

16
 2

9/23/74
 Copy of this given
 to Wilson, Rice, Markonou
 9/21/74 in conjunction with presentation
 by Seldin - MSH

PRELIMINARY ESTIMATES OF VALUE

TANAPAG HARBOR

	<u>Approximate Acreage</u>	<u>Per Acre</u>	<u>Total</u>
Residential			
Low density	70	\$ 12,000	\$ 840,000
Higher density	60	15,000	900,000
Hotel	20	100,000	2,000,000
Industrial	20	25,000	500,000
Commercial	10	20,000	200,000
Marina	20	40,000	800,000
	<u>200</u>		<u>\$5,240,000</u>

ISLEY FIELD

Industrial	482	\$ 12,000	<u>\$5,784,000</u>
------------	-----	-----------	--------------------

TINIAN

Industrial			
Harbor	50	\$100,000	\$5,000,000 1/
Airfield	250	10,000	2,500,000
Prime	100	10,000	1,000,000
Secondary	100	5,000	500,000
			<u>\$9,000,000</u>
Resort	300	\$ 10,000	\$3,000,000
Residential	1,500	2,000	3,000,000
Commercial			
Prime	200	\$ 10,000	\$2,000,000
Secondary	200	5,000	1,000,000
Agriculture			
Primary	3,000	800	2,400,000
Secondary	3,000	500	1,500,000
Tertiary	4,500	300	1,350,000
	<u>13,200</u> 2/		<u>\$23,250,000</u>

SUMMARY

Tanapag Harbor	\$ 5,240,000
Isley Field	5,784,000
Tinian	23,250,000
TOTAL -	<u>\$34,274,000</u> 3/

NOTES

1/ This figure is based on the preliminary views of the Commission's land valuation consultant. The Commission's ports consultant estimates the value of the port area on Tinian at \$11 million.

2/ The use and value of approximately 4000 acres on Tinian are not included in this preliminary estimate.

3/ This preliminary estimate does not include Farallon de Mendinilla. See also notes 1 and 2.