



EXECUTIVE SUMMARY

Contact Person Dan Newman

Phone 615-335-7655

Name of Borrower Core 8 Development

Property Address 1112 11th Ave N.

City Nashville

State TN

ZIP 37208

Name of LLC or Corp Core 8 Development

Appraised Value AS IS or Est Value est value \$1,032,409 for lot development and building of 2 units 2.406 million for whole project

Loan Amount Requesting \$700,000

Refinance or Purchase Develop and Build

Purchase Price Already Purchased

Refinancing, Amount to be paid off 0.00

Year Purchased 2013

Use of Funds Development of 6 lots and build 2 three story town houses in Historic Buena Vista Neighborhood with downtown views.

Property Address 1112 11th Ave N.

City Nashville

State TN

ZIP 37208

Name of LLC or Corp Core 8 Development

Appraised Value AS IS or Est Value est value \$1,032,409 for lot development and building of 2 units 2.406 million for whole project

Loan Amount Requesting \$700,000

Refinance or Purchase Develop and Build

Purchase Price Already Purchased

Refinancing, Amount to be paid off 0.00

Year Purchased 2013

Use of Funds Development of 6 lots and build 2 three story town houses in Historic Buena Vista Neighborhood with downtown views.



EXECUTIVE SUMMARY

Purpose of Loan to complete lot development (6 lots) and construct units #1 and #2 of a 6 unit development.

Building Type Single family three story town homes with garages

Rents are or will be \$ 0.00

LTV % 67.5%

Mid Credit Score of Borrower 785 Experian

Exit Strategy Complete site work on all 6 lots, build 2 town homes

(#1) 2079 sf- sales price \$401247.00

(#2) 2234 sf- sales price \$431162.00

Value of remaining lots - \$200,000.00

Length of Loan 18mo

Scenario I Purchased .29 acre vacant lot, zoned RS6 04/2013. The lot is located in Historic Buena Vista, with an excellent view of the downtown skyline. It is also within 5 blocks of the location of the

recently announced new Nashville Sounds Baseball Stadium, of which the city has already started construction. It is set to open Spring 2015. The area has already seen tremendous growth and revitalization over the past few years with property values soaring.

I have had the property rezoned to SP to permit the lot to accommodate six single family residences. The SP plan and architecture has been completed and approved by Zoning and Planning and MDHA. I am requesting the capital to complete the site work for all six

lots and build units #1 and #2. As each unit sells we will progressively use the proceeds pay off the debt and construct another until the project is complete.

To assist us in finding the perfect fit for your financing needs please complete this form. Please email back to me at: rdavies@cogocapital.com
Please call me with any questions, I can be reached at: 800-473-6051



* Indicates Required Field

*Date	5/21/2014
*Name of LLC or Corp	Core 8 Development
*Address	1016 Nuway Rd
*City, State, Zip	Pleasantview, TN 37146
Mailing Address if different	
*Federal EIN #	46-5425946
Business Phone	615-335-7655
Years in Business	<1
Broker / Consultant Name	Jesse Gonzalez

* Indicates Required Field

	Danny Newman
*Date of Birth	03/27/1970
*Present Address	1016 Nuway Rd
*City, State, Zip	Pleasantview, TN 37146
Mailing Address if Different	
How long at this address?	14 years
*Email	dan.newman@rocketmail.com
*Primary Phone	615-335-7655
Cell Phone	615-335-7655
*Social Security Number	410-29-1758
Gross Monthly Income	4250.00
Can you verify income?	yes
*Date of Birth	
*Present Address	
*City, State, Zip	
Mailing Address if Different	
How long at this address?	
*Email	
*Primary Phone	
Cell Phone	
*Social Security Number	
Gross Monthly Income	
Can you verify income?	
Schedule of Real Estate Available?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Schedule to include: Full Address, Property Type, Amount Owed, Current Value, Rental Income	
Loan Type	<input type="checkbox"/> Residential NOO <input type="checkbox"/> Duplex <input type="checkbox"/> 3-4 Plex <input checked="" type="checkbox"/> Commercial (5+ units)
Transaction Type	<input type="checkbox"/> Purchase <input type="checkbox"/> Refinance <input checked="" type="checkbox"/> Construction
Contract Close Date (Purchase Only)	
Amount Needed for Rehab/Construction	\$700,000
Purchase Price	
Requested Loan Amount	\$700,000
Cash Contribution Amount	0.00
Source of Cash	
Any Known Title Issues?	no
Term of Repayment (Loan Term)	18 months
Subject Address	1112 11th Ave N.
City, State, Zip	Nashville, TN 37208

1121 E Mullan
 Coeur d'Alene, ID 83814
 Tel: 800.473.6051
 Fax: 888.897.0237



Estimated Market Value	est value \$1,032,409 for lot development and building of 2 units 2.406 million for whole project
Property Generating Income Currently?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes how much?	
Do you have a currently Appraisal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Loan Summary Overview ***How will funds be used? Please describe***	Lot development and construction
Exit Strategy	Complete site work on all 6 lots, build 2 town homes