

Sweet Florida Deal with @ 79% ARV Won't Last

12455 SW 20 Street

DAVIE, FL 33312



Custom Luxury Home with Elevator/Work out room/Library/8 bedroom/9 full Bath and 1 Half Bath/Grand Foyer/double semi-circular staircase/24 feet 2 story Ceiling/MovieTheater Room/Butler's Pantry, maids quate/Formal Dining Room seating12 people/large open Kitchen/Family Room/Work out Room/Library/Office/Large covered Lanai/Large Covered Balcony.

Exclusively Presented By:

Brother NorthStar*

1 People, 1 Earth LLC

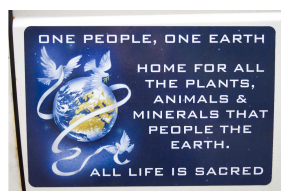
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SHORT-TERM LENDER FUNDING REQUEST (FLIP)

Great Deal with Amazing ROI

Property Address: **12455 SW 20 Street**

Property City, State, ZIP: **DAVIE, FL 33312**

Bedrooms: **8** Baths: **9** Sq.Feet: **10,662** Built: **2018**

Notes: Looking for a partner. See our negotiable terms below.

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PURCHASE/LOAN ASSUMPTIONS

		% of ARV
After-Repair Value (ARV)	2,800,000.00	
Purchase Price	1,700,000.00	60.71%
Rehab Costs	500,000.00	17.86%
Closing/Holding Costs	2,500.00	0.09%
Total Funds Needed:	-	-
Points/Interest (Deferred)	-	-
Total Loan Amount	-	-

Timeline Assumptions:

Time to Complete Rehab	3 Months
Time to Complete Sale	2 Months
Total Time:	5 Months

Points Offered to Lender **2.00%**

Interest Rate Offered to Lender **8.50%**

Project Description: See the cover for description. Time is of the essence the seller has construction going on now, but she wants to close this week. The lender can close in 4-10 days.

Additional Notes: We are looking for a partner who has the skin to invest, the experience and credit to qualify for the loan. We'll take the junior partner share on a 60/40 spit on fix and flip. Or we can assign the contract to you for 15%. We are Negotiable.

PROJECTED FINANCIAL RESULTS FOR LENDER:

Total Interest Income	-
Total Income to Lender	-
Cash-on-Cash Return (annualized)	-
Internal Rate of Return (annualized)	-

Loan to Value Breakdown

