



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.

Everything is Going Up!

While retail home values continue to experience double digit increases; raw land, building materials and labor also skyrocket.

CURRENT PROJECTS

Desert Paintbrush - 15 Estate Homes on 1 acre+ sites

This upscale development will feature floor plans of 3145, 3210 and 3487 square feet with a number of upgrades and optional custom designs available. Our pre-investment market analysis resulted in a projected average price of just under \$427,000 per home site, but the torrid market continues to push the prices up. Phase 1 (already conditionally sold out and not scheduled to start construction for several months) had base prices of \$439,900 for the 3145 model; \$446,900 for the 3210 model and \$469,900 for the 3487 model plus lot premiums ranging from \$5,000 to \$25,000. Phase 2 prices will be significantly higher.

Affordable Home Escrows Stay on Target

Escrows appear solid on the Hadley and Wood projects as contingency periods have passed. Construction should be completed by mid-August with each escrow closing within 7 days thereafter. With offer prices higher than our listed prices, each ROI should exceed 100% after final numbers are in.



NEW POSSIBILITIES

40 Acres Under Contract

At only \$55,000 per acre, this very buildable property should be our next major acquisition with escrow scheduled to close August 29th. The Lone Mountain project is a longer-term project than previous ones as we will have to complete site development work such as recording a new tract map and constructing an infrastructure of roads, utilities, etc before home construction can start. But with "per acre" list prices now exceeding \$100,000; this project has the potential of being extremely successful in this fast growing area. Assuming we maintain the existing zoning, our initial site development estimate is approximately 14 months after acquisition.

Heading South to Casa Grande

Several years ago, a rest stop and the Casa Grande National Monument tourist attraction were about the only things breaking up the desert on Interstate 10 between Phoenix and Tucson. Today, a gambling oasis and other commerce has forced Casa Grande to add another attraction – a housing market where "time on market" is measured in hours rather than days. An acute housing shortage is driving prices up and brought in many of the major tract developers. Poppies Corp is also there evaluating opportunities for homes and commercial development.



Other Opportunities

We are pursuing several other properties including commercial, multi-family residential, custom-home land and tract home acreage. In addition, each project offers investment opportunities for pre-construction spec home investments on a first-come, first-serve basis.

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