

	Assumptions:												
						Lending, LLC Profit			Investor Annual Return				
	Origination Fee	1.50%	Const Rate	11%		Net Inc. Yr. 1	\$389,050		Year 1	\$2,081,250			
	Underwriting Fees	\$995	Investor Rate	9%		Net Inc. Yr. 2	\$1,407,330		Year 2	\$7,920,000			
	Document Prep	\$495	Participation Rate	2%		Net Inc. Yr. 3	\$2,629,890		Year 3	\$10,372,807			
	Take-Out Orig	1.50%	Investor Fee	1%									
assumed disbursement %	of committed amt	60%											
	avg loan amt	\$300,000	Expense Factor	70%	of gross revenue								
	Construction loans assume a 9 month term- paydowns occur at 10th month												
	Loan Pay offs are reflected after 12 months and are netted out of Outstanding Commitments												
	\$ Monthly Volume Increase	\$500,000											
					YEAR	ONE							
													Year One
Month #	1	2	3	4	5	6	7	8	9	10	11	12	Totals
Production													
Monthly Unit Vol #	3	5	7	8	10	12	13	15	17	18	20	22	150
Cumulative Unit Vol #	3	8	15	23	33	45	58	73	90	108	128	150	150
\$ Monthly Volume	1,000,000	1,500,000	2,000,000	2,500,000	3,000,000	3,500,000	4,000,000	4,500,000	5,000,000	5,500,000	6,000,000	6,500,000	\$45,000,000
Loan Payoffs	0	0	0	0	0	0	0	0	0	0	1,000,000	1,500,000	\$2,500,000
Outstanding Commitment- \$	1,000,000	2,500,000	4,500,000	7,000,000	10,000,000	13,500,000	17,500,000	22,000,000	27,000,000	32,500,000	37,500,000	42,500,000	\$42,500,000
Disbursed Amount-\$		1,500,000	2,700,000	4,200,000	6,000,000	8,100,000	10,500,000	13,200,000	16,200,000	19,500,000	22,500,000	25,500,000	\$25,500,000
Undisbursed Amount		1,000,000	1,800,000	2,800,000	4,000,000	5,400,000	7,000,000	8,800,000	10,800,000	13,000,000	15,000,000	17,000,000	\$17,000,000
Investor Income													
Investor Int. pass thru-monthly	7,500	18,750	33,750	52,500	75,000	101,250	131,250	165,000	202,500	243,750	281,250	318,750	\$1,631,250
Investor Fee Pass thru-monthly	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	50,000	55,000	60,000	65,000	450,000
Total Investor \$ Pass Thru-monthly	17,500	33,750	53,750	77,500	105,000	136,250	171,250	210,000	252,500	298,750	341,250	383,750	2,081,250
ROI (Annualized)	21.00%	16.20%	14.33%	13.29%	12.60%	12.11%	11.74%	11.45%	11.22%	11.03%	10.92%	10.84%	
Lending Income													
Construction Orig Fees-Harbor	15,000	22,500	30,000	37,500	45,000	52,500	60,000	67,500	75,000	82,500	90,000	97,500	\$675,000
Underwriting Fees	3,317	4,975	6,633	8,292	9,950	11,608	13,267	14,925	16,583	18,242	19,900	21,558	\$149,250
Document Preperation Fees	1,650	2,475	3,300	4,125	4,950	5,775	6,600	7,425	8,250	9,075	9,900	10,725	\$74,250
Participation Servicing Spread	0	4,167	7,500	11,667	16,667	22,500	29,167	36,667	45,000	54,167	62,500	70,833	\$360,833
Take-Out Origiantion Fees											15,000	22,500	\$37,500
Gross Revenue	19,967	34,117	47,433	61,583	76,567	92,383	109,033	126,517	144,833	163,983	197,300	223,117	\$1,296,833
Lenidng Expenses													
Operating Expenses	13,977	23,882	33,203	43,108	53,597	64,668	76,323	88,562	101,383	114,788	138,110	156,182	\$907,783
Loan Loss Reserve													
Net Income													

