

# IMMEDIATE Investment Opportunity

360 DAY GAIN = **\$72,865.00**

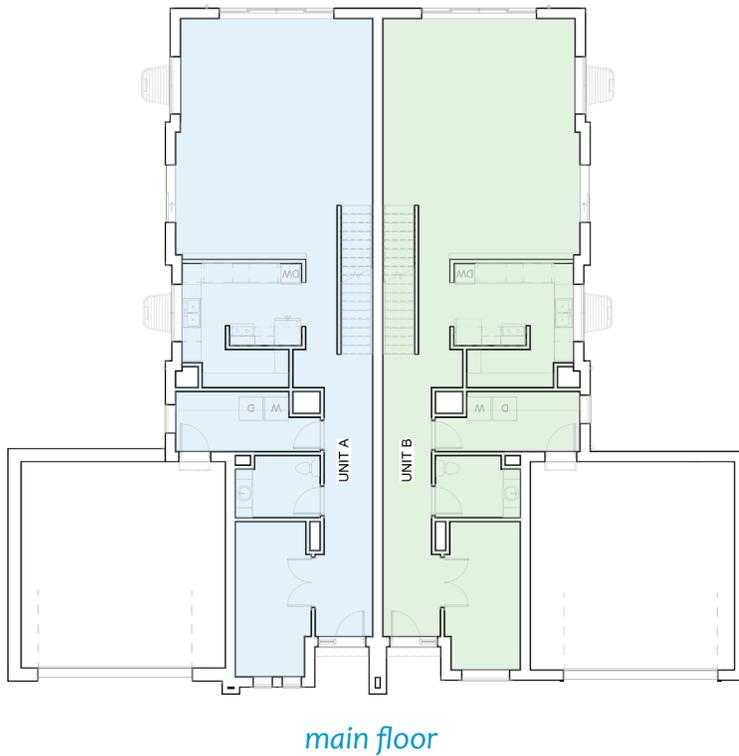
*Lot 3 - Kings Bluff Estates, Holmen WI*



**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)



Each Unit:  
**3,000** 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
- Partially finished basement

# Deal Summary

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## *302 Lot 3 - Kings Bluff Estates, Holmen WI*

Finished Value	\$808,900.00
Your Investment Dollars Needed	\$590,000.00
5 Points Added	\$29,500.00
360 Day Gain	\$72,865.00

**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

## *Lot 3 - Kings Bluff Estates, Holmen WI*

Investment Dollars Needed	=	\$590,000.00	→ This is the amount of investment dollars needed.
5 Points	=	\$29,500.00	→ These 5 points attach to your investment dollars before the interest rates begin to grow!
Face Value of Investment	=	\$619,500.00	
Investor 7% Return 360 day investment	=	\$43,365.00	
Total Capital Cost	=	\$662,865.00	→ Total Return Check Amount
Return on your Investment	=	\$72,865.00	→ Your Total Return
Your Annualized ROI%	=	12.35%	→ Annualized %
Finished Value	=	\$808,900.00	→ The expected sale value of project as proven by the Comparable Market Analysis.
LTV Percentage	=	72.94%	

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.

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