

<b>Deal Analysis</b>		
<b>Total Capital Investment from Private Lender</b>		<b>\$261,287.50</b>
<b>Gross Profit</b>		<b>\$97,462.50</b>
<b>ROI</b>		<b>37.30%</b>
<b>Total Project Costs</b>		<b>\$1,573,787.50</b>
<b>Costs covered by Loan</b>		<b>\$1,312,500.00</b>
<b>Costs covered by Investors</b>		<b>\$261,287.50</b>
<b>Variables</b>		
Purchase Price		\$800,000
Units		1
ARV Per Unit		\$1,750,000
ARV Total		\$1,750,000
Sqft per unit		4500
\$/sqft Construction Cost per unit		\$125.00
Loan to Value Max	75.0%	\$1,312,500
Purchase Price		\$800,000
Loan provided for purchase price	70.0%	\$560,000
Loan Origination Fee (Total loan amount)	1.0%	\$13,125
Other Acquisition Costs (Taxes, title...etc)	2.0%	\$11,200
<b>Loan provided for purchase price and fees</b>		<b>\$584,325</b>
Broker Credit	1.0%	\$5,600
<b>Acquisition Costs to be covered by Investor</b>		<b>\$210,075</b>
Loan remaining after purchase		\$728,175
<b>Loan provided for Estimated Interest Costs (Interest Reserve)</b>	<b>6.0%</b>	<b>\$59,063</b>
Loan Remaining For Construction		\$669,113
<b>Predevelopment and Soft Costs</b>		<b>\$17,200.00</b>
Builders Accounting		\$1,000.00
Builders Legal		\$2,000.00
Builders Insurance (General Liability and Builders Risk)		\$5,000.00
Bank Inspection Fees		\$1,200.00
Real Estate Taxes (after purchase)		\$8,000.00
<b>Construction</b>		<b>\$562,500.00</b>
Sqft Total		4500
\$/Sqft		\$125.00
Contingency (% Total Project Costs)	5.0%	\$28,125.00
<b>Total Project Costs (Predevelopment + Construction + Contingency)</b>		<b>\$607,825.00</b>
<b>Loan Provided for Total Project Costs</b>		<b>\$607,825.00</b>
<b>Total Project Costs to be covered by Investor</b>		<b>\$0</b>
Loan Remaining for Builder Fee		\$61,288
Builder Fee (% Construction Hard Costs)	20%	\$112,500.00
<b>Loan Provided for Builder Fee</b>		<b>\$61,288</b>
<b>Builder Fee to be covered by Investor</b>		<b>\$51,213</b>
<b>Total Project Costs</b>		<b>\$1,573,787.50</b>
<b>Costs covered by Loan</b>		<b>\$1,312,500.00</b>
<b>Costs covered by Investors</b>		<b>\$261,287.50</b>
<b>Remaining Profit for Investors</b>		<b>\$97,462.50</b>
Sale Price		\$1,750,000.00
Total Project Costs (Repay Loan & Investors Capital)		\$1,573,787.50
Sale Closing Costs	1.0%	\$17,500.00
Buyer Agent Commission	3.0%	\$52,500.00
Seller Agent Commission	0.5%	\$8,750.00
Total Paid at Closing		\$1,652,537.50