	<u>Net Income-Pre tax</u>	<u>\$5,990</u>	<u>\$10,235</u>	<u>\$14,230</u>	<u>\$18,475</u>	<u>\$22,970</u>	<u>\$27,715</u>	<u>\$32,710</u>	<u>\$37,955</u>	<u>\$43,450</u>	<u>\$49,195</u>	<u>\$59,190</u>	<u>\$66,935</u>	<u>\$389,050</u>
						<u>YEAR TWO</u>								
														<u>Year Two</u>
Month #	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>23</u>	<u>24</u>	<u>Totals</u>	
<u>Production</u>														
Monthly Unit Vol #	23	25	27	28	30	32	33	35	37	38	40	42		390
Cumulative Unit # Vol	170	190	210	230	250	270	290	310	330	350	370	390		390
\$ Monthly Volume	7,000,000	7,500,000	8,000,000	8,500,000	9,000,000	9,500,000	10,000,000	10,500,000	11,000,000	11,500,000	12,000,000	12,500,000		\$117,000,000
Loan Pay offs	2,000,000	2,500,000	3,000,000	3,500,000	4,000,000	4,500,000	5,000,000	5,500,000	6,000,000	6,500,000	7,000,000	7,500,000		\$57,000,000
Outstanding Commitment-\$	47,500,000	52,500,000	57,500,000	62,500,000	67,500,000	72,500,000	77,500,000	82,500,000	87,500,000	92,500,000	97,500,000	102,500,000		\$102,500,000
Disbursed Amount-\$	28,500,000	31,500,000	34,500,000	37,500,000	40,500,000	43,500,000	46,500,000	49,500,000	52,500,000	55,500,000	58,500,000	61,500,000		\$61,500,000
Undisbursed Amount-\$	19,000,000	21,000,000	23,000,000	25,000,000	27,000,000	29,000,000	31,000,000	33,000,000	35,000,000	37,000,000	39,000,000	41,000,000		\$41,000,000
<u>Investor Income</u>														
Investor Interest Pass Thru-monthly	356,250	393,750	431,250	468,750	506,250	543,750	581,250	618,750	656,250	693,750	731,250	768,750		\$6,750,000
Investor Fee Pass Thru-monthly	<u>70,000</u>	<u>75,000</u>	<u>80,000</u>	<u>85,000</u>	<u>90,000</u>	<u>95,000</u>	<u>100,000</u>	<u>105,000</u>	<u>110,000</u>	<u>115,000</u>	<u>120,000</u>	<u>125,000</u>		<u>\$1,170,000</u>
Total Investor \$ Pass Thru-monthly	426,250	468,750	511,250	553,750	596,250	638,750	681,250	723,750	766,250	808,750	851,250	893,750		\$7,920,000
ROI (annualized)	10.77%	10.71%	10.67%	10.63%	10.60%	10.57%	10.55%	10.53%	10.51%	10.49%	10.48%	10.46%		
<u>Lending Income</u>														
Origination Fees-Construction	105,000	112,500	120,000	127,500	135,000	142,500	150,000	157,500	165,000	172,500	180,000	187,500		\$1,755,000
Underwriting Fees	23,217	24,875	26,533	28,192	29,850	31,508	33,167	34,825	36,483	38,142	39,800	41,458		\$388,050
Document Preperation	11,550	12,375	13,200	14,025	14,850	15,675	16,500	17,325	18,150	18,975	19,800	20,625		\$193,050
Participation Servicing Spread	79,167	87,500	95,833	104,167	112,500	120,833	129,167	137,500	145,833	154,167	162,500	170,833		\$1,500,000
Take-Out Origiantion Fees	30,000	37,500	45,000	52,500	60,000	67,500	75,000	82,500	90,000	97,500	105,000	112,500		\$855,000
Gross Revenue	<u>248,933</u>	<u>274,750</u>	<u>300,567</u>	<u>326,383</u>	<u>352,200</u>	<u>378,017</u>	<u>403,833</u>	<u>429,650</u>	<u>455,467</u>	<u>481,283</u>	<u>507,100</u>	<u>532,917</u>		<u>\$4,691,100</u>
<u>Lenidng Expenses</u>														
<u>Operating Expenses</u>	<u>174,253</u>	<u>192,325</u>	<u>210,397</u>	<u>228,468</u>	<u>246,540</u>	<u>264,612</u>	<u>282,683</u>	<u>300,755</u>	<u>318,827</u>	<u>336,898</u>	<u>354,970</u>	<u>373,042</u>		<u>\$3,283,770</u>
<u>Net Income</u>														
