

CASH FLOW TO LENDER (HOLD)

11930 Geraldine Ave Cleveland, OH 44111					David Helmick Houses Cleveland Ohio 440-209-1563				
Points Offered to Lender:	3.00%				Total Interest Income:	2,196			
Interest Rate Offered to Lender:	10.00%				Points, Fees:	1,890			
Profit Split to Lender:	50.00%				Profit Split:	2,682			
Total Amount Funded By Lender:	66,000				Total:	6,768			
Total Loan Amount (inc deferred):	70,086								
					Cash-on-Cash Return (annual):	30.76%			
					IRR (annualized):	34.57%			
Month	0	1	2	3	4	5	6	7	8
Purchase	(45,000)								
Purchase Closing Costs Funded	(1,500)								
Holding Costs Funded		(375)	(375)	(375)	(375)				
Origination/Discount Points					1,890				
Rehab Draws	(18,000)								
Interest on Loan (Paid)									
Interest on Loan (Deferred)		388	391	394	397				
Interest on Draws (Paid)									
Interest on Draws (Deferred)		150	150	150	150				
Total Loan Balance	(64,500)	(65,413)	(66,333)	(67,260)	(70,086)				
Payback of the Loan					70,086				
Profit Split from Cash-Out Refi					2,682				
Cashflows Out	(64,500)	(375)	(375)	(375)	(375)				
Cashflows In					(72,768)				
Net	(64,500)	(375)	(375)	(375)	72,393				