

**22 S Main Street
Fair Haven, VT 05743**



**Beautiful 3 bedroom 2 bath with detached 2 car garage! At 66% discount.
Purchase with us receive at your choice, your next vacation round trip or
shares of a commercial real estate fund with 50% profits and 8% return!**

Exclusively Presented By:

Alexius Brooks

Divine Futures LLC

145 Pine Haven Shores, Suite 3001

Shelburne

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PROJECT SUMMARY

Fair Haven

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS

Purchase Price	114,700.00
Rehab Cost	6,000.00
Total Closing (not inc. Sale) and Holding Costs	3,900.00
Total Financing Costs	-
Projected Cost of Sale	13,160.00
Total Project Cost	124,600.00
Total Amount Financed	-
Total Cash Committed	124,600.00

RESULTS

Projected Resale Price	188,000.00
Total Project Cost Basis	124,600.00
Flip Profit	50,240.00
ROI	40.32%
Annualized ROI	96.77%

PROJECT SUMMARY - HOLD/RENT

PURCHASE/REHAB ASSUMPTIONS

Purchase Price	114,700.00
Rehab Cost	6,000.00
Total Closing and Holding Costs	3,900.00
Total Financing Costs	-
Total Project Cost	124,600.00
Total Amount Financed	-
Total Cash Committed	124,600.00

Projected After-Repair Appraisal	188,000.00
Loan at Completion of Project	-

RESULTS

Original Investment Tied up in Deal	124,600.00
Sweat Equity at End of Rehab	63,400.00
Monthly Cashflow (Pretax)	940.00
Cash-on-Cash Return (Annual)	9.1%

Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

Breakdown of Financing Costs:

Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total	-

CASH FLOW SUMMARY (FLIP)

Fair Haven, VT Property!
22 S Main Street
Fair Haven, VT 05743

Alexius Brooks
Divine Futures LLC
9038836042 or 8024487818

Month	0	1	2	3	4	5	6	7	8
Purchase	(114,700)								
Purchase Closing Costs	(3,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(180)	(180)	(180)	(180)	(180)			
Rehab Draws/Expenses	(6,000)								
Interest (Paid or Accrued)									
Total Cash Spent in Period	(123,700)	(180)	(180)	(180)	(180)	(180)			
Cumulative Cost Basis	(123,700)	(123,880)	(124,060)	(124,240)	(124,420)	(124,600)			
Sale Price						188,000			
Selling Costs						(13,160)			
Flip Profit to Investor (Pre-Tax)						50,240			
Total Cash Committed						124,600			
Return on Cash Investment (annualized)						96.77%			

CASH FLOW SUMMARY (HOLD)

<div> <div> 22 S Main Street Fair Haven, VT 05743 </div> <div> Alexius Brooks Divine Futures LLC 9038836042 or 8024487818 </div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(114,700)								
Closing Costs	(3,000)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(180)	(180)	(180)	(180)	(180)			
Rehab Draws/Expenses	(6,000)								
Interest (Paid or Accrued)		0	0	0	0	0			
Total Cash Spent in Period	(123,700)	(180)	(180)	(180)	(180)	(180)			
Cumulative Financed	0	0	0	0	0	0			
Cumulative Cost Basis	(123,700)	(123,880)	(124,060)	(124,240)	(124,420)	(124,600)			
Cash Tied up in Deal						124,600			
Equity Left in Deal						188,000			

CASH FLOW TO LENDER (HOLD)

22 S Main Street Fair Haven, VT 05743		Alexius Brooks Divine Futures LLC 9038836042 or 8024487818	
Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		Total:	
Total Loan Amount (inc deferred):			
		Cash-on-Cash Return (annual): IRR (annualized):	

Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan							0		
Cashflows Out									
Cashflows In									
Net									