<u>Net Income- Pretax</u>	<u>\$74,680</u>	<u>\$82,425</u>	<u>\$90,170</u>	<u>\$97,915</u>	<u>\$105,660</u>	<u>\$113,405</u>	<u>\$121,150</u>	<u>\$128,895</u>	<u>\$136,640</u>	<u>\$144,385</u>	<u>\$152,130</u>	<u>\$159,875</u>		<u>\$1,407,330</u>
						<u>YEAR THREE</u>								
														<u>Year Three</u>
														<u>Totals</u>
Month #	<u>25</u>	<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>	<u>31</u>	<u>32</u>	<u>33</u>	<u>34</u>	<u>35</u>	<u>36</u>		
<u>Production</u>														

Monthly Unit Vol #	45	50	55	60	65	70	75	80	85	90	95	100	870
Cumulative Unit Vol	412	437	465	497	532	570	612	657	705	757	812	870	870
\$ Monthly Volume	13,000,000	13,500,000	14,000,000	14,500,000	15,000,000	15,500,000	16,000,000	16,500,000	17,000,000	17,500,000	18,000,000	18,500,000	\$189,000,000
Loan Pay Offs	8,000,000	8,500,000	9,000,000	9,500,000	10,000,000	10,500,000	11,000,000	11,500,000	12,000,000	12,500,000	13,000,000	13,500,000	\$129,000,000
Outstanding Commit	107,500,000	112,500,000	117,500,000	122,500,000	127,500,000	132,500,000	137,500,000	142,500,000	147,500,000	152,500,000	157,500,000	162,500,000	\$162,500,000
Disbursed Amount	64,500,000	67,500,000	70,500,000	73,500,000	76,500,000	79,500,000	82,500,000	85,500,000	88,500,000	91,500,000	94,500,000	97,500,000	\$97,500,000
Undisbursed Amount	43,000,000	45,000,000	47,000,000	49,000,000	51,000,000	53,000,000	55,000,000	57,000,000	59,000,000	61,000,000	63,000,000	65,000,000	\$65,000,000
<u>Investor Income</u>													
Investor Interest Pass Thru-													
Investor Fee Pass Thru	483,750	506,250	576,818	601,364	688,500	715,500	825,000	855,000	995,625	1,029,375	708,750	1,096,875	\$9,082,807
Total Investor \$ Pass Thru	80,000	85,000	90,000	95,000	100,000	105,000	110,000	115,000	120,000	125,000	130,000	135,000	\$1,290,000
ROI (annualized)	563,750	591,250	666,818	696,364	788,500	820,500	935,000	970,000	1,115,625	1,154,375	838,750	1,231,875	\$10,372,807
	10.49%	10.51%	11.35%	11.37%	12.37%	12.38%	13.60%	13.61%	15.13%	15.14%	10.65%	15.16%	
<u>Lending Income</u>													
Origination Fees-Construction	195,000	202,500	210,000	217,500	225,000	232,500	240,000	247,500	255,000	262,500	270,000	277,500	\$2,835,000
Underwriting Fees	44,775	49,750	54,725	59,700	64,675	69,650	74,625	79,600	84,575	89,550	94,525	99,500	\$865,650
Document Preperation	22,275	24,750	27,225	29,700	32,175	34,650	37,125	39,600	42,075	44,550	47,025	49,500	\$430,650
Participation Servicing Spread	179,167	187,500	195,833	204,167	212,500	220,833	229,167	237,500	245,833	254,167	262,500	270,833	\$4,635,000
Take-Out Origination Fees	120,000	127,500	135,000	142,500	150,000	157,500	165,000	172,500	180,000	187,500	195,000	202,500	\$1,935,000
Gross Revenue	561,217	592,000	622,783	653,567	684,350	715,133	745,917	776,700	807,483	838,267	869,050	899,833	\$8,766,300
<u>Lenidng Expenses</u>													
Operating Expenses	392,852	414,400	435,948	457,497	479,045	500,593	522,142	543,690	565,238	586,787	608,335	629,883	\$6,136,410
<u>Net Income</u>													
Net Income-Monthly-Pre tax	\$168,365	\$177,600	\$186,835	\$196,070	\$205,305	\$214,540	\$223,775	\$233,010	\$242,245	\$251,480	\$260,715	\$269,950	\$2,629,890

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