



Poppies Pipeline

JULY 5, 2005

VOL. 1 NO. 6

Poppies Corp

Phone
949.215.1103

Fax
949.716.6961

E-mail
mark@poppiescorp.com

We're on the Web!
www.poppiescorp.com

"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.

Past, Present & Future Come Together in June

Affordable home project in South Phoenix goes on the market. Poppies Corp and partners purchase 3 parcels for luxury home project near Wittmann. New projects under consideration to the west (Surprise) and south (Casa Grande) of Phoenix.

A Hot Market Shatters 100% Return Level

Triple digit Phoenix area temperatures weren't the only things exceeding 100 last week. A super heated market will deliver investment returns of over 100% on Poppies Corp newly constructed affordable home project in south Phoenix. With the homes nearing completion, Poppies Corp listed two of its' Model 1376 single family residences on Friday, July 1st. Less than 24 hours later, offers had been received that EXCEEDED the listing price and both were under contract. Escrows should close within a week of completion in mid-August.

The West Hadley home was the first to go. Listed well above projections at \$159,900, a pre-approved buyer submitted an offer of \$162,000 that same evening. After deducting sales commissions and closing costs, net pre-tax profits should exceed \$42,000.



Several hours later, a \$170,000 offer was received on the East Wood home which had been listed at \$164,900. (Note: This offer came from a pre-approved FHA buyer so net revenues will be less than \$170,000.) Net pre-tax profits on this sale will exceed \$48,000.

The Model 1376 constructed on the Hadley and Wood sites is a 3 bedroom, 2 bath floor plan that includes a den that can serve as a fourth bedroom.

Escrows Close on 3 Parcels for New 15 Home Project

As reported in the last issue of **Poppies Pipeline**, "18 Acres of Possibilities" came one step closer to reality when all 3 escrows closed on June 15th for the 6 acre parcels. A surveyor retained by Poppies Corp was on-site two days later to begin work on staking out the five home sites on each parcel and well construction should start within the next two weeks.

Our area marketing advisors are currently preparing their recommendations as we narrow the floor plan choices to three primary designs. Each design will offer various exterior styling and optional upgrades. In addition to the three primary plans, a number of custom home designs will also be available.

A number of pre-construction speculative home investors have contacted Poppies Corp expressing their desire to reserve one of the sites as described in **Poppies Pipeline** last month. If you would like to reserve your option or find out more about this opportunity, please let us know as soon as possible as we expect the sites to go quickly.

New Opportunities Being Pursued

The Fourth of July weekend started off with a "bang" when we made several offers on new possibilities during the latest visit to Phoenix last week. We hope to have two of the properties under contract this week including both short-term and longer term development projects. We're receiving information on a number of opportunities so remember – it is up to

you to let us know of your interest in our real estate projects. In a hot market, the prepared investor must be ready to go.