

BREATHTAKING NEW CONSTRUCTION NEAR OCEAN IN SPRING LAKE, NJ

**211 Monroe Ave
Spring, Lake 07762**



This home will be a Spring Lake masterpiece with breathtaking Ocean Views on a 100 x 150 lot. 7000 sq ft home features 6/7 BRs, 8 baths, 4 stop elevator, Infinity Pool and State of the Art Amenities throughout. Entertaining is easy and elegant in the chef's kitchen w/ 10 ft. Center Island, Quartz counters, Wolf 6 burner range, Sub Zero frig, +++

Exclusively Presented By:

George A. Tsairis, R.A., A.I.A.

GAT Architecture & Design

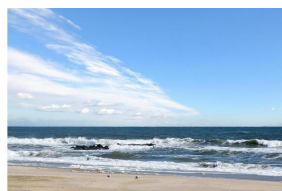
2052 Highway 35, Suite 101

Wall

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SHORT-TERM LENDER FUNDING REQUEST (FLIP)

Property Address: **211 Monroe Ave**
 Property City, State, ZIP: **Spring, Lake 07762**
 Bedrooms: **6** Baths: **4** Sq.Feet: **5400** Built: **New**
Notes: Architectural Drawings Available Upon Request.

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PURCHASE/LOAN ASSUMPTIONS		% of ABV	Timeline Assumptions:	
As-Built Value (ABV)	4,699,999.00		Time to Complete Construction	9 Months
Purchase Price	1,950,000.00	41.49%	Time to Complete Sale	2 Months
Construction Costs	1,213,600.00	25.82%	Total Time:	11 Months
Closing/Holding Costs	20,500.00	0.44%		
Total Funds Needed:	3,184,100.0	67.75%		
Points/Interest (Deferred)	335,189.63	7.13%		
Total Loan Amount	3,519,289.63	74.88%		
Interest Rate Offered to Lender		10.00%	Profit Split to Lender	0.00%

Project Description: 211 Monroe is a residential project in progress located on a prime lot in Spring Lake, NJ. The home is surrounded by other Multi-Million Dollar homes -- all very high end, new construction. The Architect and Builder have a long history of success in Spring Lake

Additional Notes: We have interested buyers already lined up and believe we can secure contracts fairly quickly just from the waiting line on a slightly larger project we have completing nearby in Spring Lake.

PROJECTED FINANCIAL RESULTS FOR LENDER:

Total Interest Income	303,554
Points, Fees	31,636
Profit Split	-
Total Income to Lender	335,190
Cash-on-Cash Return (annualized)	11.48%
Internal Rate of Return (annualized)	11.57%

Loan to Value Breakdown

