

150 Cress Street Purchase & Development Model (With Seller Carry Option when Selling Condos)

Purchase Loan Amount	\$5,000,000
Monthly Mortgage Payment (7.5%)	\$31,250.00
Monthly Airbnb Net Income	\$34,500.00
Monthly Cashflow	\$3,250.00
Planning & Engineering Budget	\$250,000
Presold Units (\$2,500,000 each)	3
10% Cash Down Collected Each	\$750,000
Monthly Payment per Unit (15yr @ 6.25%)	\$10,416.81
Total Financed 80% Over 15 Years (3 Units)	\$5,625,000
Remaining 3 Units (\$3,500,000 each)	\$10,500,000
Monthly Payment per Unit 15year 6.25%	\$14,583.33
Total Financed 80% 3 Units 15 Years	\$7,875,000
Total Projected Revenue (All 6 Units) Total	\$13,500,000
End Property Value	\$16,500,000
Combined Property Value with Rental	
Income Seller Carry 80% for 15 years	\$30,000,000