evidence separate. The current single-home output is screening economics, not a Decision Grade return model.

Evidence gate

open questions: 10
decision blockers: 10
p0 questions: 6
hard mandate failures: 0
hard mandate unknowns: 0
section review flags: 3
material market assumption challenges: 0

Verified assertions: 0
Conflicted assertions: 0
Unknown assertions: 0
Unverified claims: 10

2. Underwriting model

Income/terminal-exit model status: NOT_AVAILABLE. The unit-based income/terminal-exit model does not apply. The supported single-home monthly cash-flow model is shown in the decision brief.

Audit assumption lineage

Single-home assumptions retain their supplied values and source references. Reconciled arithmetic does not independently verify the budget, dates, funding or sale price.

Input	Value	Range	Conf.	Basis	Source	Origin
gross_building_sf	8000	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B1)	ingested.extractedFacts.gross_area_sf
hard_cost_psf	700	Unresolved	35.0%	SPONSOR_FALLBACK	Fictional Home Budget.xlsx (Assumptions!B3)	sponsor_fallback
land_price	3000000	Unresolved	35.0%	SPONSOR_FALLBACK	Fictional Home Budget.xlsx (Assumptions!B4)	sponsor_fallback
site_external_cost	500000	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B5)	ingested.extractedFacts.site_external_cost

Input	Value	Range	Conf.	Basis	Source	Origin
soft_cost	800000	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B6)	ingested.extractedFacts.soft_cost
contingency	500000	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B7)	ingested.extractedFacts.contingency
financing_carry	700000	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B8)	ingested.extractedFacts.financing_carry
sale_price	13000000	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B9)	ingested.extractedFacts.sale_price
selling_cost_rate	0.06	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B10)	ingested.extractedFacts.selling_cost_rate
preconstruction_months	4	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B11)	ingested.extractedFacts.preconstruction_months
construction_months	16	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B12)	ingested.extractedFacts.construction_months
sale_marketing_months	4	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B13)	ingested.extractedFacts.sale_marketing_months
finished_living_sf	6500	Unresolved	Unknown	DEAL_DOCUMENT_EXTRACTED	Fictional Home Budget.xlsx (Assumptions!B2)	ingested.extractedFacts.finished_living_sf

3. Sponsor case vs Veritacre case

No independently supported Sponsor-vs-Veritacre assumption deltas are available.

4. Deal intelligence sections

Section	Status	Engine	Verified	Conflicts	Unknown
market_reality	PARTIAL	PARTIAL	0	0	0
property_tax	NOT_ASSESSED	Not assessed	0	0	0
sponsor_alignment	APPLICABILITY_UNRESOLVED	APPLICABILITY_UNRESOLVED	0	0	0
sponsor_track_record	NOT_ASSESSED	NOT_ASSESSED	0	0	0
legal_control	APPLICABILITY_UNRESOLVED	APPLICABILITY_UNRESOLVED	0	0	0
contract_forensics	PARTIAL	PARTIAL	0	0	0
site_risk	PARTIAL	Hold for evidence	0	0	0
background_scan	NO_ADVERSE_INFORMATION_IDENTIFIED_IN_SUPPLIED_SEARCH_RESULTS	NO_ADVERSE_INFORMATION_IDENTIFIED_IN_SUPPLIED_SEARCH_RESULTS	0	0	0
diligence	ASSESSED	Unknown	0	0	0
mandate_fit	NOT_ASSESSED	NOT_ASSESSED	0	0	0

5. Ranked diligence

1 · P0 · site_risk · CRITICAL

Please clarify the unresolved parcel identity. Resolve the exact address/APN/folio against the official parcel source before relying on property-specific conclusions.

Requested evidence: Resolve the exact address/APN/folio against the official parcel source before relying on property-specific conclusions.

Why it matters: An unresolved site condition can change feasibility, cost, timing or the decision to proceed.

2 · P0 · market_reality · CRITICAL

The package already supplies hard cost psf. Confirm its basis and substantiate it rather than providing the same value again. Support the supplied hard cost psf with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Requested evidence: Support the supplied hard cost psf with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Why it matters: Hard cost directly affects total capital required, residual land value and LP downside.

3 · P0 · market_reality · CRITICAL

The package already supplies land price. Confirm its basis and substantiate it rather than providing the same value again. Support the supplied land price with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Requested evidence: Support the supplied land price with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Why it matters: The item remains unresolved in the current Deal record.

4 · P0 · site_risk · HIGH

Please clarify the unresolved legal capacity completeness. Resolve official planning evidence before interpreting FAR, density, height, use or overlay constraints.

Requested evidence: Resolve official planning evidence before interpreting FAR, density, height, use or overlay constraints.

Why it matters: An unresolved site condition can change feasibility, cost, timing or the decision to proceed.

5 · P0 · site_risk · HIGH

Please clarify the unresolved official planning record. Resolve jurisdiction and official zoning/planning evidence before relying on development capacity.

Requested evidence: Resolve jurisdiction and official zoning/planning evidence before relying on development capacity.

Why it matters: An unresolved site condition can change feasibility, cost, timing or the decision to proceed.

6 · P0 · sponsor_alignment · HIGH

Confirm who owns and funds the project and which investor or lender agreements apply.

Requested evidence: Ownership and sources-and-uses summary; identify any partners, LP/GP waterfall, debt, fees, guarantees and governing agreements. Confirm a sole-owner structure explicitly if applicable.

Why it matters: Property type and transaction strategy do not establish sole ownership or an LP/GP arrangement. Investor rights and returns need the actual capital and legal structure.

7 · P2 · contract_forensics · MEDIUM

Please provide the missing documents. Provide or confirm documents and the supporting source or document.

Requested evidence: Provide or confirm documents and the supporting source or document.

Why it matters: The item remains unresolved in the current Deal record.

8 · P2 · market_reality · MEDIUM

The package already supplies construction months. Confirm its basis and substantiate it rather than providing the same value again. Support the supplied construction months with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Requested evidence: Support the supplied construction months with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Why it matters: Schedule slippage extends carry and delays LP distributions.

9 · P2 · market_reality · MEDIUM

The package already supplies contingency. Confirm its basis and substantiate it rather than providing the same value again. Support the supplied contingency with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Requested evidence: Support the supplied contingency with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Why it matters: The item remains unresolved in the current Deal record.

10 · P2 · market_reality · MEDIUM

The package already supplies soft cost. Confirm its basis and substantiate it rather than providing the same value again. Support the supplied soft cost with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Requested evidence: Support the supplied soft cost with the governing source for this Deal and, where it is a market assumption, independent evidence on the same scope and basis. The value is already in the package; do not re-enter it.

Why it matters: The item remains unresolved in the current Deal record.

Evidence appendix

Evidence provenance is preserved from the canonical Deal record. Presence in this appendix does not promote a Sponsor/user claim to independent verification.

Section	Lane	Key	State	Source	Observed
market_reality	provided	hard_cost_psf	CLAIMED	No source	Unknown
market_reality	provided	soft_cost	CLAIMED	No source	Unknown
market_reality	provided	contingency	CLAIMED	No source	Unknown
market_reality	provided	construction_months	CLAIMED	No source	Unknown
market_reality	provided	land_price	CLAIMED	No source	Unknown
market_reality	provided	hard_cost_psf	CLAIMED	No source	Unknown
market_reality	provided	soft_cost	CLAIMED	No source	Unknown
market_reality	provided	contingency	CLAIMED	No source	Unknown
market_reality	provided	construction_months	CLAIMED	No source	Unknown
market_reality	provided	land_price	CLAIMED	No source	Unknown