

IMMEDIATE Investment Opportunity

360 DAY GAIN = **\$119,795.00**

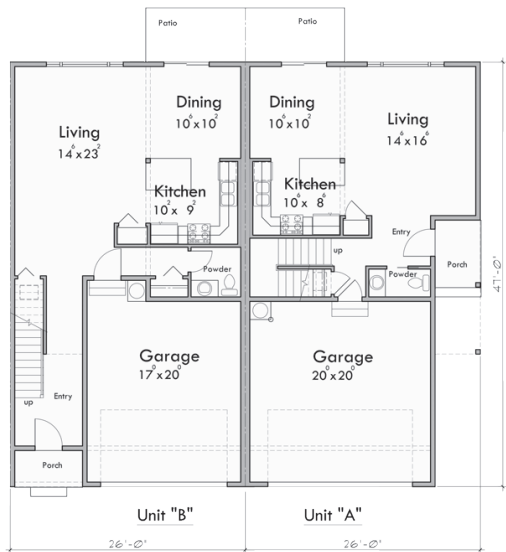
Modern 4-Plex - Holmen WI



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

JOSHUA DUDGEON (608) 306-1199

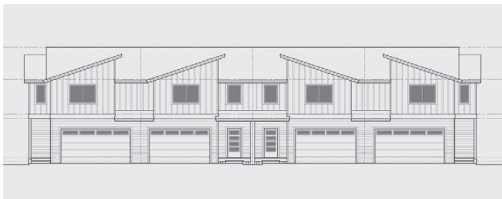
Two story modern town house plan



main floor
(right set of units)



upper floor
(right set of units)



elevations

Each Unit:
1879 Sq Ft



3
Beds



2.5
Baths



2
Floors



2
Car Garage

Additional Info - Per Unit:

- Total sq. ft.: 1,879
- Upper Floor sq. ft: 1,065
- Main Floor sq. ft: 814
- Bedrooms: 3
- Bathrooms: 2.5
- Garage Stalls: 2

Additional Info - Per Structure:

- Width: 104' 0"
- Depth: 47' 0"
- Ridge Height: 31' 7"
- Foundations Available: Crawlspace

Deal Summary

Modern 4-Plex, Holmen WI

Finished Value	\$1,400,000.00
Your Investment Dollars Needed	\$970,000.00
5 Points Added	\$48,500.00
360 Day Gain	\$119,795.00

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.

JOSHUA DUDGEON (608) 306-1199

Private Investor Opportunity

Modern 4-Plex, Holmen WI

Investment Dollars Needed	=	\$970,000.00	→ This is the amount of investment dollars needed.
5 Points	=	\$48,500.00	→ These 5 points attach to your investment dollars before the interest rates begin to grow!
Face Value of Investment	=	\$1,018,500.00	
Investor 7% Return 360 day investment	=	\$71,295.00	
Total Capital Cost	=	\$1,089,795.00	→ Total Return Check Amount
Return on your Investment	=	\$86,800.00	→ Your Total Return
Your Annualized ROI%	=	12.35%	→ Annualized %
Finished Value	=	\$1,400,000.00	→ The expected sale value of project as proven by the Comparable Market Analysis.
LTV Percentage	=	69.29%	

When you take advantage of our opportunity, your investment will be secured with a Loan to Value (LTV) of less than 75%. That means you are protected by at least 25% equity above and beyond the investment.

JOSHUA DUDGEON (608) 306-1199