

North Houston Home Buyers.com

DESIGNMARK BUILDERS

Private Money Deal # 1: Lake Livingston Waterfront 6 Lot Build Out Deal

	PRIVATE MONEY LENDER Shall Have First Lien on Entire Project	
1.	Deal Secured By: Exclusive Option to Purchase	<u>Cost</u>
2.	Deal Track: Tear Down Existing Home and Metal Building etc.	
3.	Build 6 New approx. 2050sq ft homes approx. Cost Each = \$135,000 ~ \$720,000	<u>-\$810,000</u>
4.	Approx 6 Months to Build 6 New Lakefront Homes 2050sqft. approx. each	
5.	6 Waterfront Lots Cost from existing owner.	<u>-\$390,000</u>
6	Private Money Lender earns 8-10% APR Simple Interest Which Accrues until Closings. 6 Different Homes = 6 Different Closings. Or Private Money Lender Earns 25 % of net Profit upon Closings.	<u>-\$115,000</u>
7	Real Estate Sales Commission approx..	<u>-\$50,000</u>
8	Total 12 Months Cost including \$390K purchase from Present Owner	<u>-\$1,350,000</u>
9	Gross Sales Price Per Home Each = 2050sqft. @ \$169.00sqft = \$345,000.00	<u>\$345,000</u>
10	Total 12 Months Gross Profit from sale of 6 Homes	<u>\$2,070,000</u>
11	Total 12 Months Estimated Net Profit	<u>\$720,000</u>
12	Scope of Development: Steve Dancer shall Build 3 Homes to sell. When any home or homes sell then Steve shall build another until all 6 are built & sold	
13	PRIVATE LENDER MAXIMUM EXPOSURE: Private Money Lender Maximum Cash Exposure at any One Time for the buy of lots and Build 3 Homes	<u>\$780,000</u>
14	ESTIMATED DEVELOPMENT – BUILD / SELL TIME: 12 months	

Contact Steve Dancer – 713.515.4155 and/or NorthHoustonHomeBuyers@gmail.com
www.DesignmarkBuilderstx.com ~ www.TheListingPros.com