| Hamlin and Irving Projections for Rental                        |    |              |
|---|----|--------------|
| Loan Type   |    | Hard Money   |
| Purchase Price  | \$ | 3,000,000.00 |
| Closing Costs (3%)  | \$ | 60,000.00    |
| Insurance   |    |              |
| Builder Risk Insurance  |    |              |
| Recordation Tax (1.1%)  | \$ | 33,000.00    |
| Transfer Tax (1.1%)   |    |              |
| Finance Points (2%)   | \$ | 60,000.00    |
| Finance Fee (9%)  | \$ | 270,000.00   |
| Total Purchase Price  | \$ | 3,423,000.00 |
| Construction Cost   | \$ | 1,200,000.00 |
| General Contractor Fee  |    |              |
| Fianace Points (2%)   | \$ | 24,000.00    |
| Finance Fee (9%)  | \$ | 108,000.00   |
| Soft Costs  |    |              |
| Total Construction Costs  | \$ | 1,332,000.00 |
| Purchase Price + Rehab  | \$ | 4,755,000.00 |
| Gross Yearly Income (\$3,000 for in-units, \$2000 for basement) | \$ | 480,000.00   |
| Yearly ROI  |    | 10%          |
|   |    |              |
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