

North Houston Home Buyers.com

DESIGNMARK BUILDERS

Private Funding Opportunity ~ Lake Livingston Waterfront Build Out Deal

1.	Purchase \$165,000 Lot Waterfront Lot ~ Owner will take second lien. Deferred Payment of Lot Until Sale Closing	<u>Cost</u>
2.	Build New 2100sq.ft. Custom Home on Lake Livingston Waterfront	<u>\$139,000</u>
3.	Approximate Build Time = 60-90 days. Estimated On The Market Time = 90 Days	
4.	Private Funding Source Holds First Lien and Shall be Paid in Full Upon Sale Closing	
5.	Private Funding Source Opportunity: Earn 10% APR or up to 25% Net Profit. Private Funder Can Choose Fixed APR income or Net Profit. See notes below on line 13.	
6.	General Cost Overview	
7.	Build New 2100sq.ft. Custom Home on Lake Livingston Waterfront	<u>\$139,000</u>
8.	Purchase \$165,000 Waterfront Lot	<u>+ \$165,000</u>
9	Total Cost Before Interest	<u>\$304,000</u>
10	Estimated Market Value Per Comps	<u>\$449,500</u>
11	Gross Profit Before Closing Cost = \$449,500 less \$304,000 = \$131,000	<u>\$131,000</u>
11	Estimated Closing Cost Including Real Estate Commissions etc	<u>- \$30,000</u>
12	Estimated Net Profit After Closing Cost	<u>\$101,000</u>
13	Estimated Interest / Private Funding Equity Share = \$25,000 for 3- 12 months use of funds.	<u>- \$25,000</u>
14	Total 3- 6 Months Estimated Net Profit for Designmark Builders	<u>\$76,000</u>
	Private Lenders Maximum Loan to Value Exposure = approx. 30%. Very Strong	
	Private Lenders Funding Asset is Secured by First Lien on Entire Value of Project. Loan on Project is an Asset and Equity Based Loan and is Secured by the Property.	

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