

## Hamlin and Irving Projections

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
<b>Total Purchase Price</b>	<b>\$ 3,423,000.00</b>
Construction Cost	\$ 1,600,000.00
General Contractor Fee	
Finance Points (2%)	\$ 32,000.00
Finance Fee (9%)	\$ 144,000.00
Soft Costs	
<b>Total Construction Costs</b>	<b>\$ 1,776,000.00</b>
<b>Purchase Price + Rehab</b>	<b>\$ 5,199,000.00</b>
<b>Projected Sales Price</b>	<b>\$ 6,300,000.00</b>
<b>Gross Profit</b>	<b>\$ 1,101,000.00</b>
(Less) Realtor Fees (4%)	\$ 252,000.00
(Less) Transfer + Title Fees (2%)	\$ 126,000.00
<b>Sales Proceeds</b>	<b>\$ 5,922,000.00</b>
(Less) Acquisition and Rehab	\$ 5,199,000.00
<b>Net Profit</b>	<b>\$ 723,000.00</b>
<b>ROI</b>	<b>14%</b>