



Poppies Pipeline

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We're on the Web!
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"Poppies Pipeline"
provides up to date
status on our current
and proposed new
development projects
and opportunities.

NOTE: Investors in Poppies Corp projects understand that ROI projections are estimates only and no set percentage is being offered other than a minimum guaranteed return on selected projects. These are not registered securities.

18 Acres of Possibilities

Poppies Corp newest project is in the unincorporated area northwest of Phoenix, Arizona.

Big Homes on Big Lots

Within the next 3 weeks, Poppies Corp is planning on completing the purchase of three 6 acre parcels of land just north of the city of Surprise near the intersection of Patton Road and 259th Avenue. Each parcel will be split into 5 homes sites of over 1 acre each in order to build a total of 15 high-end homes.

Poppies Corp and our investment partners have formed a new LLC ("BDD 101, LLC") to take title to the properties upon the close of escrow. Two models homes will be built and potential home buyers/investors will have the opportunity to place deposits on any of the 15 home sites with a selection of styles and optional upgrades on floor plans

beginning at over 3,000 square feet on up to over 4,000 square feet. The floor plans being offered are similar in design to the highly successful Russell Ranch project where a hot market resulted in homes selling well before completion.



Projection gets quick response

Each of the 6 acre parcels is being purchased for \$365,000 (\$1,095,000 for all three parcels) which includes a new well on each parcel. An institutional lender will provide the LLC with an interest-only land purchase loan at 6.75% with a 25% down payment.

In April, based on local area comparables, Poppies Corp had projected the price of the 3210 square foot home "median" sample home at \$133 per foot – a finished value of \$427,000. The initial projected simple Return on Investment ("ROI") of about 25% resulted in secured reservations from several investors for the equity funding required to purchase the land. As our due diligence focused our projected costs and market research was furthered, the ROI projection was increased to over 35%.

Financials get stronger

By the time escrow closes this month, we hope to announce a revised ROI of over 50% as we continue to evaluate and implement opportunities to reduce the amount of equity investment needed for construction. Time and a hot market are also working in our favor as local sales prices are experiencing double digit increases. The same 3210 square foot model built and sold in Russell Ranch for \$435,000 last fall is now worth over \$600,000.

An Offer to Spec Home Investors

Are you an investor who likes purchase new homes in an appreciating market at locked in prices? Your first step is to contact Poppies Corp to let us know of your interest and to get you pre-qualified by the same lender we use for construction loans. Next, select one of our floor plans and the lot you wish to own and place a deposit to hold your position. We will then build the home at a pre-set locked-in price and we will make all of the loan payments right up through the completion of construction. The sale to you is then

completed; you
take title and
reap the benefits
of appreciation.
You can either
turn around and
sell it
immediately or
hold it for further
appreciation.
**Please note:
Poppies Corp
makes no
guarantees
regarding
appreciation of
property.**