

# IMMEDIATE Investment Opportunity

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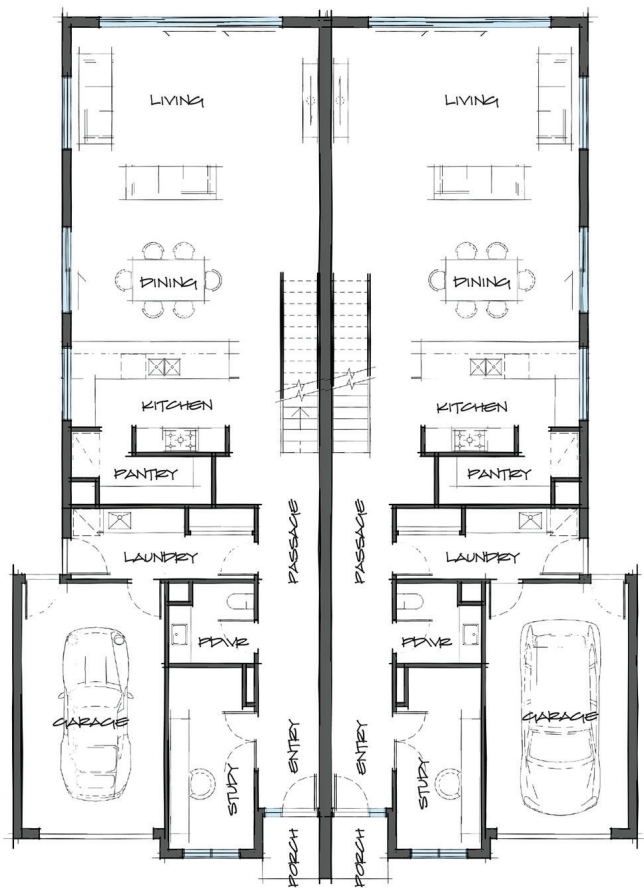
360 DAY GAIN = **\$48,165.00**



**Don't Miss This Opportunity...**  
Call My Cell ***Day or Night!***

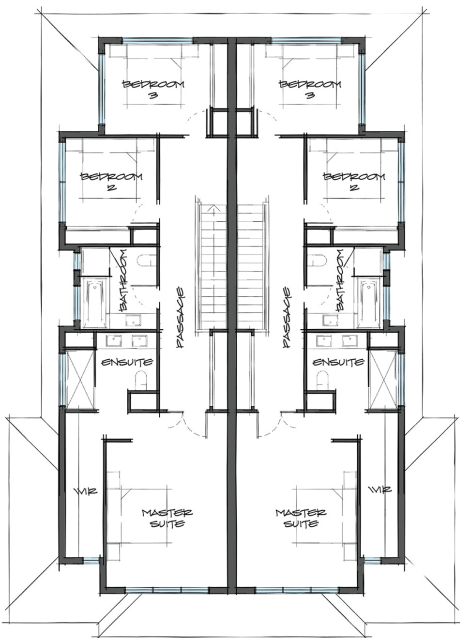
**JOSHUA DUDGEON (608) 306-1199**

Modern Duplex (with 2-car garages added to each unit)



main floor

possible floorplans



upper floor

Each Unit:  
**1800** Sq Ft



**3**  
Beds



**2.5**  
Baths



**2**  
Floors



**2**  
Car Garage

Be prepared to be impressed by the wonders of this modern duplex, a combination of clever design, luxurious features, and flexible living. This dual occupancy home combines luxury with investment, providing a wide range of customizable options.

This ultra modern duplex leaves an everlasting impression of elegance with an expansive living area suited for entertaining. Both homes have a long and opulent hallway, leading to a perfect space to relax. Kitchen has large walk-in pantry.

Featuring mirroring floor plans, the upper floor comes with three spacious bedrooms and a generous bathroom.

With its open-planned design and plenty of living space across two levels, this home exemplifies contemporary living.

Features:

- Three Bedrooms
- Powder room
- Two Bathrooms
- Open plan living and dining area
- Study

# Deal Summary

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## *Modern Duplex, Holmen WI*

|                                |              |
|--------------------------------|--------------|
| Finished Value                 | \$650,000    |
| Your Investment Dollars Needed | \$390,000.00 |
| 5 Points Added                 | \$19,500.00  |
| 360 Day Gain                   | \$48,165.00  |

**Annualized Return = 12.35%**

## Is this too good to be true?

We get this question from new investors often as this seems “too good to be true.” The reason this opportunity is not “too good to be true” is that we consider you a partner in our business, not just a lender. Everything we are presenting here is what we put in writing at the closing table. You always send your investment dollars directly to a title company, so that everything is done properly and orderly.

*Please feel free to reach out to me on my cell with ANY and ALL questions.*

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# Private Investor Opportunity

## *Modern Duplex, Holmen WI*

|  |   |              |  |
|--|---|--------------|--|
| Finished Value                           | = | \$650,000.00 | → The expected sale value of project as proven by the Comparable Market Analysis.                        |
| 70% of Finished Value                    | = | \$455,000.00 |  |
| Investment Dollars Needed                | = | \$390,000.00 | → This is the amount of investment dollars needed.   |
| 5 Points                                 | = | \$19,500.00  | → These 5 points attach to your investment dollars before the interest rates begin to grow!              |
| Face Value of Investment                 | = | \$409,500.00 |  |
| Investor 7% Return<br>360 day investment | = | \$28,665.00  |  |
| Total Capital Cost                       | = | \$438,165.00 | } This is how much our cost of capital is and how it relates to the total value of the finished project. |
| LTV Percentage                           | = | 60%          |  |

LTV Percentage (Finished Value divided by Total Capital Cost)

**Return on your Investment = \$48,165.00** → Your Total Return

**Your Annualized ROI% = 12.35%** → Annualized %

When you take advantage of this opportunity, your investment will be secured with a Loan to Value (LTV) of 64.9%. That means you are protected by 35.1% of equity above and beyond the investment.

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