

FINANCING REPORT

Report Date : 4/27/2021

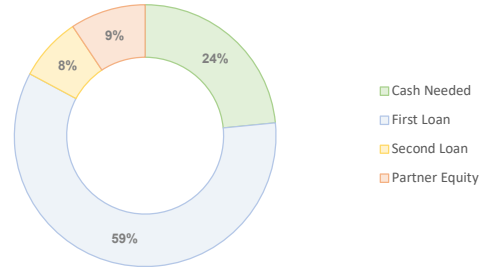
Property Information	Project Name : My First Rehab Address : 123 Smith Street	City : Charlotte State / ZIP : North Carolina - 28209	Property Type : Single Family Square Footage : 3,500 ft ²	Beds / Baths : 5 / 3 Built / Renovated : 1960 / 1995
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Financing Breakdown

CASH NEEDED	FIRST LOAN	SECOND LOAN	PARTNER EQUITY
\$ 125,737 % Total 23.4%	\$ 318,240 % Total 59.3%	\$ 42,244 % Total 7.9%	\$ 50,000 % Total 9.3%

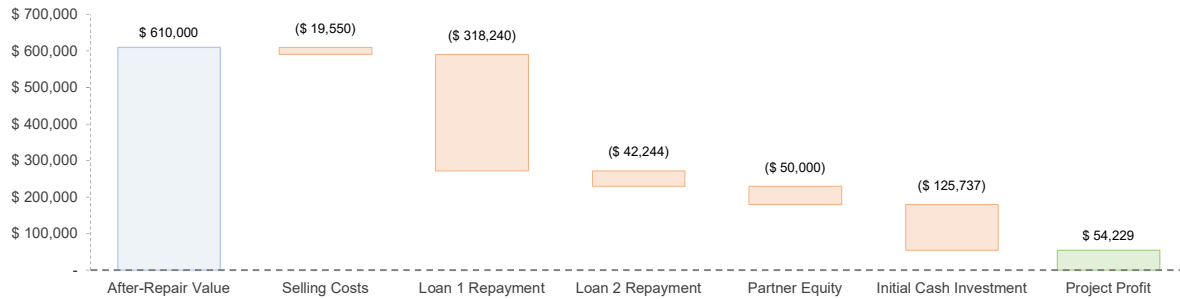
1 Capital Requirement

	\$ Amount		\$ Amount
Purchase Price :	\$ 390,000	First Loan	\$ 318,240
Repairs :	\$ 121,080	Second Loan	\$ 42,244
Acquisition Costs :	\$ 6,050	Partner Equity	\$ 50,000
Holding Costs :	\$ 3,880	Cash Needed	\$ 125,737
Financing Costs :	\$ 15,211		
Cash Cushion :	-		
Total Uses :	\$ 536,221	Total Sources :	\$ 536,221



2 Loan Summary

First Loan		Second Loan		Total Financing	
Loan Amount :	\$ 318,240	Loan Amount :	\$ 42,244	Total Loans :	\$ 360,484
Loan Maturity :	15 year(s)	Loan Maturity :	2 year(s)	Loans / ARV :	59.1%
Interest Rate :	4.00%	Interest Rate :	8.00%	Loans / PP :	92.4%
Payment Type :	Cash	Payment Type :	Amortization		
Lender Points :	2.00%	Lender Points :	2.00%	Total Interests Paid :	\$ 7,621
Loan / ARV :	52.2%	Loan / ARV :	6.9%	Total Points Paid :	\$ 7,040
Loan / PP :	81.6%	Loan / PP :	10.8%	Additional Costs :	\$ 550
				Total Costs :	\$ 15,211



3 Equity Summary

	Investment		Profit Share		Profit Share			
	\$ Amount	%	\$ Amount	%	Monthly	ROI	Annualized ROI	IRR
Rehabber	\$ 125,737	71.5%	\$ 43,383	80.0%	\$ 10,846	34.5%	103.5%	146.4%
Investor 1	\$ 30,000	17.1%	\$ 5,423	10.0%	\$ 1,356	18.1%	54.2%	65.8%
Investor 2	\$ 20,000	11.4%	\$ 5,423	10.0%	\$ 1,356	27.1%	81.3%	107.5%
Total Equity	\$ 175,737	100.0%	\$ 54,229	100.0%				