

IMMEDIATE Investment Opportunity

360 DAY GAIN = **\$31,986.50**

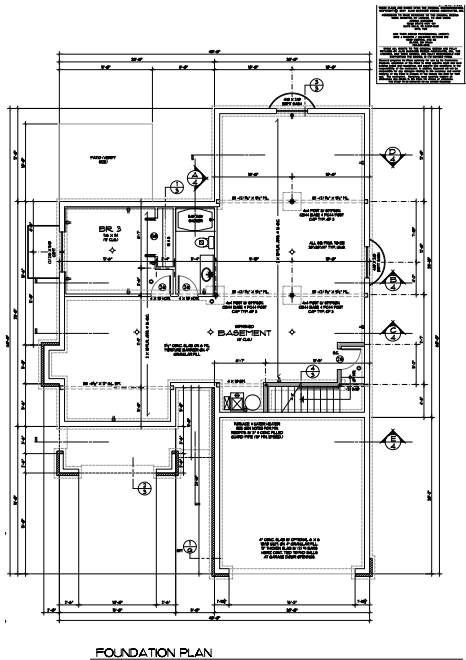
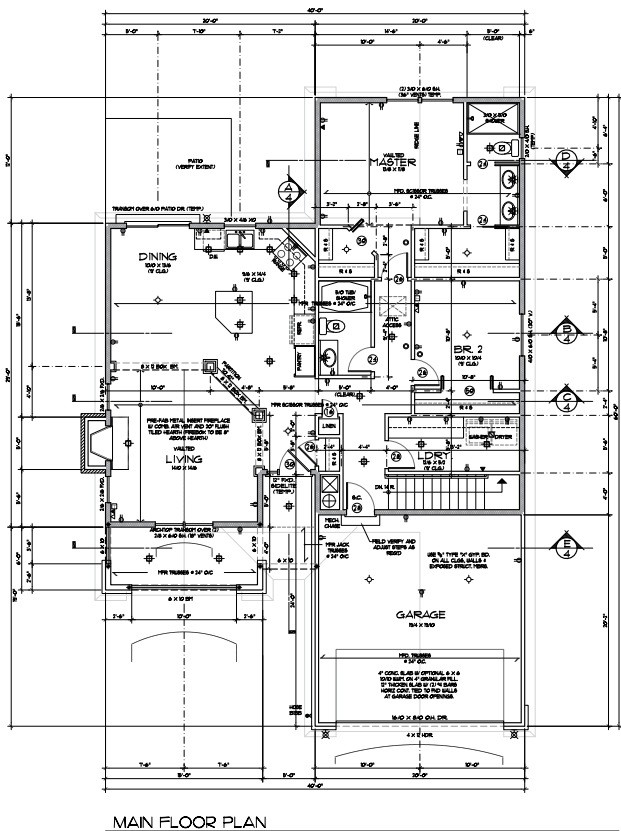
New Build #2, Greenfield, WI 53219



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

JOSHUA DUDGEON (608) 306-1199

Open Cottage Home (Plan 69013AM)



1,302 Main Floor
228 Finished Bsmt
1,020 Unfinished Bsmt



3
Beds



3
Baths



1-2
Floors



2
Car Garage

A mix of siding materials, a trio of roof peaks, and a covered porch stamp this home with time-honored appeal.

Supremely efficient and comfortable, the floor plan links the kitchen, dining area, and living room. The open plan works well for day-to-day family life and also for entertaining. The kitchen features an island and built-in pantry. Those who love to barbecue will appreciate the nearby patio, accessible through the sliding patio doors in the dining area. The living room is defined by a series of columns and the vaulted ceiling. It features a fireplace.

In the right wing of the home, the master suite, a second bedroom, a bath, and the laundry room are aligned along a central hall.

The basement features a full bedroom and a full bathroom.

Deal Summary

New Build #2, Greenfield, WI 53219

Finished Value	\$375,900
Your Investment Dollars Needed	\$259,000.00
5 Points Added	\$12,950.00
360 Day Gain	\$31,986.50

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 #2, Greenfield, WI 53219

Finished Value	=	\$375,900.00	→ The expected sale value of project as proven by the Comparable Market Analysis.
70% of Finished Value	=	\$263,000.00	
Investment Dollars Needed	=	\$259,000.00	→ This is the amount of investment dollars needed.
5 Points	=	\$12,950.00	→ These 5 points attach to your investment dollars before the interest rates begin to grow!
Face Value of Investment	=	\$271,950.00	
Investor 7% Return 360 day investment	=	\$19,036.50	
Total Capital Cost	=	\$290,986.50	} This is how much our cost of capital is and how it relates to the total value of the finished project.
LTV Percentage	=	65%	

LTV Percentage (Finished Value divided by Total Capital Cost)

Return on your Investment = \$31,986.50 → 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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