

IMMEDIATE Investment Opportunity

360 DAY GAIN = **\$35,802.65**

New Build, Greenfield, WI 53219



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

JOSHUA DUDGEON (608) 306-1199

Sumner One Story Farm House Style House (Plan 7465)



REAR ELEVATION



first floor plan



second floor plan



2,192
Heated S.F.



3 - 4
Beds



3+
Baths



1-2
Floors



2
Car Garage

Wonderfully cozy yet spacious at the same time, this single story farmhouse plan is a great option at an even greater value. Boasting 2,192 square feet, this home offers 4 bedrooms and 3 bathrooms, along with a lot of other added bonuses.

To begin, enter in to the grand foyer via the covered front porch. Here you will find a lovely open layout that mixes formal spaces with more intimate ones to offer the best plan possible. A private study sits at the front of the home and can double as a guest bedroom if necessary, thanks to its attached full bath. The formal dining room is also close by, before opening on to the large family room which flows in to the gourmet island kitchen and dining nook with its access to the rear lanai and outdoor living space. With such an amazing outdoor living

area, consider talking with your designer and adding a pool or other forms of enjoyment to further enhance the experience! Nearby to the family room, two auxiliary bedrooms can be found sharing a jack and jill bath, making these rooms a smart option for growing children. Meanwhile, the master suite can be found at the other end of the home near the 2-car garage. The master is totally focused on your comfort, thanks to the spa-style bathroom with dual vanities and garden tub, as well as the spacious walk-in closet and nearby laundry room. To add a bit of personal touch and flair to this home, you will love customizing the bonus room that sits above the garage, a sizable blank canvas of space to make this plan truly one of a kind!

Deal Summary

New Build, Greenfield, WI 53219

Finished Value	\$399,900.00
Your Investment Dollars Needed	\$289,900.00
5 Points Added	\$14,495.00
360 Day Gain	\$35,802.65

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

New Build, Greenfield, WI 53219

Finished Value	=	\$399,900.00	→ The expected sale value of project as proven by the Comparable Market Analysis.
70% of Finished Value	=	\$279,930.00	
Investment Dollars Needed	=	\$289,900.00	→ This is the amount of investment dollars needed.
5 Points	=	\$14,495.00	→ These 5 points attach to your investment dollars before the interest rates begin to grow!
Face Value of Investment	=	\$304,395.00	
Investor 7% Return 360 day investment	=	\$21,307.65	
Total Capital Cost	=	\$325,702.65	} This is how much our cost of capital is and how it relates to the total value of the finished project.
LTV Percentage	=	72.4%	

LTV Percentage (Finished Value divided by Total Capital Cost)

Return on your Investment = \$35,802.65 → 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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