

Preliminary Loan Estimates

Purchase and Rehab Assumptions

Purchase Price	\$	90,456
Rehab	\$	10,000
After Repair Value	\$	160,000

Loan Terms

Loan To Value	75.00%
Origination Fee	1.00%
Exit Fee	1.00%
Processing Fee	\$595
Interest Rate	12.00%
Loan Amount	101,000

Estimated Profit

Sales Price	\$	160,000
Less: Purchase Price		(90,456)
Less: Rehab		(10,000)
Less: Origination Fee		(1,010)
Less: Exit Fee		(1,010)
Less: Processing Fee		(595)
Less: Prepays, Closing Costs		(2,700)
Less: Interest Carry *		(3,030)
Less: Property Taxes *		(1,000)
Less: Cost of Sale **		(9,600)

Closing Estimates

Loan Amount	\$	101,000
Less: Rehab Holdback		(10,000)
Initial Loan Advance	\$	91,000
Less: Purchase Price		(90,456)
Less: Origination Fee		(1,010)
Less: Processing Fee		(595)
Less: Prepays, Closing Costs		(2,700)
Borrower Cash Required	\$	3,761

Monthly Payment

Interest	\$	1,010
Tax Escrow		333
Total Payment	\$	1,343

Estimated Net Profit **\$ 40,599**

Return on Investment **34.0%**
Return on Equity **521.1%**
Annualized ROE **1563.3%**

* Based on 4 months of holding

** Estimated at 6% of sales price

The above numbers are strictly preliminary estimates and are not intended to be an exact representation of any closing costs, loan terms, and profit/loss projections. The Borrower should conduct their own due diligence and not make any decisions based solely on these estimates.